SUMMARY
Join our family in the heart of a flourishing community!

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

Walmart
univision
Humana
PERRY ELLIS
The Miami Herald
Carnival
amazon
Burger King
DORAL
GOLF RESORT & SPA
TFLEMINIC
AMADEUS
U.S. CENTURY BANK
Passion Growers
hellmann Worldwide Logistics
World Fuel
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.
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
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.

**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.

**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 apartment 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.
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 peace 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

<table>
<thead>
<tr>
<th>AVAILABLE SQ FT</th>
<th>800 - 15,000 sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEASE TYPES &amp; RATES</td>
<td>Please Contact an agent for more information</td>
</tr>
<tr>
<td>AVAILABILITY</td>
<td>Immediately</td>
</tr>
<tr>
<td>PARKING</td>
<td>5.5 parking spots per 1,000 square feet</td>
</tr>
<tr>
<td>TRAFFIC COUNT</td>
<td>267,000 Vehicles Per Day</td>
</tr>
<tr>
<td>VISIBILITY</td>
<td>Signage opportunities along Palmetto Exp.</td>
</tr>
</tbody>
</table>
| LOCATION | - 3 Minutes to Doral City Center  
- 3 Minutes to Downtown Doral  
- 10 Minutes to Airport |
| $1 MILLION IN RECENT RENOVATIONS | - 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.
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FOR INQUIRIES AND LEASING INFORMATION, PLEASE CONTACT:

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