



WATCH
PROPERTY VIDEO

3511 DORAL

3511 NW 91ST AVENUE

DORAL (MIAMI), FL 33172

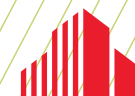


FOR LEASE

158,268 SF



OFFICE/SERVICE/TECHNOLOGY FACILITY ON ±9 ACRES



CUSHMAN &
WAKEFIELD

3511 DORAL | 3511 NW 91ST AVENUE DORAL (MIAMI), FL 33172

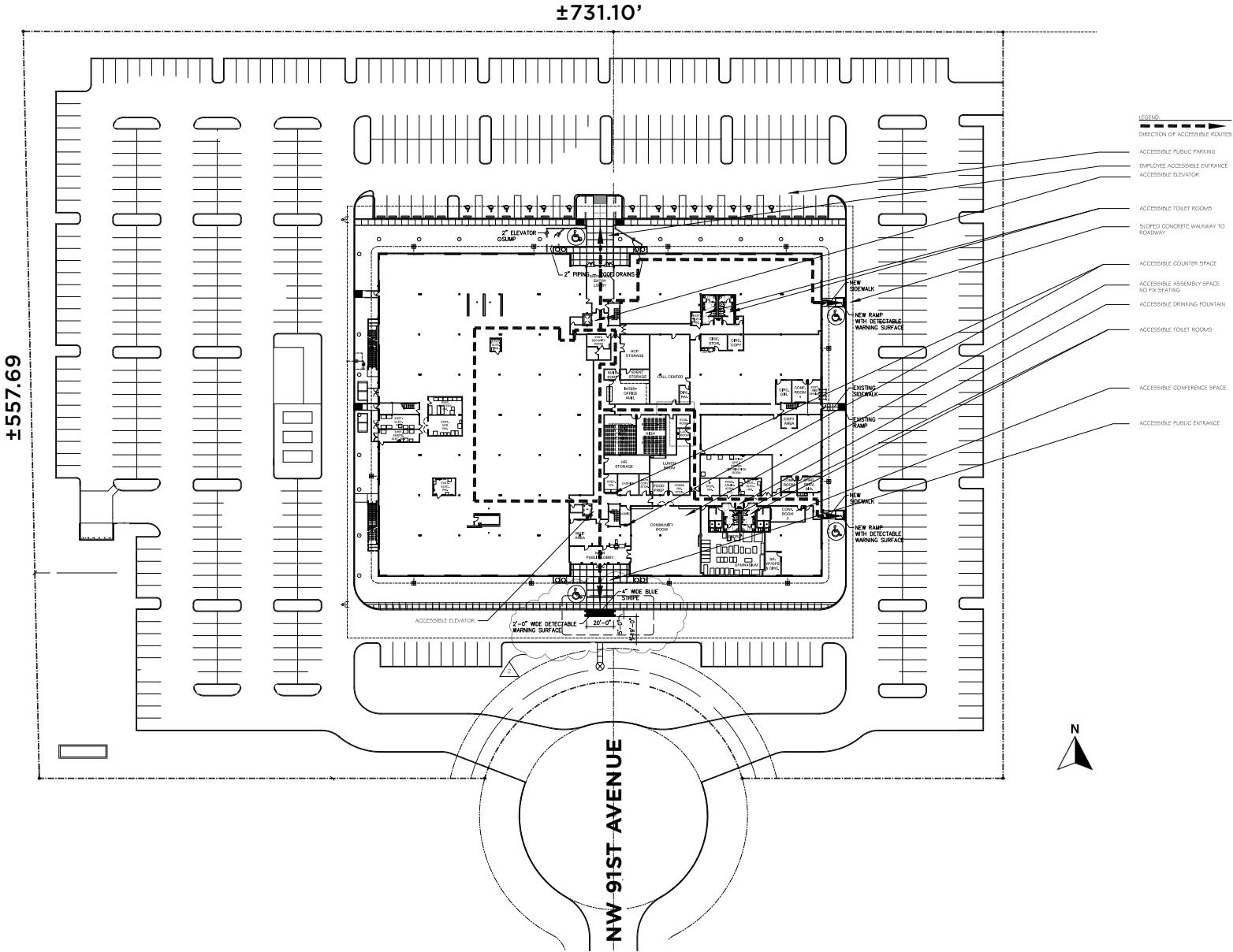
PROPERTY HIGHLIGHTS

Rentable Area:	158,268 SF
Stories:	2
Site Size:	±393,934 SF or ±9 Acres
Building Signage:	Available
Parking:	3.5 Unassigned per 1,000 SF
Ceiling Heights:	First floor: 15' slab to slab Second floor: 17' slab to slab
Back Up Power:	Equipped with a 900 KVA generator and a redundant backup generator with 500 KVA
Amenities:	Community and fitness center <ul style="list-style-type: none">• Daycare on-site• Residence Inn by Marriott on-site• BridgePrep Academy - K-8 Charter School Cognia Accredited - Conveniently located just east of 3511 DORAL

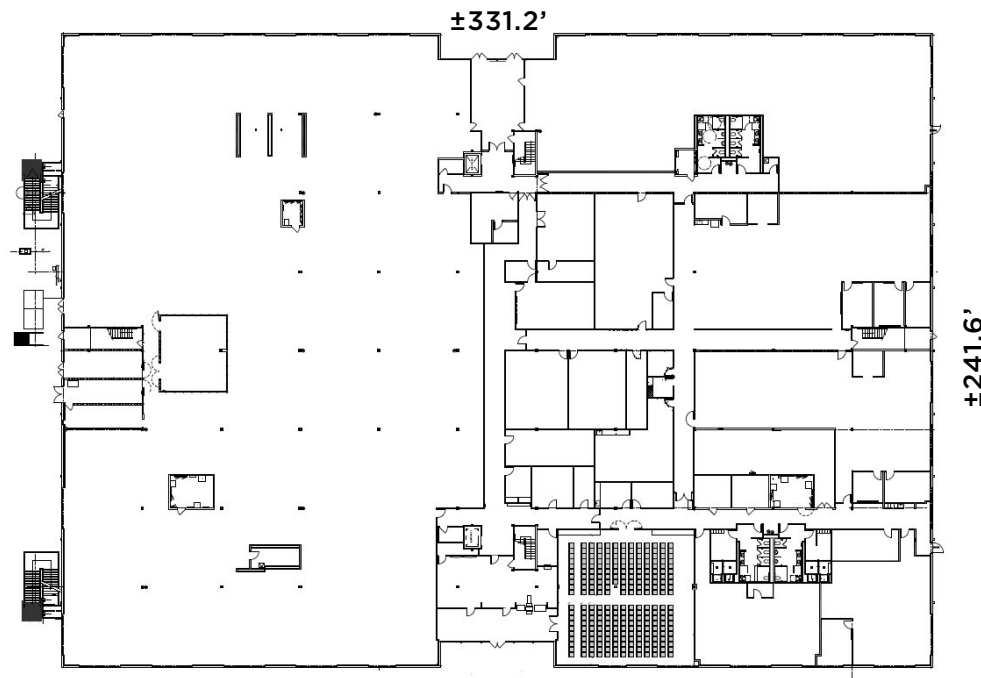


ADDITIONAL FEATURES

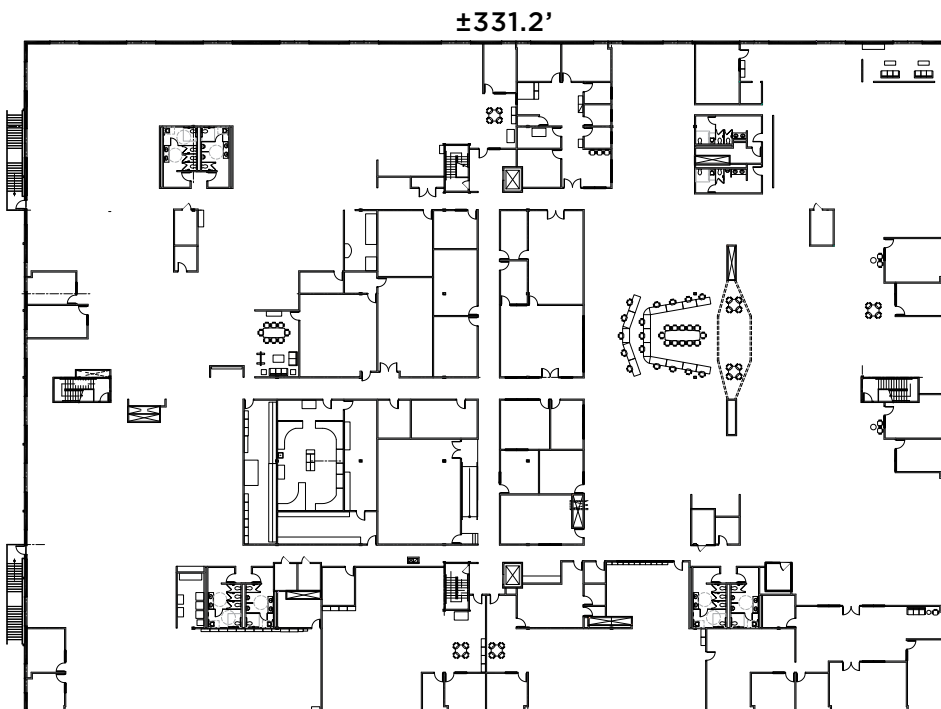
- CONSTRUCTED TO ASCE 95 STANDARDS FOR THE UNITED STATES SOUTHERN COMMAND HEADQUARTERS
- TWO BACKUP GENERATORS
- UNINTERRUPTIBLE POWER SUPPLY (UPS) SYSTEM
- ABOVE CODE IMPACT WINDOWS (BALLISTIC MISSILE GRADE)
- LARGEST FLOOR PLATES IN DORAL



SITE PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

LOCATION

This ideal office destination is easily accessible from the Palmetto and Dolphin Expressways and Florida's Turnpike. The building is located directly off NW 33rd street, one of Doral's main East to West thoroughfares.

- Minutes from Miami International Airport, the third-busiest airport in the United States
- Located in the heart of Doral's urban core with abundant housing, restaurants, shopping, lodging and educational offerings
- Highly accessible to all major Miami destinations via major expressways
- Easy access to City of Doral's Trolley service



POTENTIAL USES



OFFICE



TECHNOLOGY



RESEARCH & DEVELOPMENT



HEALTH CARE



LIFE SCIENCE



EDUCATION



DATA CENTER



FINANCIAL SERVICES



PUBLIC / GOVERNMENT SECTOR



OUTSIDE STORAGE

AREA AMENITIES

POINTS OF INTEREST

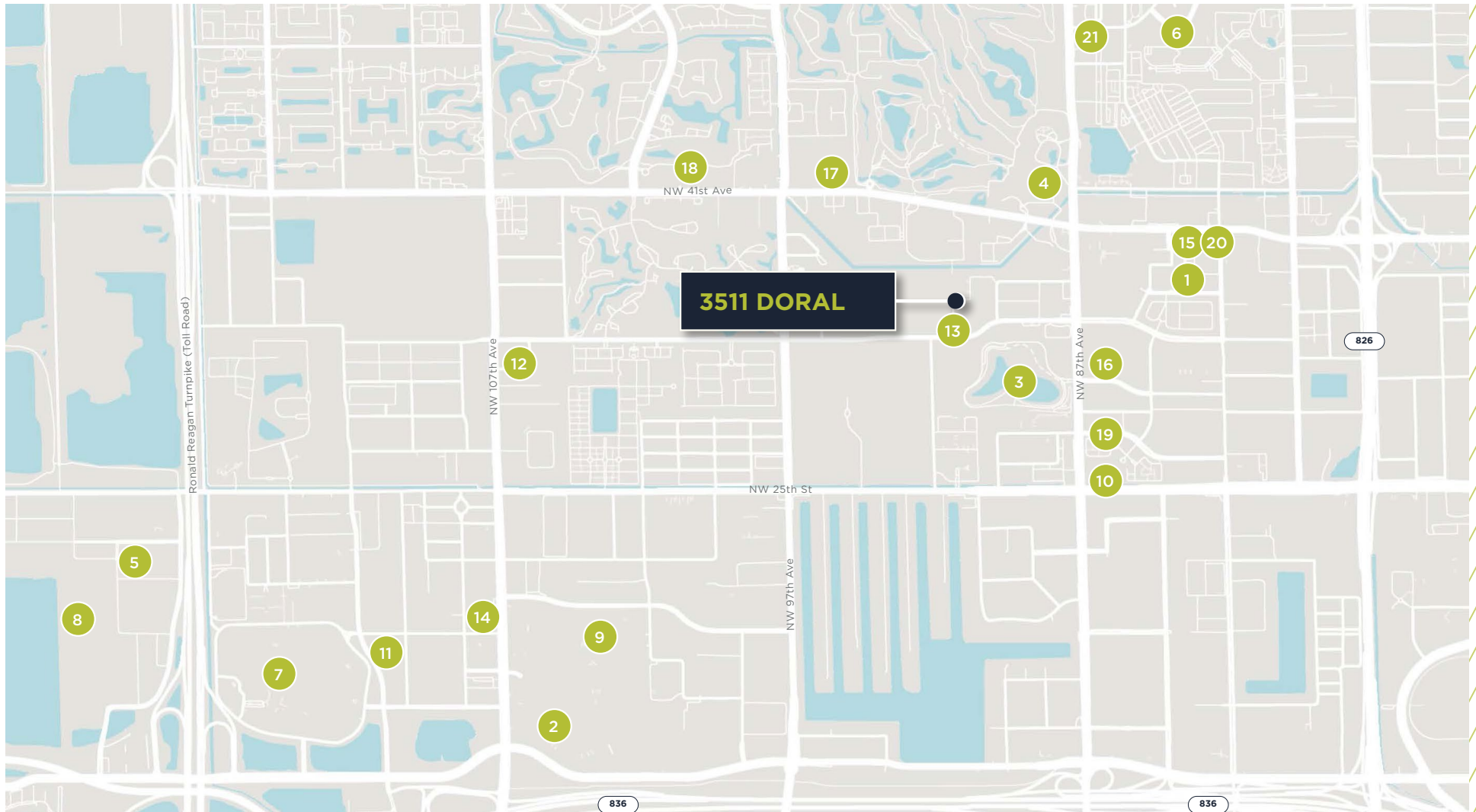
- 1 CITYPLACE DORAL
- 2 MIAMI INTERNATIONAL MALL
- 3 DORAL CENTRAL PARK
- 4 TRUMP NATIONAL DORAL
- 5 TOPGOLF
- 6 DOWNTOWN DORAL
- 7 DOLPHIN MALL
- 8 DESTINATION SPORT MIAMI (COMING SOON)

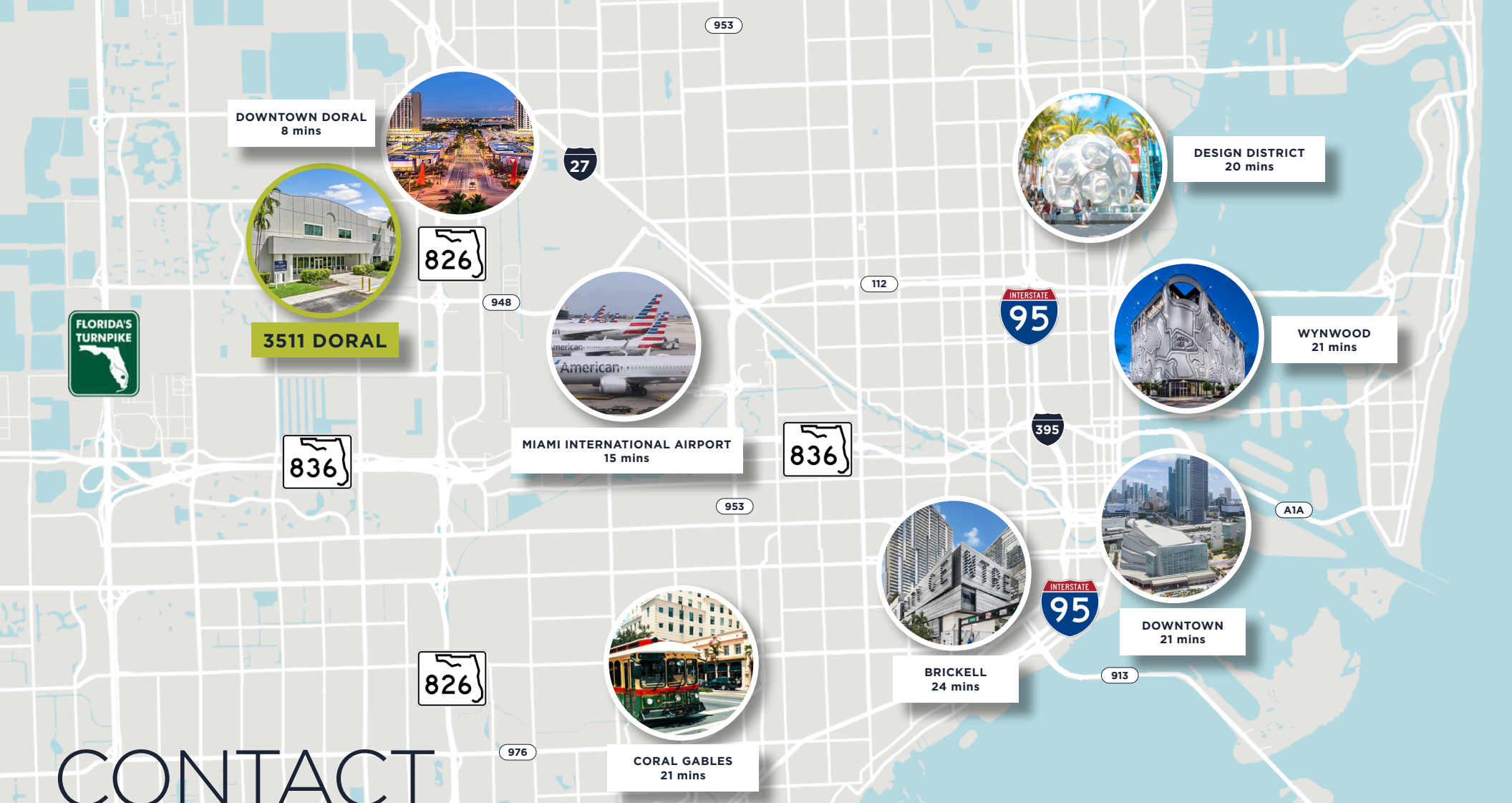
HOTELS

- 9 DOUBLETREE BY HILTON
- 10 INTERCONTINENTAL AT DORAL
- 11 HOMEWOOD SUITES
- 12 ALOFT
- 13 RESIDENCE INN BY MARRIOTT
- 14 NUVO SUITES

RESTAURANTS & BARS

- 15 TAP 42 CRAFT KITCHEN & BAR
- 16 MILLER'S ALE HOUSE
- 17 CAPRICCIO
- 18 GREEN PLATE ASIAN BISTRO
- 19 ANTHONY'S COAL FIRED PIZZA
- 20 COOPER'S HAWK WINERY & RESTAURANT
- 21 BULLA GASTROBAR





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