



Conveniently Located. Globally Connected.

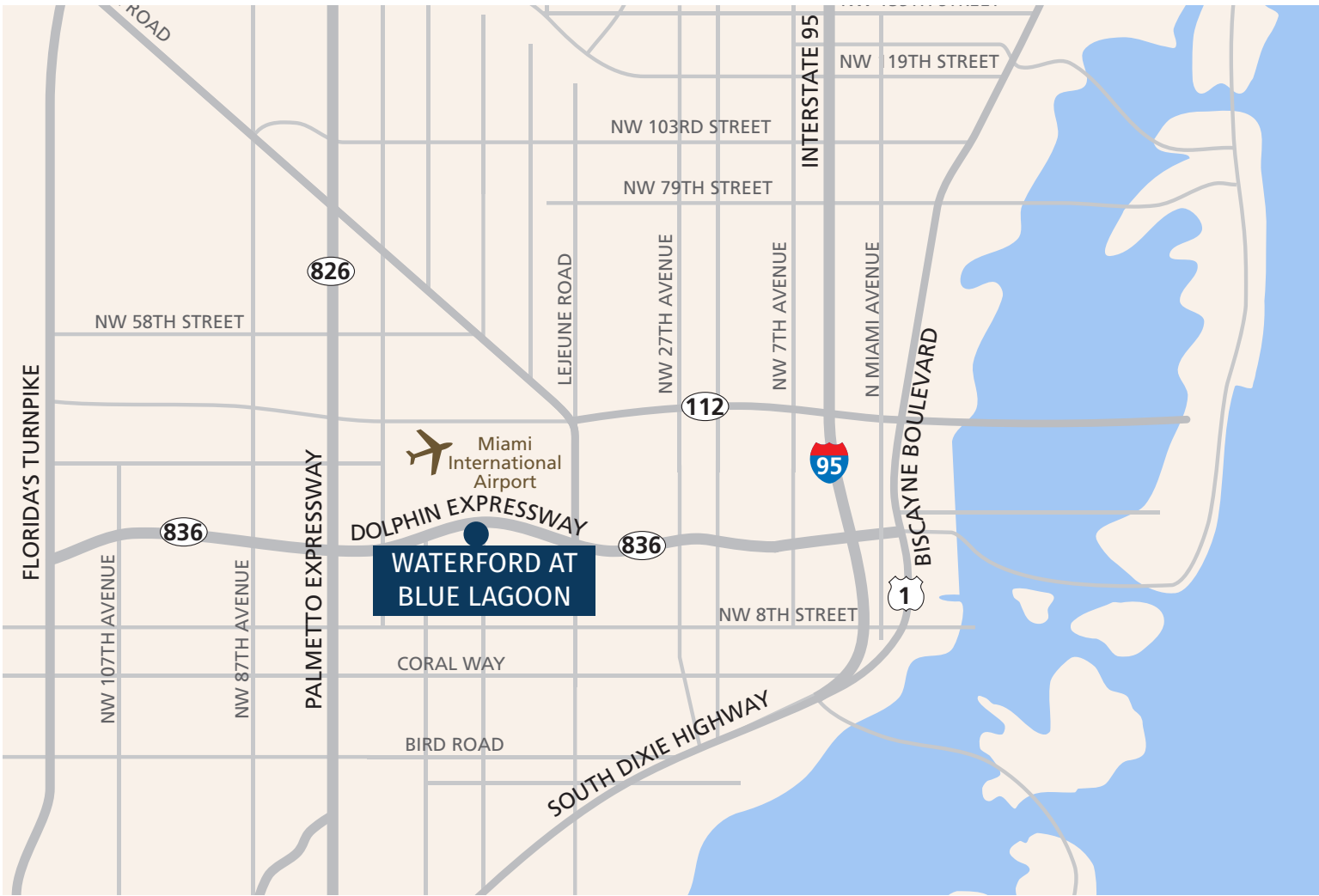
Waterford at Blue Lagoon is owned by a joint venture of TH Real Estate, an affiliate of Nuveen, the investment management arm of TIAA, and Allianz. The eight buildings (2.5 million square feet including build-to-suit) that makeup the TH|Allianz portfolio in Waterford are premier Class-A office buildings featuring high-end finishes and tenant amenities. It combines access, efficiency and business connectivity all in one.

With its ideal location, centrally located within South Florida and minutes from Miami International Airport and major highways, Waterford not only provides access to a regional talent pool but also to companies of all industries.

WATERFORDSM
AT BLUE LAGOON

Conveniently Located

Minutes from Miami International Airport (MIA) and major highways including access to SR-836 (Dolphin), SR-826 (Palmetto), I-95 and the Florida Turnpike. Waterford Office Park caters to local companies as well as multinational Fortune 500 companies.



- Drive Times:**
- Miami International Airport
3.3 Miles | 10 Minutes
 - Doral
5.4 Miles | 10 Minutes
 - Coral Gables
2.5 Miles | 10 Minutes
 - Coconut Grove
7.4 Miles | 20 Minutes
 - Brickell
8.2 Miles | 16 Minutes
 - Downtown Miami
7.8 Miles | 15 Minutes

Globally Connected

Home to over 100 multi-national companies as well as Fortune 500 companies operating their regional and Latin American headquarters. Industries include healthcare, technology, manufacturing, finance, and insurance.



Premier Class A Office

The TH|Allianz portfolio of Class A buildings in Waterford at Blue Lagoon is of 2.5 million square feet (including build-to-suit) of Class A corporate office park that combines sophistication, convenience and practicality all in one. The park consists of 250 acres of corporate office buildings as well as world-class hotels. Along with surrounding lakes and lush landscaping, Waterford at Blue Lagoon is Miami’s premier corporate park.


● **Build-to-Suit**
Up to 750,000 SF
Class A Office Space

● **701 Waterford**
701 Waterford Way
Class A Office
RBA: 247,000 RSF

● **1000 Waterford**
1000 NW 57 Court
Class A Office
RBA: 247,676 RSF

● **5707 Waterford**
5707 Blue Lagoon Drive
Class A Office
RBA: 150,000 RSF

● **5201 Waterford**
5201 Blue Lagoon Drive
Class A Office
RBA: 210,784 RSF



● **800 Waterford**
800 Waterford Way
Class A Office
RBA: 246,085 RSF

● **703 Waterford**
703 Waterford Way
Class A Office
RBA: 247,000 RSF

● **5301 Waterford**
5301 Blue Lagoon Drive
Class A Office
RBA: 204,887 RSF

● **5200 Waterford**
5200 Blue Lagoon Drive
Class A Office
RBA: 250,920 RSF

www.blancacre.com

www.waterfordatbluelagoon.com

Amenities

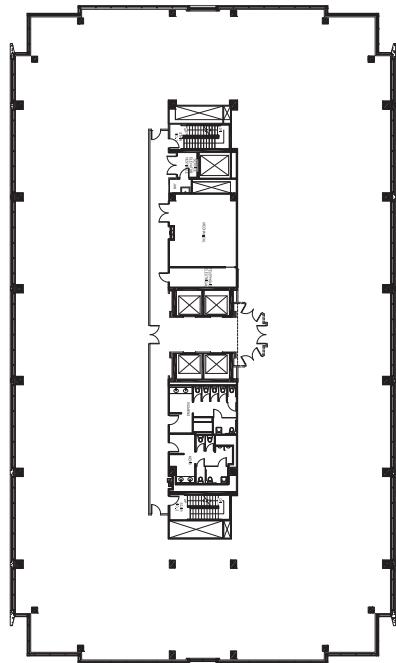
The office park offers an amenity-rich environment that includes cafés, collaborative lounge, daycare, fitness center, security, Post Office and hotels.



- Modern Lobbies
- Complementary Wi-Fi connected common areas
- On-site café options
- Conferencing facilities
- Fitness centers
- Outdoor collaboration areas
- Roving security and on-site security in select buildings
- Ample parking in dedicated building covered parking garages

BUILDING AMENITIES INCLUDE:

- Conference center
- Fitness center (at 703 Waterford)
- 800 Beans Coffee Bar & Café
- Covered outdoor seating
- Indoor tenant lounge area with complementary Wi-Fi connectivity
- ATM
- Car wash



Typical Floor Plan



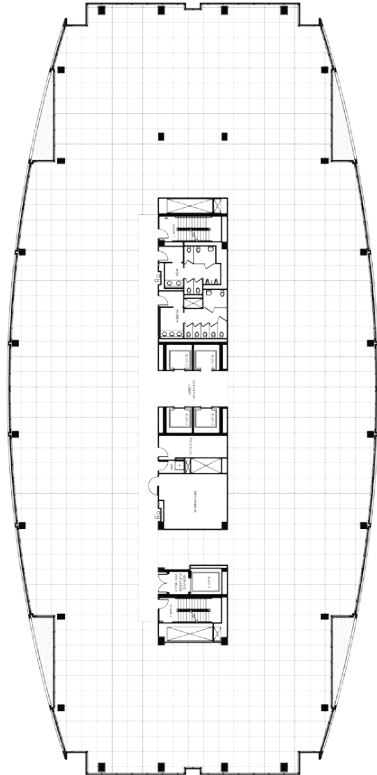
800 Waterford

Address:	800 Waterford Way
Class:	A Office Building
RBA:	246,085 SF
Floors:	10
Typical Floor:	26,014 SF
Parking Ratio:	4/1,000



BUILDING AMENITIES INCLUDE:

- Fitness center (at 703 Waterford)
- La Galere (self-serve mini-market)
- Food trucks visit twice per week
- Outdoor seating area with complementary Wi-Fi connectivity
- Car wash



Typical Floor Plan



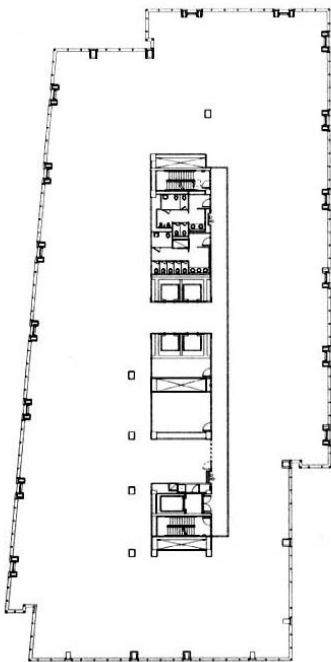
1000 Waterford

Address:	1000 Waterford Way
Class:	A Office Building
RBA:	247,000 SF
Floors:	10
Typical Floor:	25,943 SF
Parking Ratio:	3/1,000



BUILDING AMENITIES INCLUDE:

- Fitness center
- Outdoor seating area with complementary Wi-Fi connectivity



Typical Floor Plan



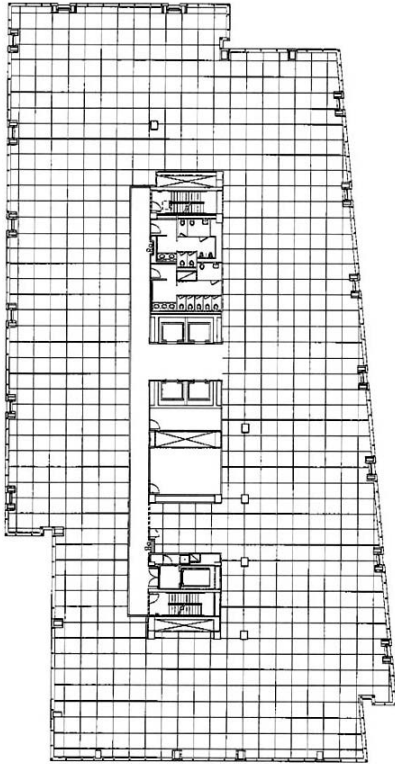
701 Waterford

Address:	703 Waterford Way
Class:	A Office Building
RBA:	247,000 SF
Floors:	10
Typical Floor:	24,700SF
Parking Ratio:	3/1,000



BUILDING AMENITIES INCLUDE:

- Fitness center
- Outdoor seating area with complementary Wi-Fi connectivity



Typical Floor Plan



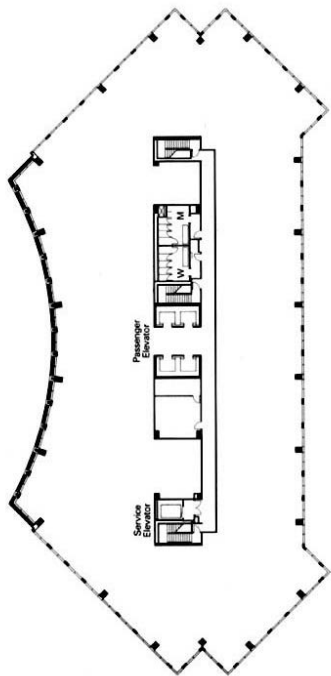
703 Waterford

Address:	703 Waterford Way
Class:	A Office Building
RBA:	247,000 SF
Floors:	10
Typical Floor:	26,105 SF
Parking Ratio:	3/1,000

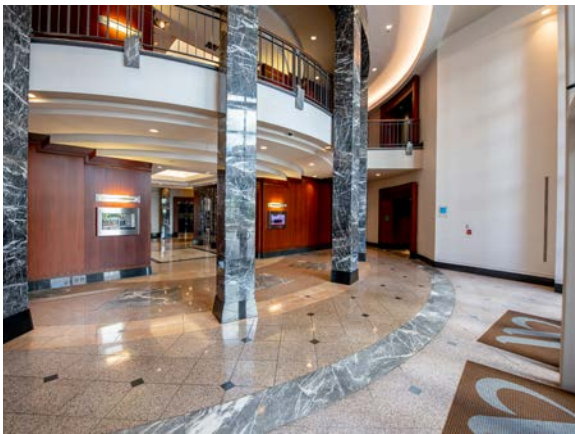


BUILDING AMENITIES INCLUDE:

- Sammi's Café
- Fitness center
- Conference center
- Partially covered outdoor seating area with complementary Wi-Fi connectivity



Typical Floor Plan

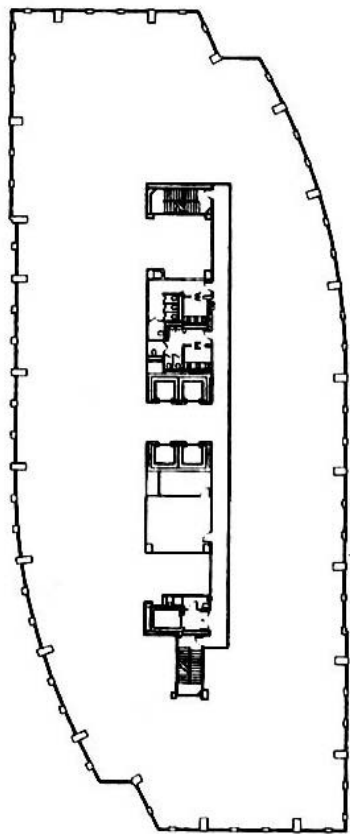


5200 Waterford

Address:	5200 Blue Lagoon Drive
Class:	A Office Building
RBA:	250,920 SF
Floors:	10
Typical Floor:	25,742 SF
Parking Ratio:	3/1,000



- BUILDING AMENITIES INCLUDE:**
- Sammi's Café
 - Fitness center (at 5200 Waterford)
 - Outdoor seating area with complementary Wi-Fi connectivity



Typical Floor Plan

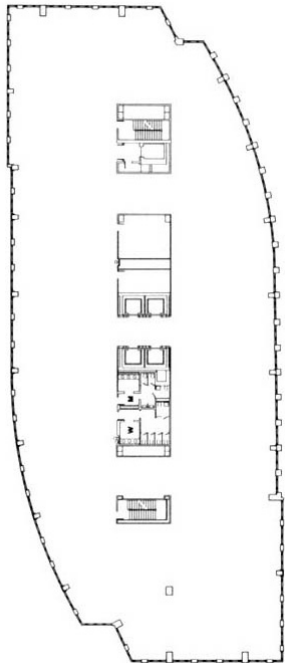


5201 Waterford

Address:	5201 Blue Lagoon Drive
Class:	A Office Building
RBA:	210,784 SF
Floors:	9
Typical Floor:	24,420 SF
Parking Ratio:	3/1,000



- BUILDING AMENITIES INCLUDE:**
- Car wash
 - Fitness center (at adjacent 5200 Waterford)
 - Complementary Wi-Fi connectivity



Typical Floor Plan



5301 Waterford

Address:	5301 Blue Lagoon Drive
Class:	A Office Building
RBA:	204,887 SF
Floors:	9
Typical Floor:	23,790 SF
Parking Ratio:	3/1,000





LEASING INFO

Phil Marchese

305.913.0770

phil.marchese@blancacre.com

Juan Ruiz

305.577.0271

juan.ruiz@blancacre.com



B L A N C A

Blanca Commercial Real Estate
1450 Brickell Avenue, Suite 2060
Miami, FL 33131

Licensed Real Estate Broker