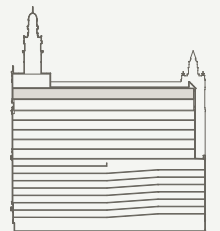
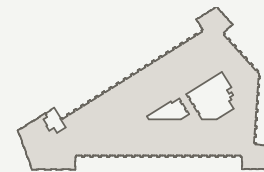


PH2  
21,834 SF



## Building Amenities

- WELL Health Safety Rating
- Energy Star and Platinum WiredScore certified building
- Award-winning landmark business address
- Walking distance from Coral Gables dining, shopping & entertainment
- Elegant lobby with marble, granite and wood finishes
- Security personnel on duty 24 hours a day, 7 days a week
- Security cameras throughout the building
- 24-hour card access system for tenants
- Covered Porte Cochere to ground floor lobby entry
- Lobby reception desk for visitor processing system
- Fiber optic technology and cable access
- User friendly management A/C system that can be turned on from remote locations
- Uninterrupted back-up generator
- Hurricane impact glass windows on all floors
- Five high speed elevators and one freight elevator with control card access system to office floors
- Parking garage for tenants and visitors
- Convenience of same elevator from parking garage to office floors
- Three parking spaces per 1,000 rentable square feet
- On-site management office
- Air Sanitation HVAC purification filters
- Tenant Building Phone App
- Panoramic Office Views of Miami

## PH2 Offers

- Twenty-five perimeter windowed offices, all with extremely high-end finishes
- Seven corner executives offices in the building's towers
- Extensive interior glass walls allowing for abundant natural light, even in the interior components of the space
- Three 8-12 people sitting conference rooms
- Two 6 people sitting conference rooms
- Kitchenette, breakroom and IT room
- Reception area
- Two storage rooms
- Great views of Coral Gables and Biscayne Bay



For more information please contact

Thad Adams  
T: 305.476.2532  
Tadams@allenmorris.com

Maricarmen Cabrera  
T: 786.378.9638  
mcabrera@allenmorris.com

Rafael del Rosal  
T: 954.681.2257  
rdrosal@allenmorris.com

Performance-Based  
Certifications

