

NEW LISTING

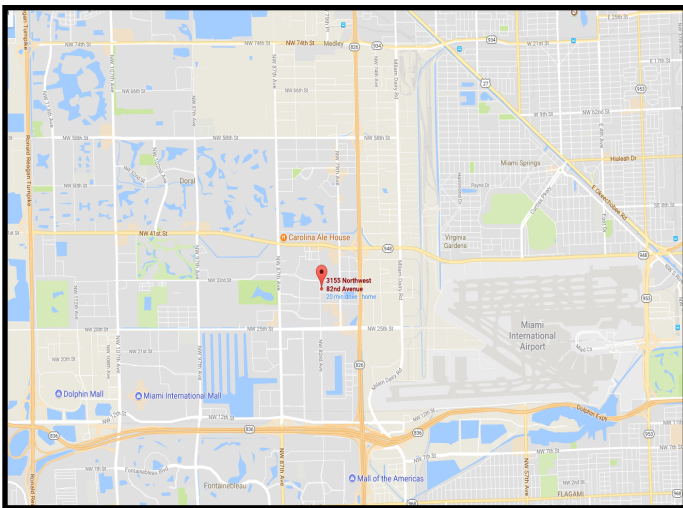
FOR SALE

3,546 +/- Sq. Ft.

PROFESSIONAL OFFICE CONDO



3155 NW 82nd Avenue, Suite 102, Doral, FL.



- **DJG PLAZA**
- **Boutique /Professional Office/Condo**
- **Only 4 Condos—2 per floor**
- **Eight private offices, large conference room, bull pen area for wok stations**
- **Twenty-four hour access**
- **Subject comprises the entire West side of the Ground Floor.**
- **67 Parking Spaces in Total**
- **Close Proximity to Restaurants, Banks, Hotels, Doral Golf Resort, MIA and major expressways**

Sale Price \$1,060,254

Offered Exclusively By:



**THE KATSIKOS
GROUP, INC.**
LICENSED REAL ESTATE BROKER

8669 NW 36 Street, Ste. 315, Doral, FL.

Jorge A. Davila, P.A.

Phone: (305) 717-1880

jdavila@thekatsikosgroup.com

The Property Information is subject to errors, omissions, changes and other conditions, withdrawal without notice, and to any special listing conditions now or hereafter imposed, and is not to be relied upon without Owner's prior written permission. Owner accepts no, and expressly disclaims any, duty to update or revise the Property Information even if it becomes aware of an inaccuracy and/or omission.

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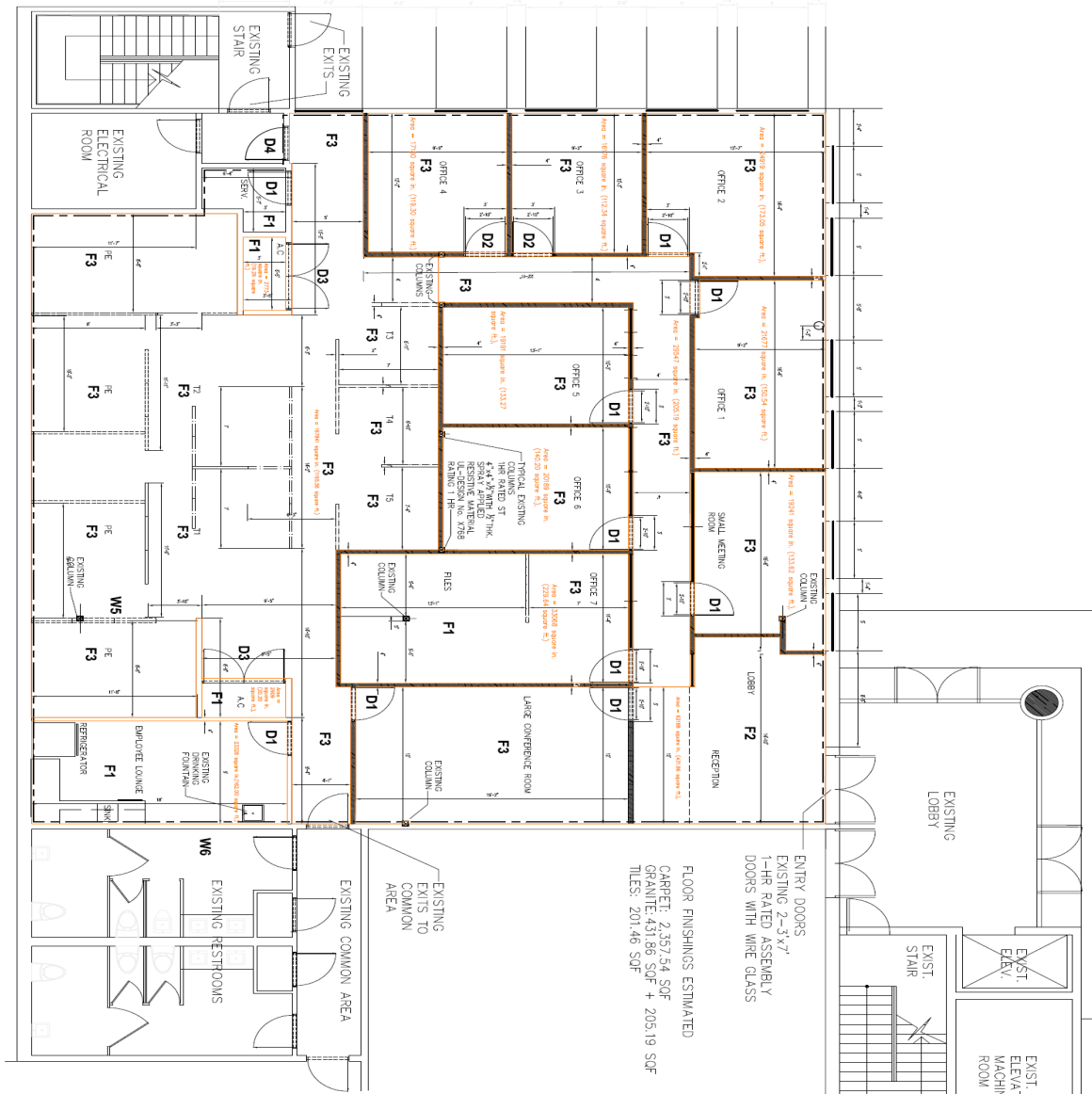
8669 NW 36 Street, Suite 345, Doral, FL. 33166

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FLOOR PLAN

Q:\PROJECTS\200605010 GA2 DEVELOPMENT\CAD\WORKING FILES\015-SP-ARCH-F1.F00-AREAS.WG.DWG



ARCHITECTURE PLAN
 ESC: 1/4"=1'



No.	Date	By	Description

OSCAR ALONSO
 Licensed Engineer No. 67466
 State of Florida

ARIELA ENRIQUE COND
 Licensed Architect No. A00017812
 State of Florida

Drawn	Checked	Scale

CAS Engineering Offices
 Interior Design
 3155 NW 82nd Ave. • SUITE 102

cas engineering, inc.
 5201 Coral Way
 Miami, Florida 33155
 State of Florida Authorization Numbers: 2957

ARCHITECTURE PLAN

FLOOR FINISHES ESTIMATED
 CARPET: 2,357.54 SQF
 GRANITE: 4,518.50 SQF + 205.19 SQF
 TILES: 201.46 SQF

LEGEND:

- W1 6" WOOD, 6" HIGH EXIST. EXTERIOR CONCRETE BRICK PAINTED WALL
 - W2 4" WOOD, 6" (FULL) HIGH PAINTED BRICK WALL PARTITION, NON RATED
 - W3 1/2" WOOD, 6" (FULL) HIGH GLAZED PANEL
 - W4 2" WOOD, 6" HIGH GLAZED PARTITION SYSTEM
 - W5 2" WOOD, 6" MODULAR PARTITION SYSTEM
 - W6 EXISTING 1-HR RATED DEMISING WALL (SEE SECTION.....)
 - D1 SINGLE LEAF WOOD DOOR
 - D2 SINGLE COLORED PINE DOOR
 - D3 DOUBLE LEAF WHOLE LOUVERED PINE DOOR
 - D4 YELLOW METAL DOOR - 1-HR RATED
 - F1 CERAMIC TILE
 - F2 GRANITE
 - F3 HIGH TRAFFIC CARPET
- LIMIT OF CONSTRUCTION
 --- FULL HEIGHT PAINTED DRINK WALL PARTITION
- NOTE:**
 CONSTANT LOADS: 25 PSF
 50 PSF (50/150/150/25=55)

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