



CORPORATE PARK OF DORAL

www.CPDoral.com



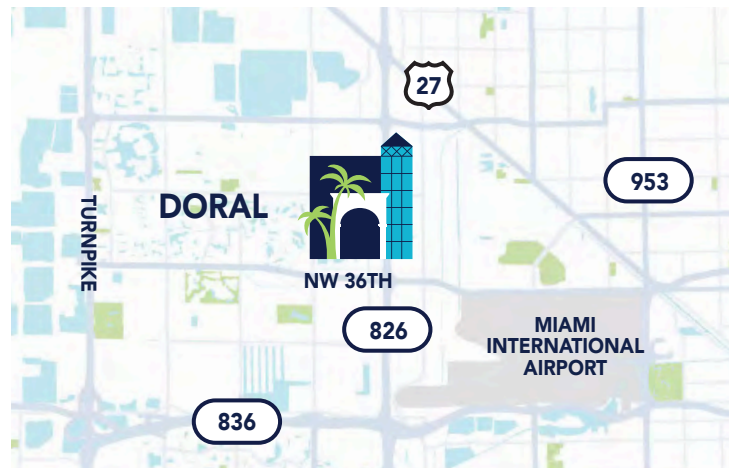
SHERRI D. BEREGOVY

Infinity Commercial Real Estate
O: 305-947-9514 | C: 305-803-3781
leasing@cpdoral.com

SUMMARY

Join our family in the heart of a flourishing community!

**Current Owner overseeing
his first build in the 80's.**



COMMUNITY

Centrally situated in Doral, Florida's fastest growing big city, and within minutes of 2 major dining and retail centers, schools, services and Miami International Airport

VISIBILITY

One of the most highly visible and strategic locations in Miami Dade close to 2 major roadways with over 900 ft of frontage exposure to Palmetto Expressway (SR-826) and 267,000 vehicle per day traffic count

SERVICE

Proudly run by a multi-generational family with over 75 years of experience delivering hands-on service and custom solutions to meet all our tenants' needs

AMENITIES

From 24-hour security and a car wash to lushly landscaped outdoor space, we strive to ensure your team is comfortable and productive every day.

MIAMI ON THE MOVE



FLORIDA

- **21M RESIDENTS** – 3rd Largest in U.S.
- **126M TOURISTS** in 2018
(7% higher in first nine months of 2017)
- **1,000 NEW RESIDENTS** per Day
- **#2 BEST STATE** for Business
(Source: Chief Executive Magazine)
- **0% STATE INCOME TAX**

SOUTH FLORIDA / MIAMI-DADE

- **107,700 JOBS ADDED** in South Florida Last Year
(October 2017-September 2018) – MSA Source: BLS
- **6TH MOST LIVEABLE CITY** in U.S.
(Source: Economist Intelligence Unit)
- **86,000+ NEW HOUSEHOLDS** in Miami-Dade Since 2010
- **1,400 MULTINATIONAL COMPANIES**

DORAL

- **A-RATED PUBLIC SCHOOLS**
- **11TH FASTEST GROWING CITY** in the U.S.
(22% Growth From 2010-2018)
- **AVERAGE HOUSEHOLD INCOME OF \$97,000**
- **MEDIAN AGE OF 36** – Heart of Renter Demographics
- **20% POPULATION INCREASE** Forecast Through 2023
- **63% HAVE A COLLEGE DEGREE**

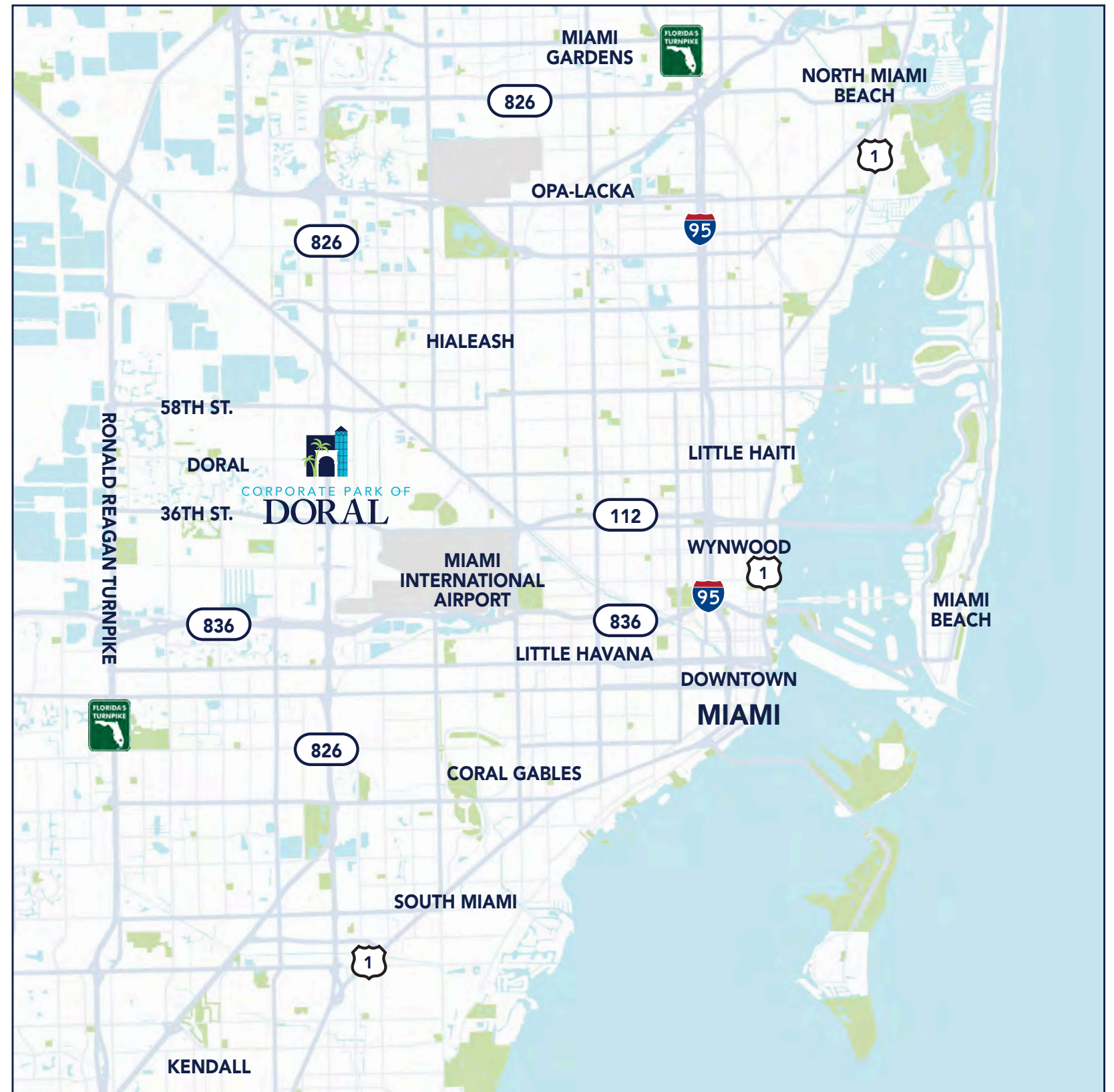
MAJOR EMPLOYERS IN OUR NEIGHBORHOOD



CENTRALLY LOCATED

In the heart of Doral, between the 36th and 58th Street exits off of the Palmetto Expressway - 826

A signalized intersection provides easy access in and out of the property and proximity to 3 major expressways (826 & 836 Turnpike) allows for efficient commuting around the Metro area. A bus and trolley stop at our driveway make using public transport a breeze.



THE CITY'S POPULATION OF 68,000 IS EXPECTED TO GROW TO 75,000 TO 80,000 PEOPLE IN ABOUT TWO YEARS.

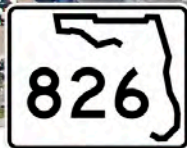
- South Florida Sun Sentinel 10/1/2018

18 minutes to downtown

12 minutes to
Miami International Airport



NW 36th St



826 NORTH

826 SOUTH

Dedicated Light on 79th Ave
for easy access

79th AVE

Downtown Doral
Over 70 shops and restaurants,
Publix Supermarket, City Hall and
5,000 residential units



CityPlace Doral-
30+ dining options, a Fresh Market
grocery store, dozens of shops,
1,150 residential units

Doral Atrium -
350 residential units,
82,000 SF of retail space

Downtown Doral



SURROUNDED BY TRANSFORMATIVE NEW DEVELOPMENT

Located in the path of new development, the Property is surrounded by a rapidly changing West Miami landscape. Landmark developments such as CityPlace Doral, Doral Square, Jackson West Medical Center, and Doral Legacy Park are all underway or recently delivered and speak to the immense interest in the submarket. Among the fastest growing cities in the United States Doral nearly tripled its population since 2000 and looks to continue the trend with a forecast of a 20% increase through 2023. As such, multifamily developers are also responding to the demand with over 7,800 units either recently delivered, under construction or proposed. The area's amenities continue to expand in reaction to the growing base of affluent residents that flock to the burgeoning city.



CITYPLACE DORAL

Opened in 2017, CityPlace Doral is a 50+ acre master-planned mixed-use community developed by the Related group that consists of two vartment communities, 280,000 square feet of office, 235,000 square feet of retail (including 40 dining and shopping, and entertainment options), and 150 \$1 million+ single family homes.



DOWNTOWN DORAL & DORAL WHITE

Downtown Doral combined with the White Course is a 250 acre community that consists of office, retail, a charter school, public parks and a mix of residential housing. Portions of the project have already delivered, while other sections remain ongoing or in planning. Notably to date, 600,000 square feet of office space has delivered, with plans to grow in excess of one million square feet. Further, the community's charter school is "A" rated and amongst the top elementary schools in the region. In total, Downtown Doral will have a total capitalization in excess of \$1 billion.



YOUR SUPPORT TEAM

We're working around the clock to ensure your team is comfortable and successful.
We can be reached 24 hours a day through an online tenant portal available to address any issues.



OWNERSHIP

Currently run by father and son (seen above) with 75 years of experience across multiple generations of creating premium and affordable office space that can be customized for a variety of uses



MANAGEMENT

On-site service from a friendly, experienced team who will treat you like part of our family



MAINTENANCE

Located on the property and always available to keep all systems running smoothly



SECURITY

24-hour manned security at the front gate along with tenant access control to all buildings gives you piece of mind around the clock



PORTERS

In addition to nightly janitorial services, we also have two on-site porters that clean all common areas and bathrooms at least twice per day. If a tenant has security concerns, we can offer daytime janitorial services instead

AMENITIES

We're a BOMA international award-winning facility with 192,800 square feet of office space situated upon 16 acres of beautifully-landscaped, gated grounds in the heart of Doral.



PARKING

Our 5.5 spaces per 1,000 sq ft is one of the largest in the city, which can accommodate even the highest parking demands like medical offices and call centers



CAR WASH

Keep your vehicle looking sharp with our full-service car wash and detailing



OUTDOOR SPACE

Our lushly-landscape grounds create an inviting atmosphere for your colleagues and clients and our outdoor seating and tables allow for outdoor picnics and quick escapes



HIGH SPEED COMMUNICATION

- Super fast fiber optic service from AT&T or Comcast
- FedEx and UPS drop boxes onsite

MAXIMUM VISIBILITY

Increase your Business' Visibility in one of the fastest growing cities in the country with signage opportunities across over 900 ft of frontage along the Palmetto Expressway gaining exposure to upwards of 267,000 vehicles per day!



LEASING OVERVIEW

AVAILABLE SQFT	711 - 7096 Contiguous SF
LEASE TYPES & RATES	Please Contact an agent for more information
AVAILABILITY	Immediately
PARKING	5.5 parking spots per 1,000 square feet
TRAFFIC COUNT	267,000 Vehicles Per Day
VISIBILITY	Signage opportunities along Palmetto Exp.
LOCATION	<ul style="list-style-type: none">- 3 Minutes to Doral City Center- 3 Minutes to Downtown Doral- 10 Minutes to Airport
\$1 MILLION IN RECENT RENOVATIONS	<ul style="list-style-type: none">- Common Areas- HVAC- LED Outdoor Lighting- Elevators



CUSTOM BUILDOUTS & GROWTH

We specialize in creating custom solutions for your business space needs from large outpatient medical facilities to financial offices and everything in-between.



Expansion and contraction is a natural part of business and we have the flexibility to accommodate our tenants in various spaces across the property as they flex up and down throughout their years here.



**FOR INQUIRIES AND
LEASING INFORMATION,
PLEASE CONTACT:**

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