



FREESTANDING BUILDING IN DORAL

118,449 SF For Lease

1910 NW 97th Avenue,

DORAL, FL 33172

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- ESTABLISHED 1993 -

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PROPERTY OVERVIEW

ADDRESS	11910 NW 97th Doral
TOTAL	118,449 SF
OFFICE TOTAL	12,385 SF
MAIN OFFICE	11,364 SF
WAREHOUSE OFFICE	1,022 SF
WAREHOUSE 2ND FLOOR OFFICE	5,173 SF
WAREHOUSE TOTAL	95,725 SF
MEZZANINE STORAGE	4,972 SF
ELECTRICAL ROOM	191 SF
ZONING	IU-C
CLEAR HEIGHT	29'
BUILDING DEPTH	225' & 279'
DOCK DOORS	21
DRIVE IN DOORS	1
CAR PARKING	AMPLE
COLUMN SPACING	40'W x 32'D
FIRE PROTECTION	WET PIPE / SPRINKLER SYSTEM
INTERIOR LIGHTING	LED
BACK-UP GENERATOR	ONE CAT 300 KW
POWER	480/277-Volt mains 3-phase, 4- wire, to 2 x 600-amp panels & 1 x 800-Amp panel. Step Downs: 480/277-Volt to 208/120- Volt Service.
PROPERTY VIDEO	https://youtu.be/kCVP_Q_QTmU
LEASE RATE	\$17 NET

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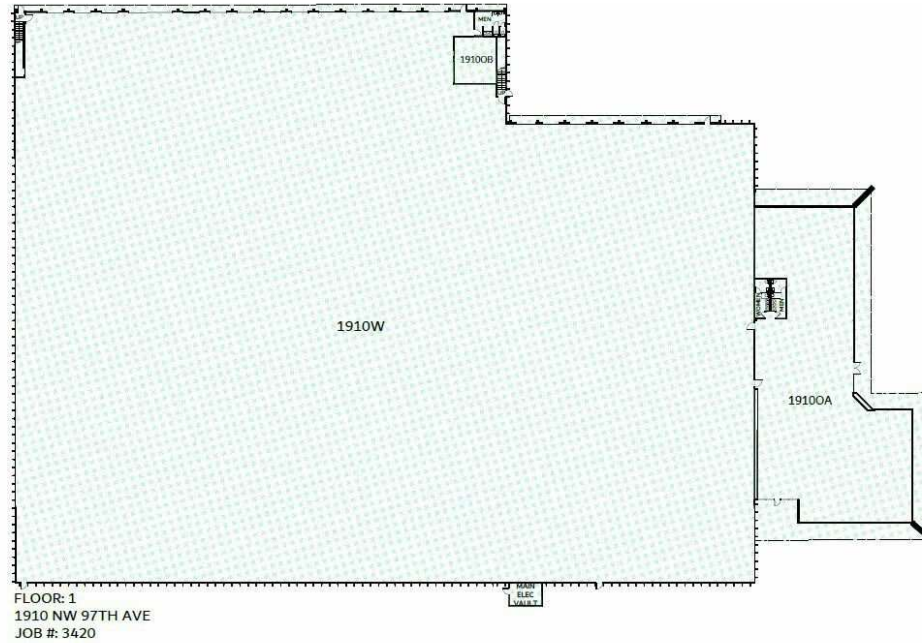
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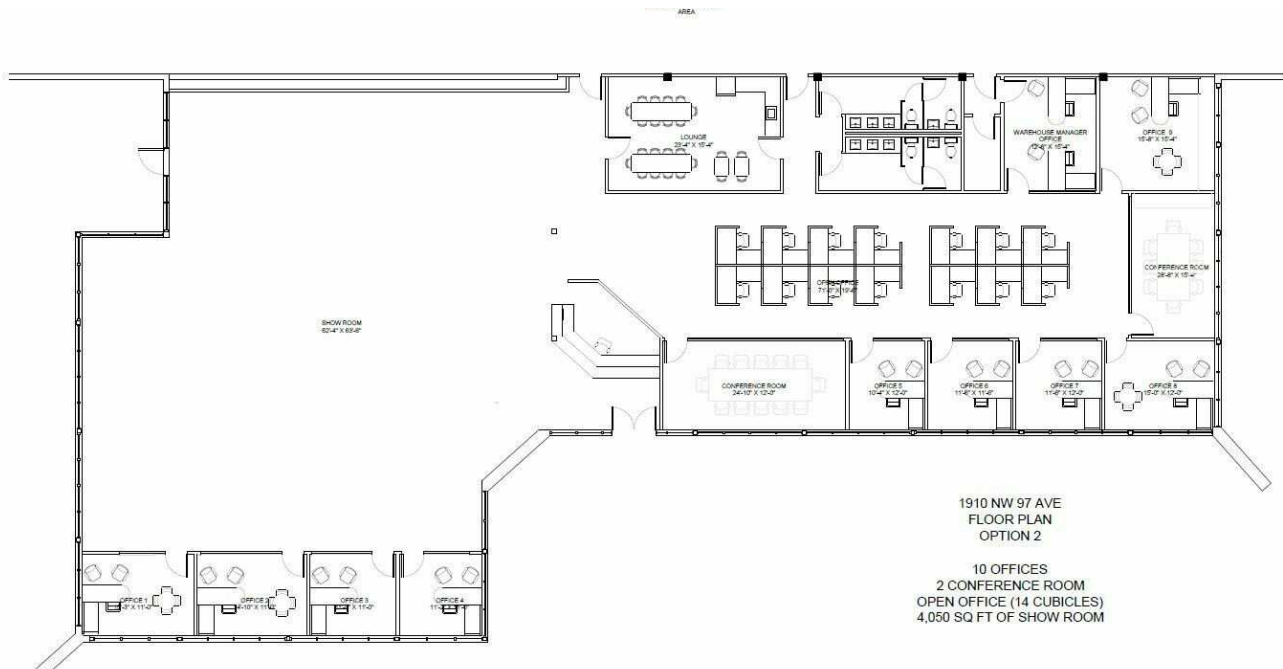
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Layout 1st and 2nd Floor



New Office Layout

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ACCESSIBILITY + NEARBY AMENITIES

★ SUBJECT PROPERTY

① DOLPHIN MALL

RESTAURANTS, BARS, MOVIE THEATER, BOWLING, DAVE & BUSTER'S, CLOTHING AND SHOE STORES, BASS PRO SHOP, HOTELS AND MORE.

② MIAMI INT'L MALL

RESTAURANTS, CAR DEALERSHIPS, PUBLIC LIBRARY, MATTRESS STORE, CLOTHING AND SHOE STORES, BANKS, USPS, COFFEE SHOPS, PHARMACY, RENTAL CARS, ETC.

③ HOTELS

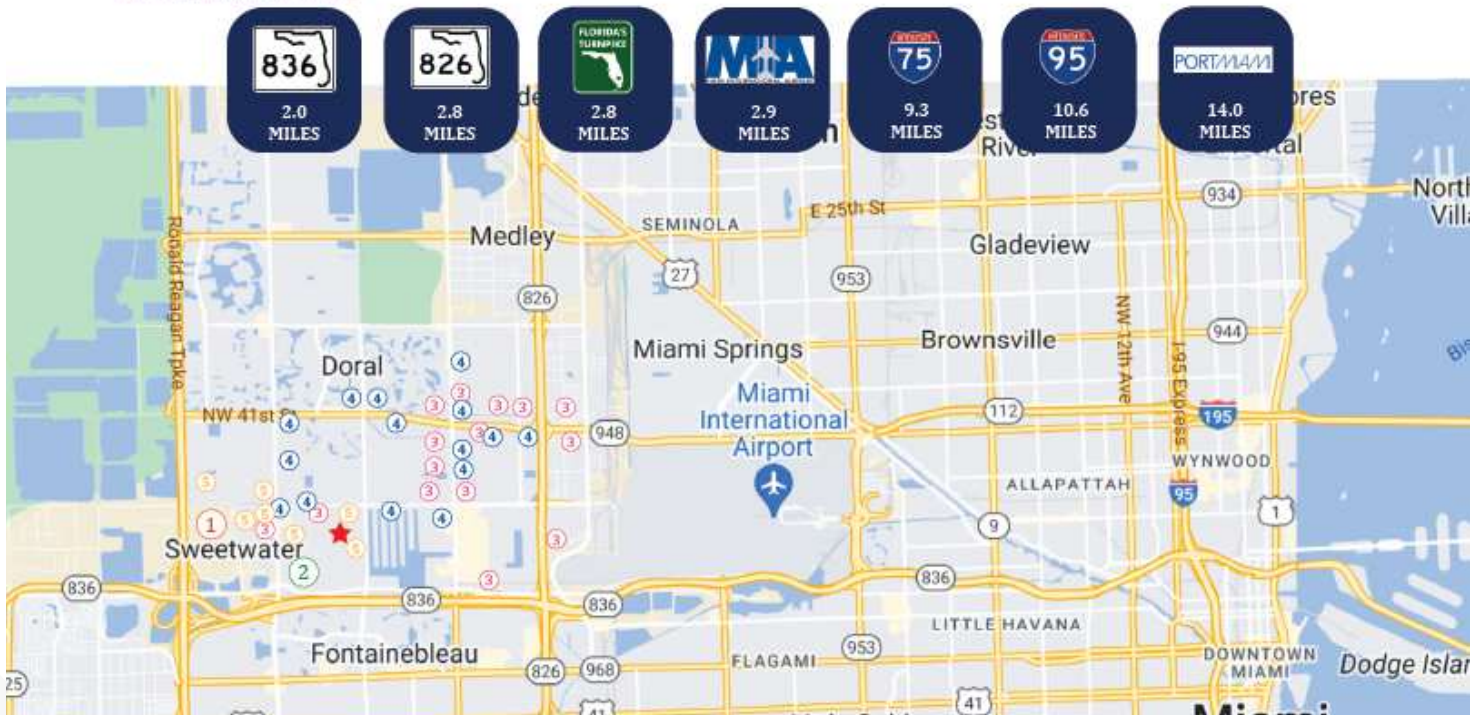
HOME2 SUITES BY HILTON, INTERCONTINENTAL AT DORAL, LA QUINTA INN & SUITES BY WYNDHAM, EXTENDED STAY AMERICA, TRUMP NATIONAL DORAL MIAMI, HOLIDAY INN EXPRESS, MARRIOTT'S VILLAS AT DORAL, FAIRFIELD INN & SUITES BY MARRIOTT, QUALITY INN MIAMI AIRPORT, WOODSPRING SUITES, HILTON GARDEN INN, ALOFT MIAMI AIRPORT.

④ RESTAURANTS

FUDDRUCKERS, WENDYS, SR. DE LOS TACOS, BOCAS HOUSE, 107 STEAK & BAR, DIVIETO RISTORANTE, FIVE GUYS, CAPRICCIO, SHOMA BAZAAR, IL FORNO RISTORANTE, MILER ALE HOUSE, GYROVILLE, PURA VIDA, DORAL YARD, BULLA GASTROBAR, DRAGONFLY, LAS VEGAS CUBAN CUISE, NOVECENTO, CHICO MALO MIAMI, BURGERPT, SUVICHE, KUBA CABANA, CARROT EXPRESS, THE CHEESE COURSE, TAP 42, COOPER HAWK.

⑤ RETAIL

OFFICE DEPOT, BEST BUY, FEDEX, USPS, DOLL FURN MALL, INTERNATIONAL MALL, REA, TOPGOLF



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