

**FOR SALE, FOR LEASE
OR INVESTMENT**

PALMETTO WEST PARK III

±965 RSF to ±5,883 RSF



**OFFICE SUITES IN THE HEART OF THE CITY OF DORAL
7791 NW 46TH STREET - DORAL, FL 33166**

Building Features:

- Improved and open plan units available
- Contemporary architecture
- Café (ground floor)
- Modern two (2) story lobby
- Two (2) elevators / 3 staircases
- Two (2) common conference rooms
- Common greeting area (2nd floor)
- 3-story parking garage / 52 guest parking

Open Plan Unit Features:

- Typical Unit: +/- 965 RSF (up to +/- 5,883 RSF)
- Demising walls between units in place
- Acoustical drop ceiling at 9' and Lighting
- Two (2) impact glass windows (3 in the corners)
- Separately metered (electric)
- Separate A/C unit and control
- Three (3) assigned parking spaces per typical unit (additional parking available for lease or sale).



Gabriel Garcia-Menocal, SIOR
+1 786 433 3148
ggarcia-menocal@naimiami.com



Lucia Custer
+1 786 433 0308
lcuster@naimiami.com

Naimiami

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Demographics

RADIUS	TOTAL POPULATION	AVERAGE HH INCOME
1 Mile	10,462	\$62,122
3 Mile	105,133	\$69,293
5 Mile	485,476	\$62,396

Proximity to Major Thoroughfares

	DISTANCE
Palmetto Expressway (SR 826)	0.5 Miles
Doral Boulevard/NW 36 th Street	0.53 Miles
Downtown Doral	1.0 Miles
Jackson West Hospital	1.4 Miles
Dolphin Expressway (SR 836)	2.5 Miles
Miami International Airport	4.4 Miles
Florida's Turnpike	4.7 Miles

Location Advantages

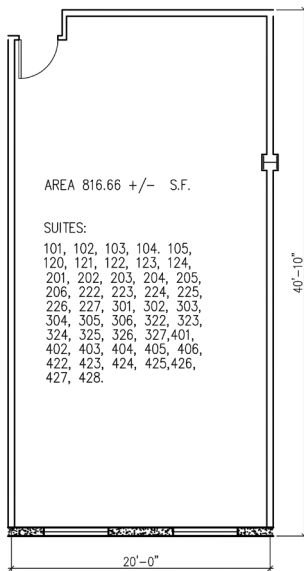
- Close to all the amenities within Downtown Doral, CityPlace, Atrium @ Doral, etc.
- Easy access to all major thoroughfares and public transportation.
- Close to residential communities, hotels, restaurants, banks, etc.

Within the prestigious City of Doral (www.cityofdoral.com):

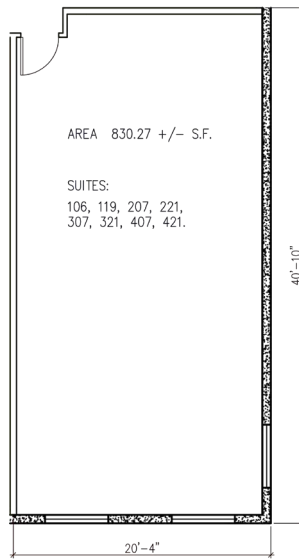
- #1 in Miami-Dade County with over 3,000 logistics-related companies with over 150,000 employees.
- Home to Fortune 500 companies and government headquarters such as : Carnival Cruise Lines, Hellman Worldwide Logistics, Federal Reserve Bank, Walmart, US Southern Command, Amadeus and Univision to name a few.
- Ranks 51 in the Top 100 Places to live and launch a business in the United States by CNN/Money.com.
- Over 50 financial institutions and more than 25 Hotels
- #22 in Money Magazine's list of top 50 cities to live in.

FLOOR PLANS

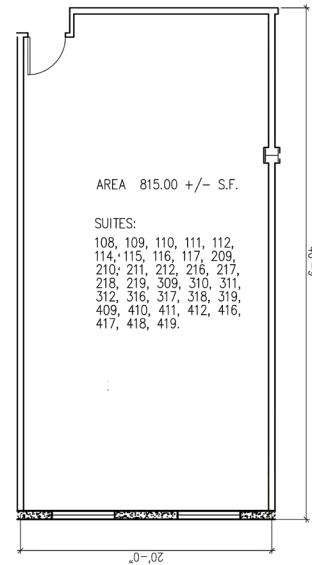
±965 RSF to ±5,883 RSF



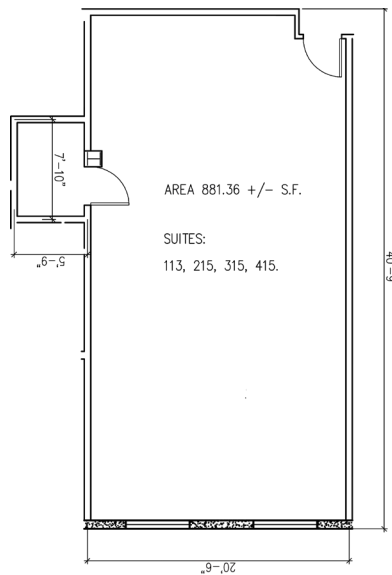
GROSS AREA 966.59 +/- S.F.



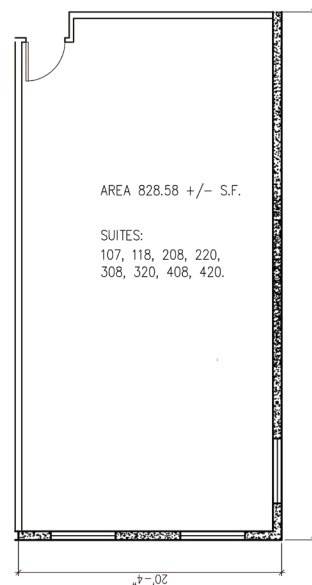
GROSS AREA 982.70 +/- S.F.



GROSS AREA 964.63 +/- S.F.



GROSS AREA 1,043.17 +/- S.F.



GROSS AREA 980.70 +/- S.F.

** The areas shown within the floor plans reflect the net/usable square footages while those on the bottom include the common area factor. **The prices, rents and condominium fees are based on the gross square footages.** **



