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# Move your business to where business gets done.

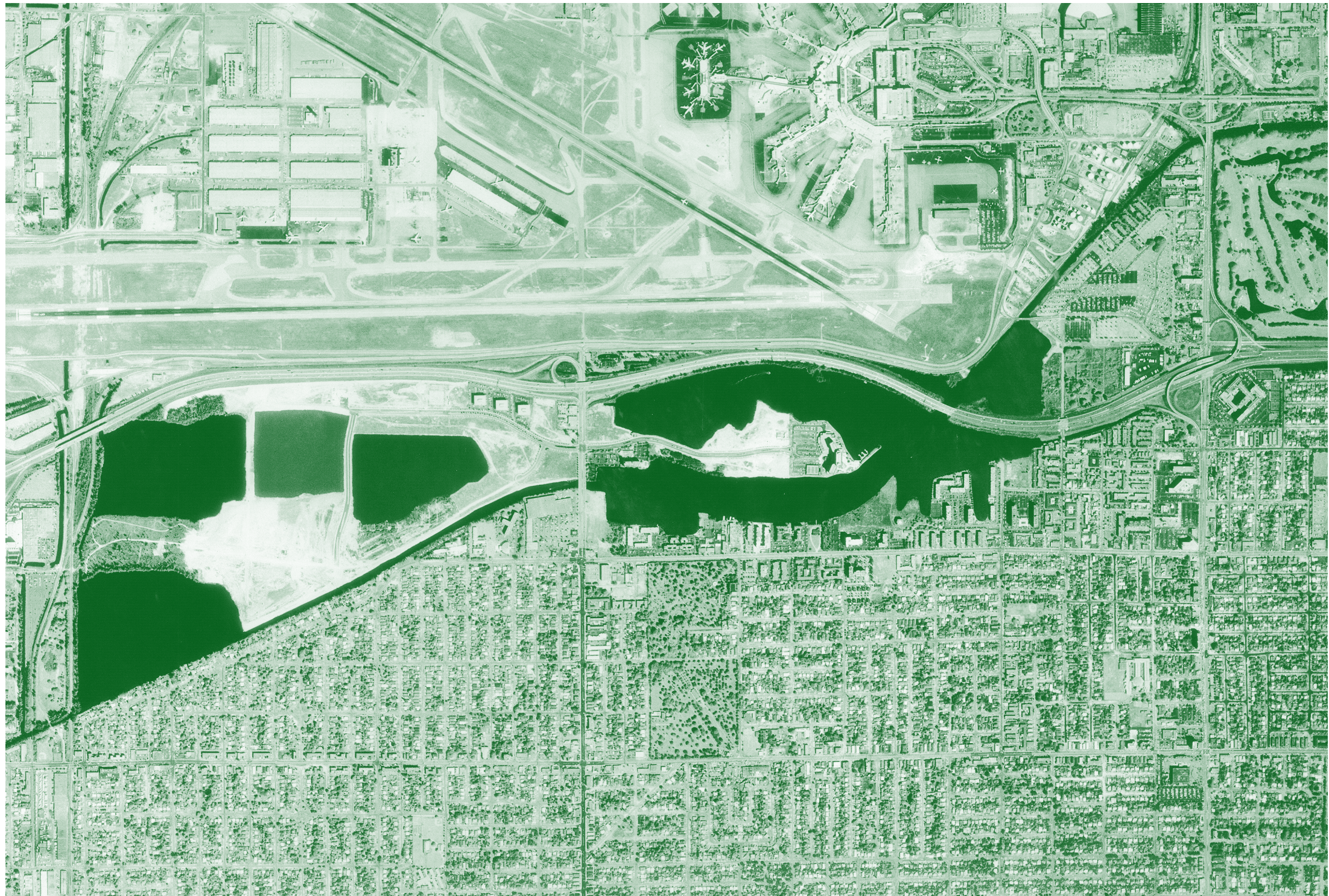
For decades, the name Waterford at Blue Lagoon was synonymous with the biggest businesses in Miami. In 2019, we embraced our business-focused identity and re-emerged as Waterford Business District. This new name unifies the whole community under the strong identity of a leading corporate destination. A place where business gets done.

Waterford Business District is a 250-acre professional hub in the heart of Miami designed for innovative companies and a diverse workforce.

This is where top companies from a diverse array of industries call home. Surrounded by lush landscapes, water features and outdoor collaboration areas, WBD is home to more than 3 million square feet of the city's best office space. The district's amenities, tenant programs and other activations are designed for one simple thing: make people love where they work.

Experience a business district that combines sophistication, efficiency and convenience in one exceptional destination.





#### OUR HISTORY

The history of Waterford Business District goes back to the 1980's where the district was purchased between 1987 and 1989. The total transaction consisted of approximately 250 acres of land and 342,000 square feet of office space. Over a span of 30 years the district has evolved and now features 3 million square feet of the city's best office space.

#### OUR PORTFOLIO

Our unique 8-building portfolio of Class A offices within Waterford Business District is unified under one ownership team, a joint venture between Nuveen and Allianz Real Estate. Together, our holdings represent the newest, highest quality buildings in WBD. Our portfolio also offers build to suit opportunities that allow companies to create their own corporate campus within the District.

#### OUR FUTURE

Modern professionals care as much about where they work as who they work for. Today's highly skilled workforce demands more than just a cubicle. They deserve a rich professional lifestyle that motivates them to suit up, come to the office and give it their all.

Waterford Business District is setting new standards as a professional destination. The new WBD is a modern hub for innovative companies and a connected workforce.

#### OUR DIFFERENCE

##### Tenant Diversity

A home for everyone, from Fortune 500s and multinationals to local startups.

##### Business Possibilities

A place where companies large and small can connect and collaborate.

##### On-Site Experiences

An evolving vision for new amenities and offerings that elevate the workday.





Waterford Business District



Waterford Business District is centrally located within South Florida, making it an ideal destination for companies looking to access the region's wide talent pool.

#### AIRPORT

WBD is adjacent to Miami International Airport and offers more flights to Latin America and the Caribbean than any other U.S. airport.

#### HIGHWAYS

Minutes from major connecting highways, including SR-836 (Dolphin), SR-826 (Palmetto), I-95 and the Florida Turnpike.

#### CENTRAL ACCESS

WBD is just minutes from all major business, entertainment and cultural hubs.

#### CONNECTIVITY

Within the District people get around and stay connected in many convenient ways – driving, walking, biking, rideshare services and more.

#### ACCESSIBILITY

- // Doral 5.4 Miles
- // Coral Gables 2.5 Miles
- // Coconut Grove 7.4 Miles
- // Brickell 8.2 Miles
- // Downtown Miami 7.8 Miles
- // Health District 7.0 Miles
- // Wynwood 8.5 Miles
- // Design District 9.0 Miles



WEST

EAST

MIAMI INTERNATIONAL AIRPORT

DOLPHIN EXPY

WATERFORD DR.

NW 7TH ST.

57TH AVE.

BLUE LAGOON DR.

Build-to-Suit

## WATERFORD BUSINESS DISTRICT

W/800

800 WATERFORD WAY

W/701

701 WATERFORD WAY

W/703

703 WATERFORD WAY

W/1000

1000 NW 57 COURT

W/5707

5707 BLUE LAGOON DRIVE

W/5301

5301 BLUE LAGOON DRIVE

W/5201

5201 BLUE LAGOON DRIVE

W/5200

5200 BLUE LAGOON DRIVE

Our portfolio, owned by a joint venture between Nuveen and Allianz, features more than 1.8 million square feet of Class A office space. Additionally, there is an opportunity to build up to 1 million square feet of office. Our professional hub combines sophistication, convenience and practicality all in one diverse campus.







Waterford Business District is a hub for more than 100 multinational companies, as well as regional and Latin American headquarters for many Fortune 500 businesses.

Put your company alongside key players in healthcare, technology, manufacturing, transportation, finance and insurance, as well as local startups from diverse industries.

**15M**  
Average number of daily **FedEx** shipments per business day.

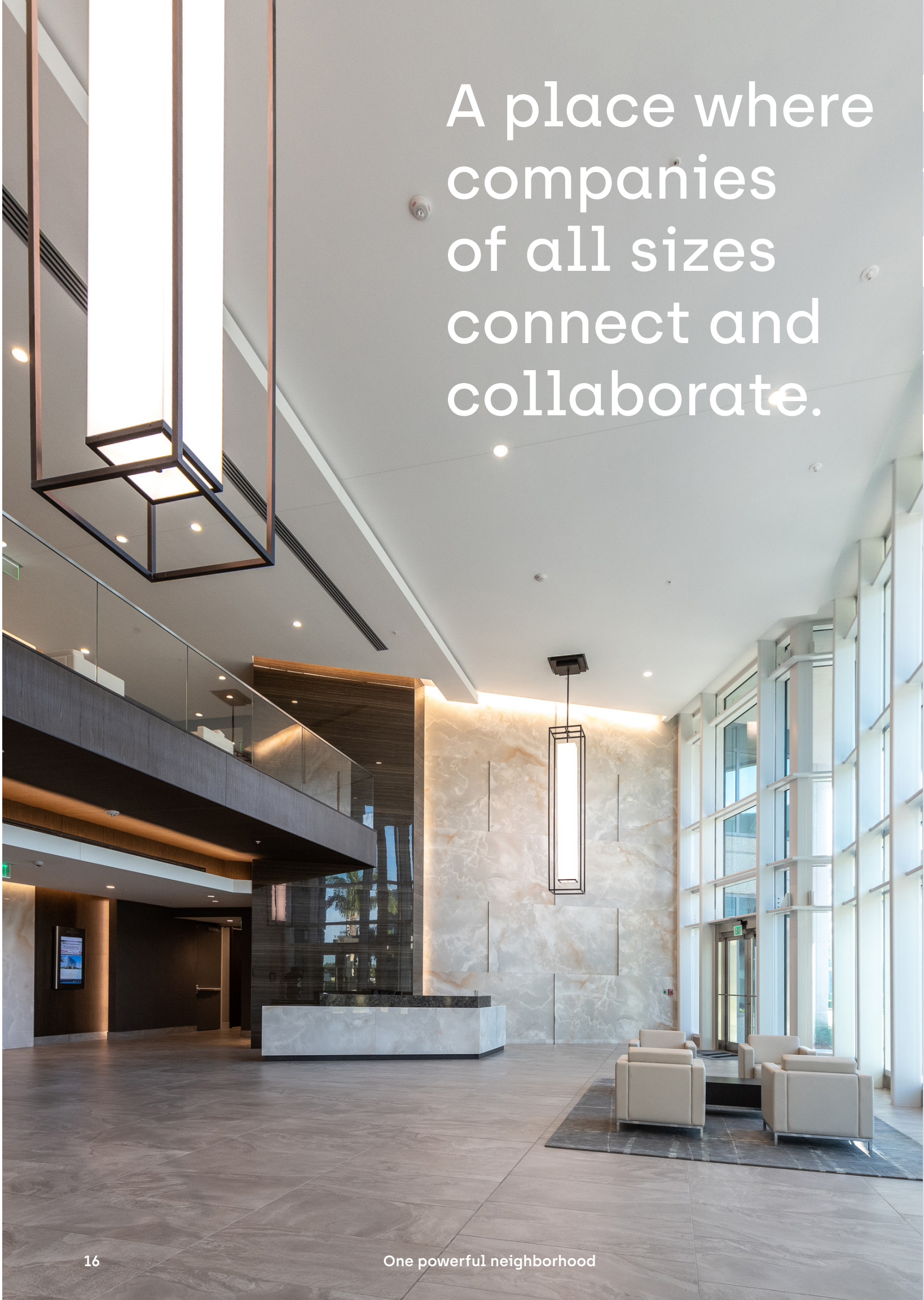
**25+**  
Prestigious brands sold globally by **Estée Lauder**.

**2.4B**  
**Burger King** hamburgers sold each year around the world.

**200+**  
Countries and territories of product sold by **PepsiCo**.

OUR PEOPLE AT A GLANCE	
Airbus	Marriot
Atkins	McCann
Burger King	Nicklaus Children's Hospital
Cargill	Novartis
Caterpillar	Pepsi
CareCloud	Regus
Estée Lauder	Sony
Fedex	State Farm
First Bank	Swatch Group
Gilead	Telefonica
Hasbro	Toyota
IATA	Yamaha

A place where companies of all sizes connect and collaborate.







WBD's focus is on elevating the tenant experience and improving the quality of daily work life. With amenities like cafés, collaborative lounges, conference centers, daycare, fitness centers, wellness programming, 24/7 security, a post office, hotels and more. Everything employees need to thrive is right here in one place.

AMENITIES	EXPERIENCES
Conference facilities	Wellness programs
Fitness centers	Professional development seminars
Cafes	Networking opportunities
Complimentary indoor and outdoor Wi-Fi	Outdoor collaboration areas
Waterfront outdoor spaces	Pop up Food & Beverage offerings
Day Care	Food trucks
24/7 security	Social Events
On-site property management	

Waterford Business District is an amenity - rich environment designed to keep work and life in balance for every employee on campus.



# For Leasing Opportunities

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A TIAA Company

**Allianz** 

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