

**3511**  
D O R A L

# A FORTRESS FOR INNOVATION

3511 NW 91 AVENUE | MIAMI, FL 33172





Federal Reserve  
Bank of Atlanta

TRUMP  
NATIONAL DORAL  
MIAMI



AMLI  
8800  
RESIDENTIAL



CITYPLACE  
DORAL



Baptist Health  
Distribution Center

Residence INN  
BY HILTI

Palmetto Expy

NW 36<sup>TH</sup> St

NW 35<sup>TH</sup> Ln

NW 87<sup>TH</sup> Ave

NW 33<sup>RD</sup> St

NW 89<sup>TH</sup> Ct

NW 91<sup>ST</sup> Ave

3511  
DORAL



## THE BUILDING

3511 DORAL is an exclusive HQ office destination designed for forward thinking companies.

Its central Miami location, coupled with its business continuity focused infrastructure, makes 3511 DORAL an ideal business destination to attract and retain quality talent.



EXIT

**A FORTRESS FOR INNOVATION**

- BLENDED BEST-IN-CLASS AREA
- 100% OF OFFICE PLATES
- 17' CEILING CLEAR TO SLAB
- 100% OF OFFICE PLATES
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GOIT  
THE NEW  
TECHNOLOGY  
BIO

Health  
Innovation  
Growth



# THE FACTS

<b>ADDRESS</b>	3511 NW 91st Avenue Miami, FL
<b>RENTABLE AREA</b>	158,268 SF
<b>STORIES</b>	2
<b>FLOOR PLATES</b>	±80,000 SF
<b>BUILDING SIGNAGE</b>	Available
<b>PARKING</b>	3.5 unassigned per 1,000 SF
<b>CEILING HEIGHTS</b>	First floor: 15' slab to slab Second floor: 17' slab to slab
<b>BACK UP POWER</b>	The property is equipped with a 900 KVA generator and a redundant backup generator with 500 KVA.
<b>AMENITIES</b>	<ul style="list-style-type: none"><li>• Community and fitness center</li><li>• Daycare on-site</li><li>• Residence Inn by Marriott on-site</li><li>• BridgePrep Academy - K-8 Charter School Cognia Accredited - Conveniently located just east of 3511 DORAL</li></ul>



**CONSTRUCTED TO ASCE 95 STANDARDS**

**TWO BACKUP GENERATORS**

**UNINTERRUPTIBLE POWER SUPPLY (UPS) SYSTEM**

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

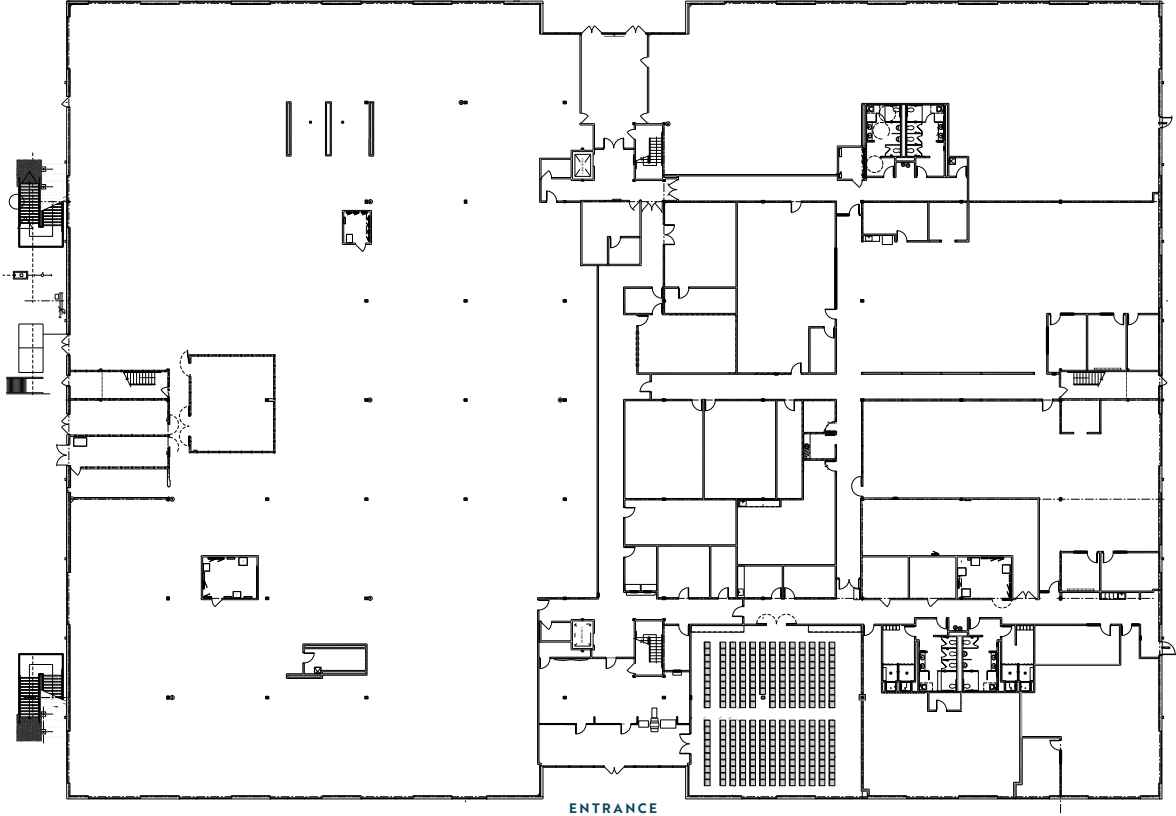
**15' - 17' SLAB TO SLAB CEILINGS HEIGHTS**

**LARGEST FLOOR PLATES IN DORAL**

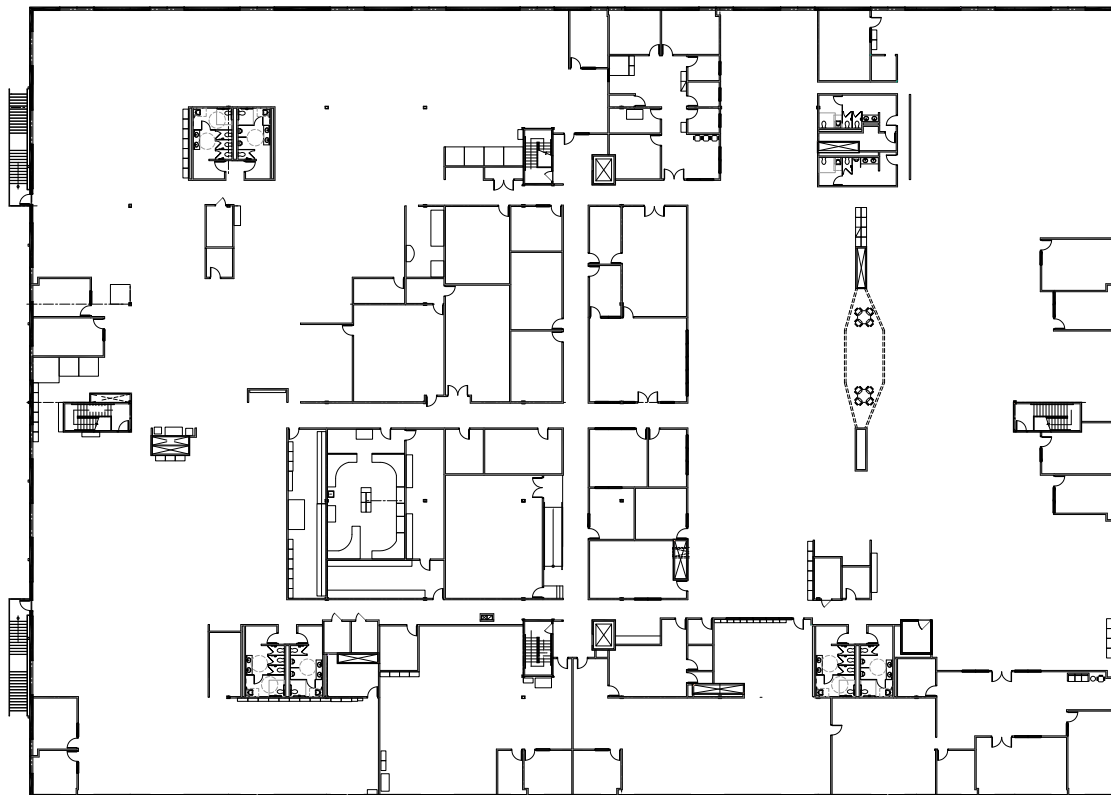
**FLOOR LOAD:**

REINFORCEMENT BEAMS PLACED APPROXIMATELY EVERY 10 FEET (TYPICAL BUILDINGS HAVE THEM EVERY 20-25 FEET) WHICH MAKES FOR SUPERIOR STRUCTURAL INTEGRITY AND STELLAR FLOOR LOAD

FIRST FLOOR



## SECOND FLOOR







CONCEPTUAL RENDERING



CONCEPTUAL RENDERING



## LOCATION

This ideal office destination is easily accessible via all major expressways in South Florida including 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 to Miami International Airport, the top ranked airport in the U.S. for international passengers and international freight
- 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



Downtown Doral 5 min. | Miami Int. Airport 15 min. | Design District 20 min. | Coral Gables 21 min. | Downtown 21 min. | Wynwood 21 min. | Brickell 24 min. | Mid-Beach 28 min. | South Beach 33 min.



# NEIGHBORING DEVELOPMENTS

## DORAL CENTRAL PARK (3 MIN)

3000 NW 87th Avenue, Doral

- \$120M INVESTMENT
- 82-ACRE CITY PARK TO HOST PUBLIC EVENT, PICNICS AND RECREATIONAL ACTIVITIES.
- 70K RSF INDOOR RECREATION FACILITY

## DESTINATION SPORT MIAMI (10 MIN)

11850 NW 22nd Street, Doral

- \$150 MILLION INVESTMENT
- LARGEST ELITE INDOOR MULTI-SPORTS FACILITY IN NORTH AMERICA SPANNING 20 ACRES HOSTING 35 DIFFERENT SPORTS DISCIPLINES FOR ATHLETES OF ALL AGES AND LEVELS.
- OVER 820,000 SF

## TRUMP NATIONAL DORAL (5 MIN)

4400 NW 87th Avenue, Doral

- 800-ACRE 5-STAR RESORT PROVIDING PREMIER TENNIS, SPA AND GOLF COURSE RESORT AMENITIES WITH 4 CHAMPIONSHIP-LEVEL GOLF COURSES ON-SITE INCLUDING "BLUE MONSTER"
- NEW PLANS CALL FOR: 2,300 LUXURY HOMES, RETAIL AND COMMERCIAL SPACE



## 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

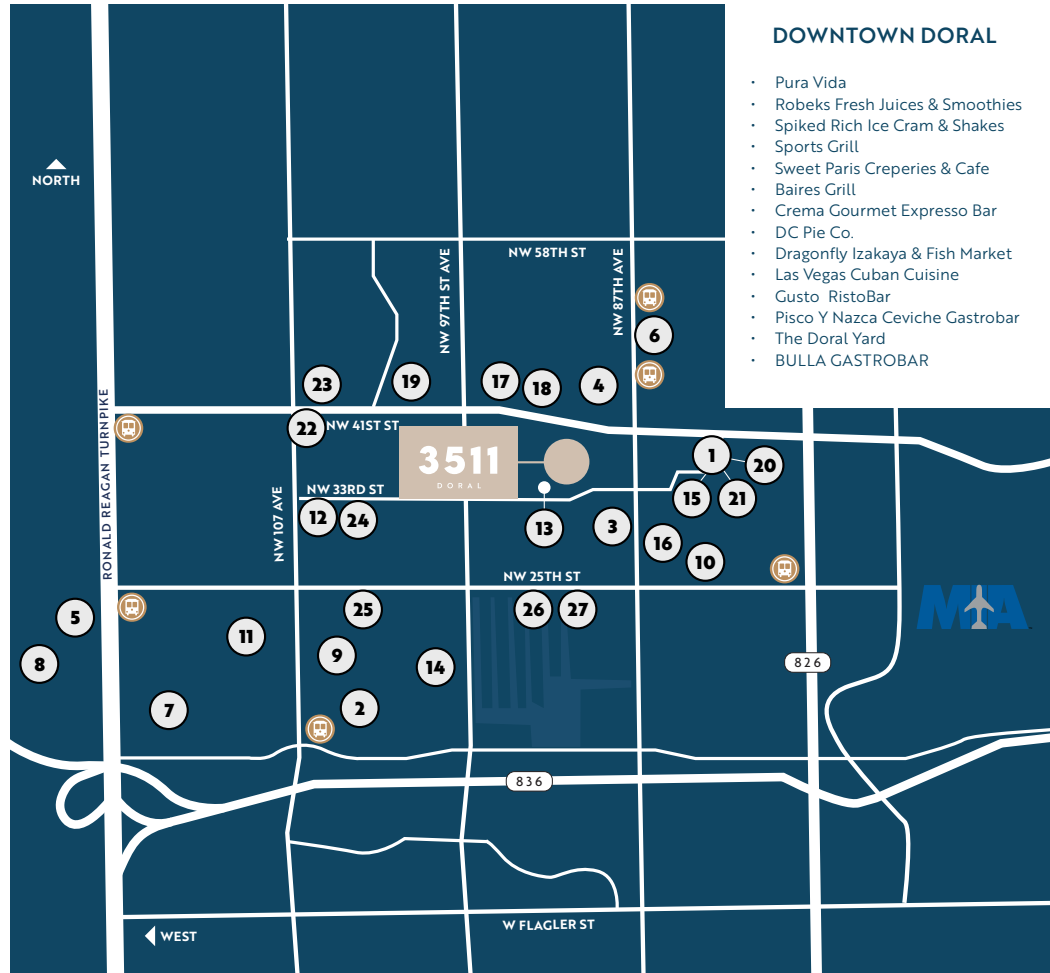
15. TAP 42 CRAFT KITCHEN & BAR
16. MILLER'S ALE HOUSE
17. ELLA'S OYSTER BAR
18. CAPRICCIO
19. GREEN PLATE ASIAN BISTRO
20. ANTHONY'S COAL FIRED PIZZA
21. COOPER'S HAWK WINERY & RESTAURANT
22. DIVIETO RISTORANTE
23. ROLYAL THAI FOOD
24. 107 STEAK
25. BOCAS HOUSE
26. II FORNO RISTORANTE
27. RED SHALLOT



DORAL TROLLEY STOPS

## DOWNTOWN DORAL

- Pura Vida
- Robeks Fresh Juices & Smoothies
- Spiked Rich Ice Cram & Shakes
- Sports Grill
- Sweet Paris Creperies & Cafe
- Baires Grill
- Crema Gourmet Espresso Bar
- DC Pie Co.
- Dragonfly Izakaya & Fish Market
- Las Vegas Cuban Cuisine
- Gusto RistoBar
- Pisco Y Nazca Ceviche Gastrobar
- The Doral Yard
- BULLA GASTROBAR



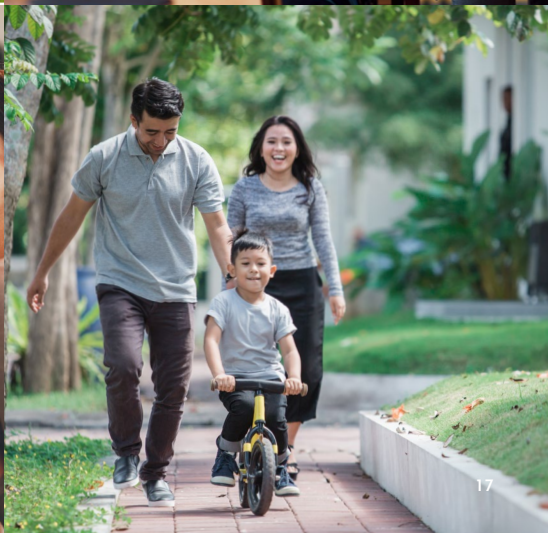
*NOTE: This is a only sample of the numerous amenities in the area.*



## 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, it is undoubtedly a city worth exploring.





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