



CONCEPTUAL RENDERING

A FORTRESS FOR INNOVATION



CONCEPTUAL RENDERING



THE FACTS

ADDRESS _____ 3511 NW 91st Avenue Miami, FL

RENTABLE AREA _____ 158,268 SF

STORIES _____ 2

FLOOR PLATES _____ ±80,000 SF

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 _____ The property is equipped with a 900 KVA generator and a redundant backup generator with 500 KVA.

AMENITIES _____

- Community and fitness center
- Daycare on-site
- Residence Inn by Marriott on-site
- BridgePrep Academy - K-8 Charter School
Cognia Accredited - Conveniently located just east of 3511 DORAL



CONSTRUCTED TO ASCE 95 STANDARDS

TWO BACKUP GENERATORS

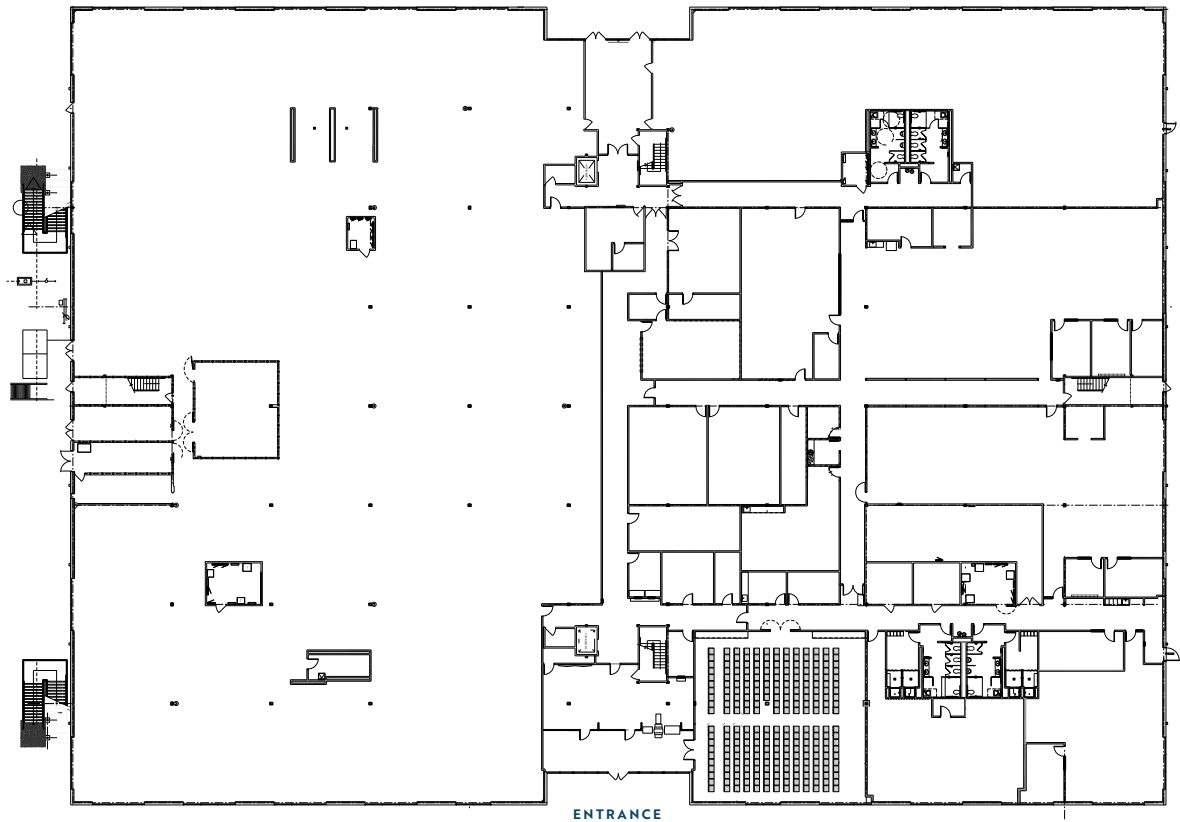
UNINTERRUPTIBLE POWER SUPPLY (UPS) SYSTEM

**ABOVE CODE IMPACT WINDOWS
(BALLISTIC MISSILE GRADE)**

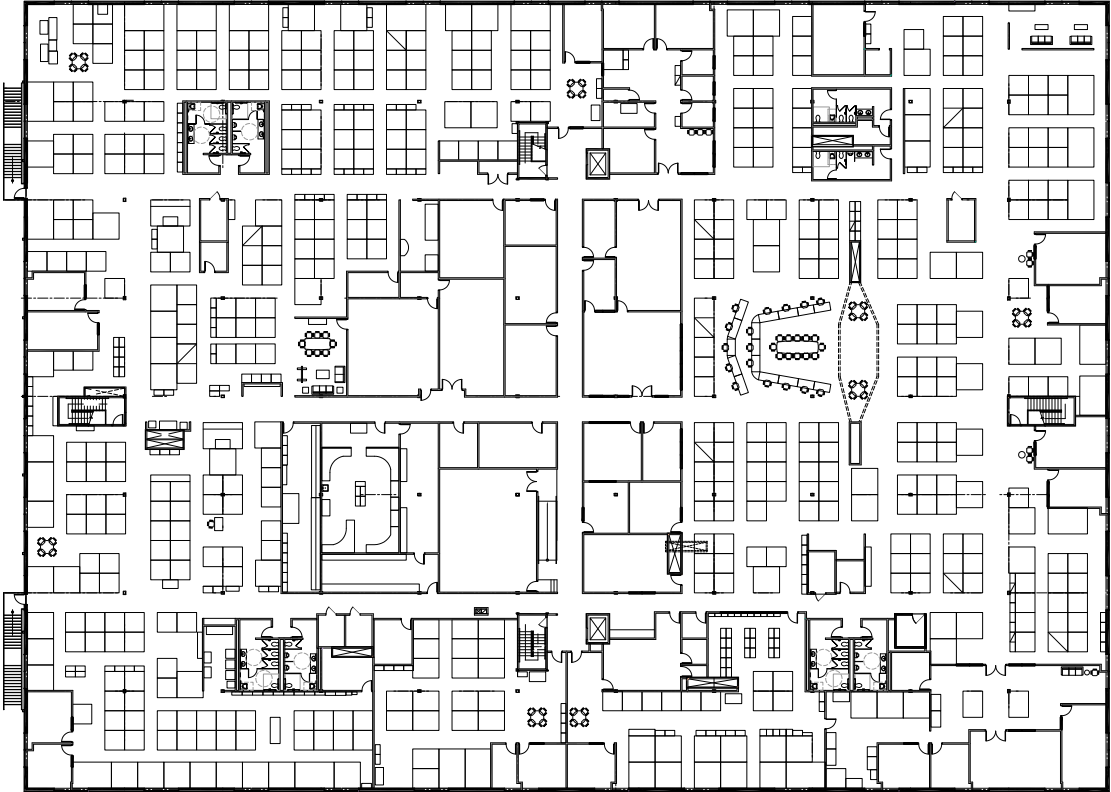
15' - 17' SLAB TO SLAB CEILINGS HEIGHTS

LARGEST FLOOR PLATES IN DORAL

FIRST FLOOR



SECOND FLOOR



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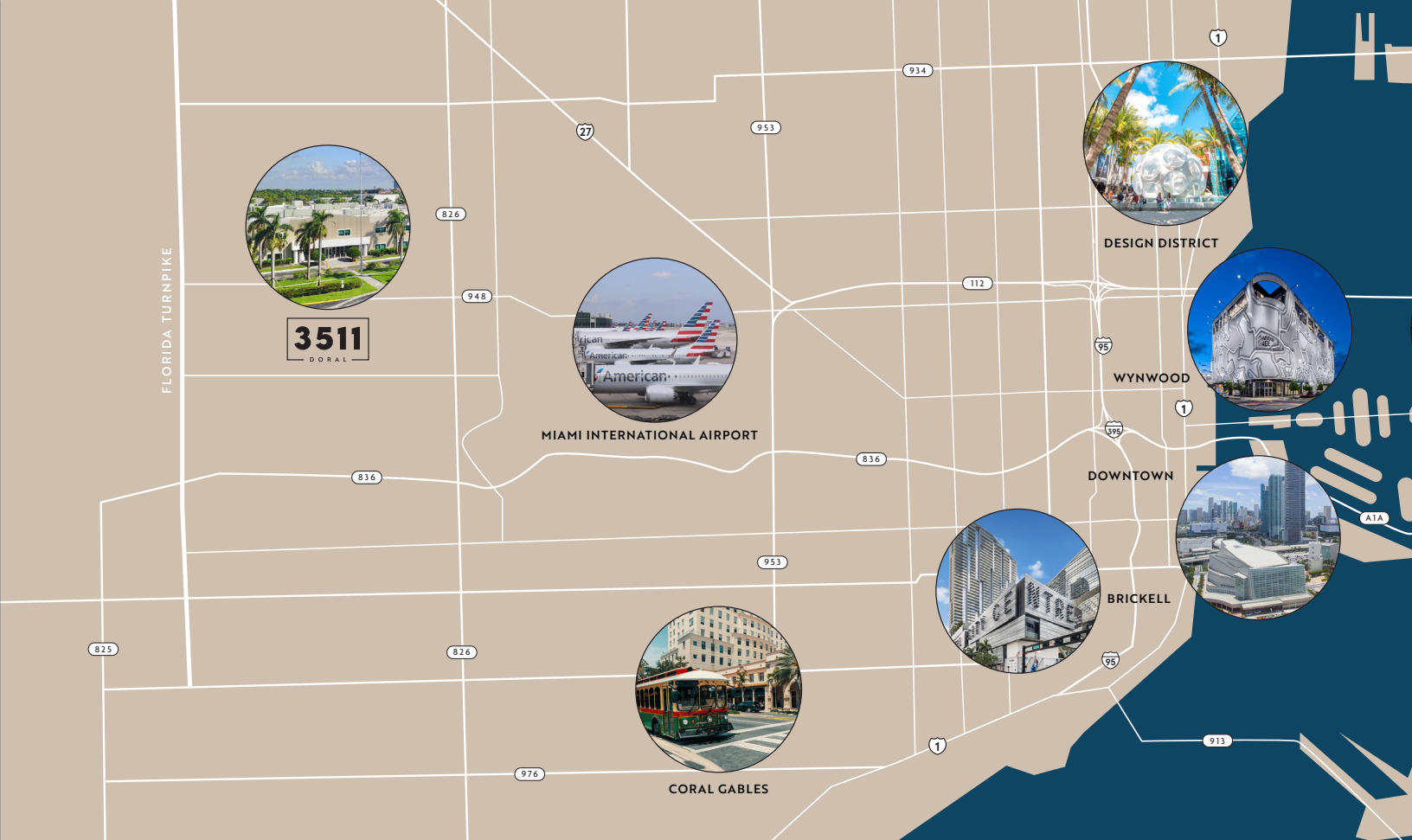
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LOCATION

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



Miami Int. Airport 15 min.

Coral Gables 21 min.

Brickell 24 min.

Downtown 21 min.

Design District 20 min.

Wynwood 21 min.

NEIGHBORING DEVELOPMENTS

The area is giving way to very exciting new developments. Tenants of 3511 DORAL are in close proximity to some of the city's most anticipated attractions.



DORAL CENTRAL PARK

- \$120M INVESTMENT
- 4 PHASES
- 70K RSF INDOOR RECREATION FACILITY



DESTINATION SPORT MIAMI

- \$150 MILLION INVESTMENT
- ONE OF THE LARGEST SPORTS FACILITIES IN NORTH AMERICA
- 1M SF BUILDING



TRUMP NATIONAL DORAL

- 2,200 UNITS MULTIFAMILY
- 400K RSF OFFICE
- 80K RSF RETAIL

NEARBY AMENITIES

3511 DORAL is conveniently located near an abundance of upscale amenities and attractions. Tenants can easily commute to over 25 food and beverage offerings in the surrounding area. With over 30 hotels nearby, there are plenty of options for clients visiting for business as well as potential venues for large company events and seminars.

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. ELLA'S OYSTER BAR
18. CAPRICCIO
19. GREEN PLATE ASIAN BISTRO
20. ANTHONY'S COAL FIRED PIZZA
21. COOPER'S HAWK WINERY & RESTAURANT
22. BULLA GASTROBAR



THE CITY OF DORAL

The City of Doral was named the *Fastest Growing City in Florida* by Florida International University and *Best City in Florida for Business* by BusinessWeek. From its world-class parks, top-rated public and charter schools, abundant colleges and universities and over 50 financial institutions, its undoubtly a city worth exploring.



CITYPLACE DORAL



TRUMP NATIONAL DORAL MIAMI





DOWNTOWN DORAL PARK



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