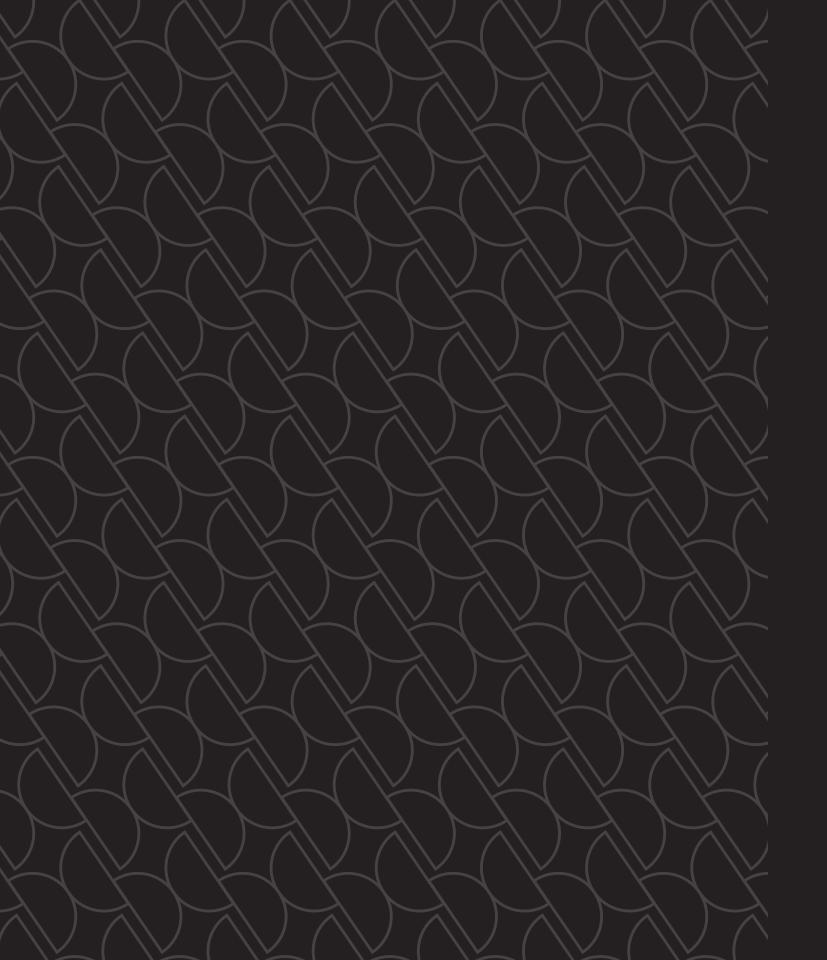


8400 NW 36TH STREET, DORAL, FL 33166



DORALCONCOURSE





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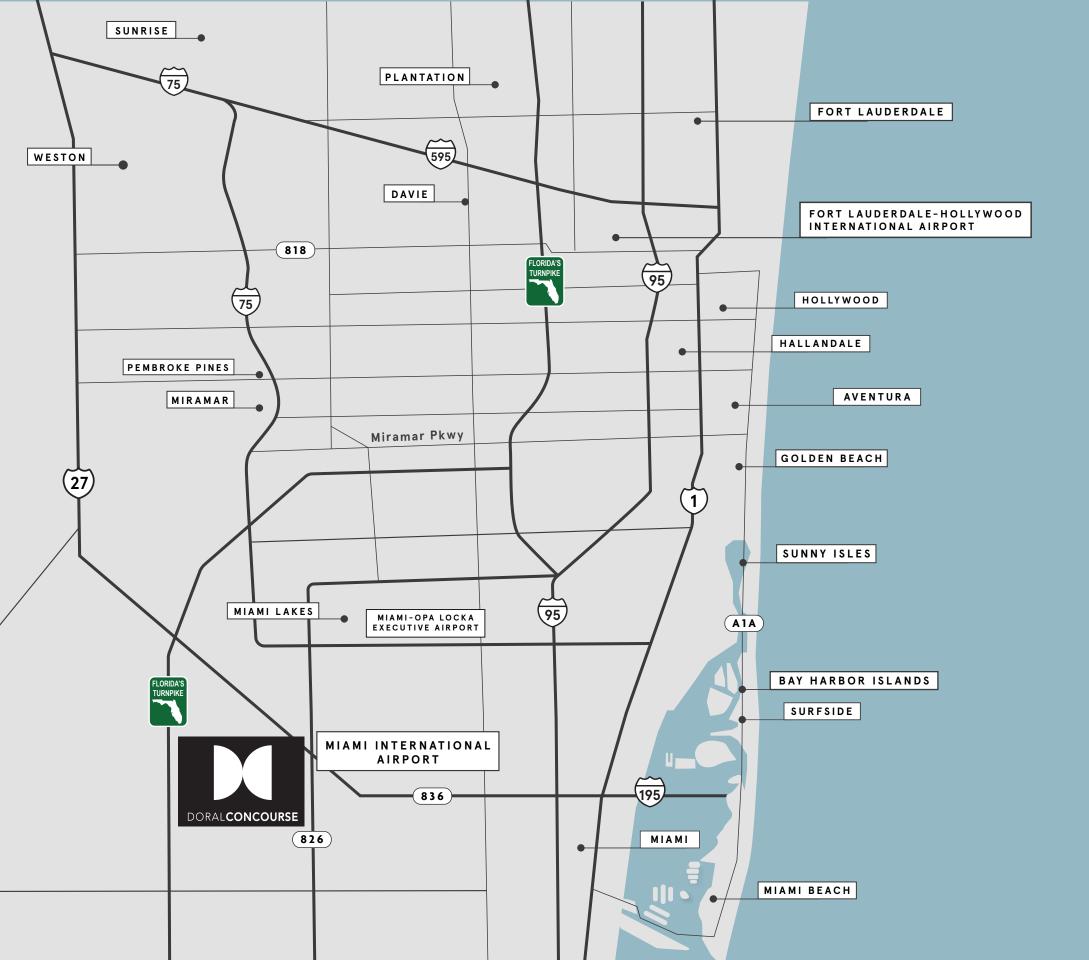


Doral Concourse is a Class A trophy asset in one of Miami's fastest growing suburban neighborhoods. Its modern design and efficient infrastructure makes it a highly desirable workplace environment for companies looking to attract and retain top talent.

The property features large floor plates that can accommodate a variety of uses. Each space has expansive ceiling heights and window lines providing abundant natural light.

The building's location in Doral is highly desirable, as it is situated in the heart of the city's commercial district. It is just minutes away from Miami International Airport, major regional expressways and surrounded by a wide variety of residential, restaurant, entertainment and retail options.

Doral Concourse is an ideal location for companies looking for a highly connected workplace environment.



Doral Concourse is located in immediate well-connected to major highways and commute to and from work.

- - 826 3 min. 836 FLORIDA 75
 - (27)

• Major highways including:

13 min.

13 min.

• Easy access to the Doral Trolley with stops throughout the City of Doral

• Hundreds of retail and restaurant

• Varied housing options, banking, golf

5



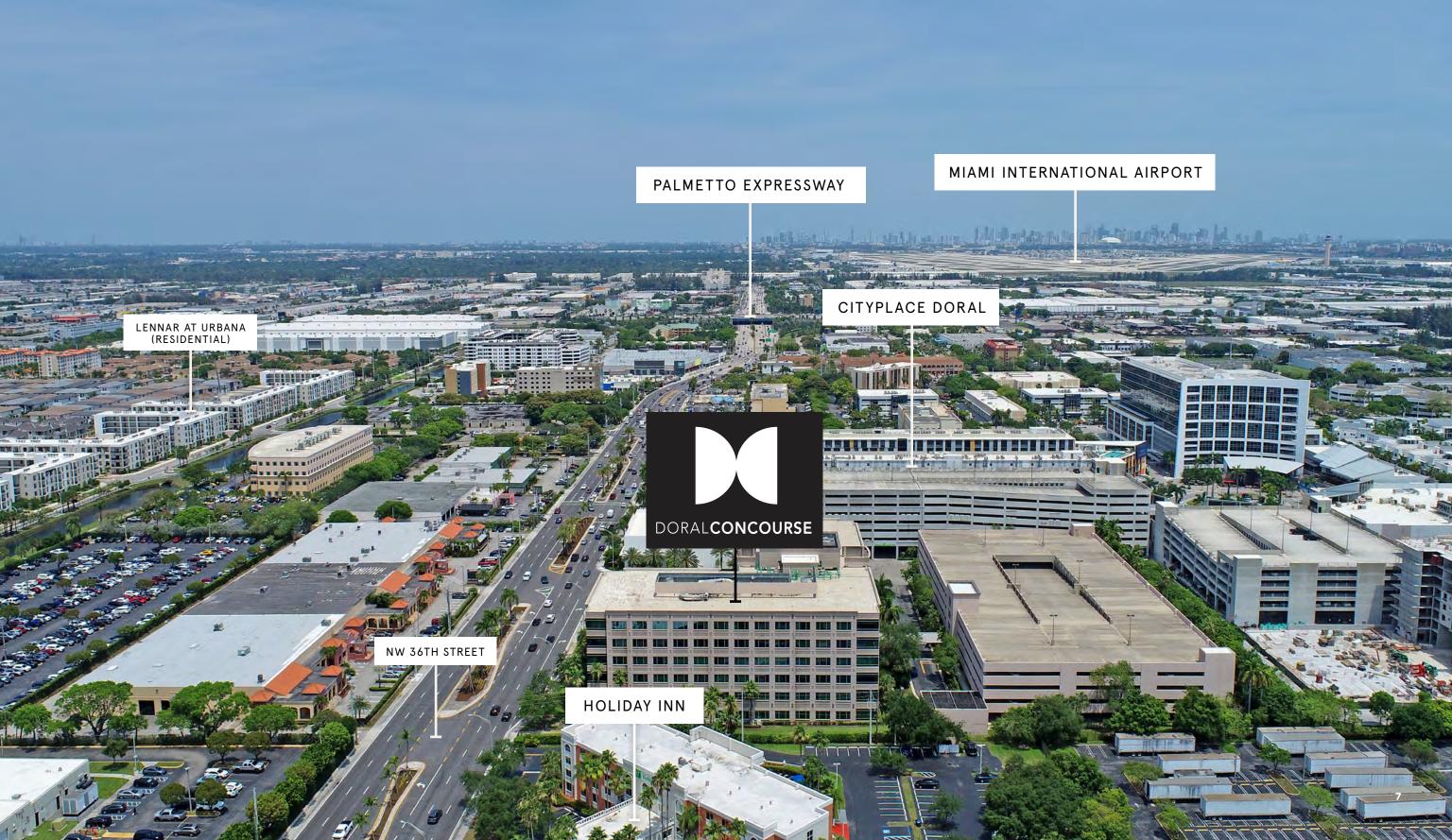
LOCATION





A A A

NE at





Doral offers a diverse workforce that includes professionals from a wide range of industries and backgrounds. It is home to 250 corporate headquarters and 100 multinational corporations.

Located just a few miles from Miami International Airport, it is easily accessible for both local and international travelers.





WORK

DINE



DRAGONFLY IZAKAYA & FISH MARKET



COOPER'S HAWK WINERY & RESTAURANT

ALL AND A

Doral Concourse is adjacent to CityPlace Doral, a bustling shopping and entertainment destination.

The center features a variety of dining options to suit every taste and budget. Whether you're in the mood for a quick bite or a fine dining experience, you're sure to find something to satisfy your appetite.







Food & Beverage at CityPlace Doral:

Doral is known for its upscale neighborhoods, diverse business community, excellent schools, and healthcare facilities including Baptist Health, Nicklaus Children's Hospital, Jackson West and the new UHealth Medical Center, to serve the needs of its residents.

Doral Concourse is surrounded by ample housing options, from apartments and condos to single-family homes at wide price ranges.



LIVE



RestaurantsStoresGroceries

Residential

Brimstone Woodfire Grill

• Miami Improv Comedy Club

• Martini Bar Doral

•CMX Cinebistro

•Anatomy Fitness

• Copper Blues Rock Pub & Kitchen

CITY PLACE DORAL — 1 MIN. 方

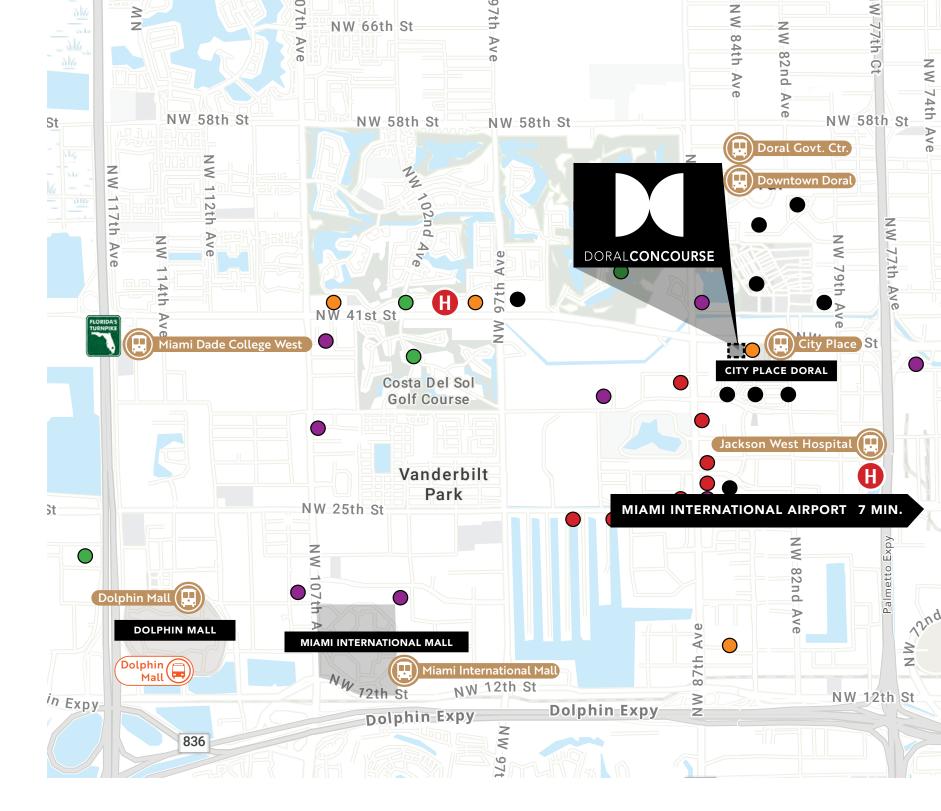
●Tap 24	
Cooper's Hawk	
The Cheese Course	
Novocento	
Savour	
SuViciche	

DOLPHIN MALL — 6 MIN. 👄

Bowl N Curry	 Bowlero
Charcoal's Latin Grill	ODave & Busters
Chicken Connection	Bass Pro Shops
Cilantro Fresh Mex	ulletBloomingdale's
El Gran Inka Peruvian Gastrobar	●Burlington
Jon ny Rockets	•Five Below
●Kelly's Cajun Grill	 Marshalls
Metropol Puerto Rican & Cuban	Old Navy
●P.f. Chang's	Ross
●T.G.I. Friday's	●Saks Off 5th
Texas De Brazil Churrascaria	ODSW
The Cheesecake Factory	●& much more

MIAMI INTERNATIONAL MALL — 5 MIN. 🖚

Bj's Restaurant & Brewhouse	 Express
Healthy Delights	Foot Locker
●King BBQ	●GNC
●МОКА	●H&M
Mr. Pancho Gourmet Hot Dog	MAC
Rise Pies Handcrafted Pizza	Macys
The Juice Bar	●Kohl's
The Knife	●& much more



TRANSIT

DORAL TROLLEY





PROPERTY FEATURES

- Expansive outdoor patio with seating •
- New roof, cooling tower, garage lighting and EV chargers •
- •
- Adjacent to CityPlace Doral, a \$1 billion mixed-use lifestyle center \bullet
- Structured parking with highest ratio in the market at 5/1,000 •

SECURITY

- On-site lobby security and roving patrol •
- Card access for after hours and weekend entry •
- Access controlled elevators outside of standard business hours ۲
- Surveilance cameras installed throughout lobbies

TECHNOLOGY, HEALTH & ENVIRONMENTAL FEATURES

- Aluminum framed single-panel hurricane resistant windows •
- Dual feed power lines and five providers of fiber optic cable with dual access
- 1,500 KW emergency generator

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Excellent window line and fountain fronting Doral Boulevard (NW 36th Street)
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ADDRESS

8400 NW 36TH ST, DORAL, FL 33166

BUILDING RENTABLE AREA

240,669 SF

STORIES

6

TYPICAL FLOOR

40,112 SF

CLASS

А

YEAR BUILT/RENOVATED

2001/2020

PARKING RATIO

5/1,000

CEILING HEIGHT

12 FT





MANAGED AND LEASED BY:



BLANCA COMMERCIAL REAL ESTATE, INC. LICENSED REAL ESTATE BROKER | BLANCACRE.COM

FOR OFFICE LEASING, CONTACT:

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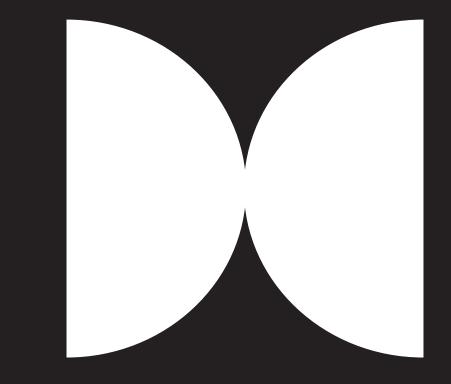
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DORALCONCOURSE

