



WATERFORD
BUSINESS DISTRICT

MIAMI, FLORIDA

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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.

WBD 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.



[Click to watch the WBD video](#)



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 which offers more flights to Latin America and the Caribbean than any other U.S. airport.

HIGHWAYS

WBD offers immediate access to SR-836 [Dolphin Expressway] which connects to all major highways including SR-826 [Palmetto], I-95 and the Florida Turnpike.

CENTRAL ACCESS

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

ACCESSIBILITY

- // Coral Gables
1.4 Miles
- // Doral
2.3 Miles
- // Health District
4.9 Miles
- // Coconut Grove
5.6 Miles
- // Wynwood
6.7 Miles
- // Downtown Miami
6.8 Miles
- // Brickell
7.2 Miles
- // Design District
7.8 Miles



WEST

MIAMI INTERNATIONAL AIRPORT

EAST

DOLPHIN EXPY

WATERFORD DISTRICT DRIVE

WATERFORD WAY

NW 7TH ST.

57TH AVE.

LAND FOR DEVELOPMENT - 30 ACRES
(TWO 15-ACRE SITES)
Entitlements for up to 850,000 SF of office

WV800

800 WATERFORD WAY

WV701

701 WATERFORD WAY

WV703

703 WATERFORD WAY

WV1000

1000 NW 57 COURT

WV5301

5301 WATERFORD DISTRICT DRIVE

WV5201

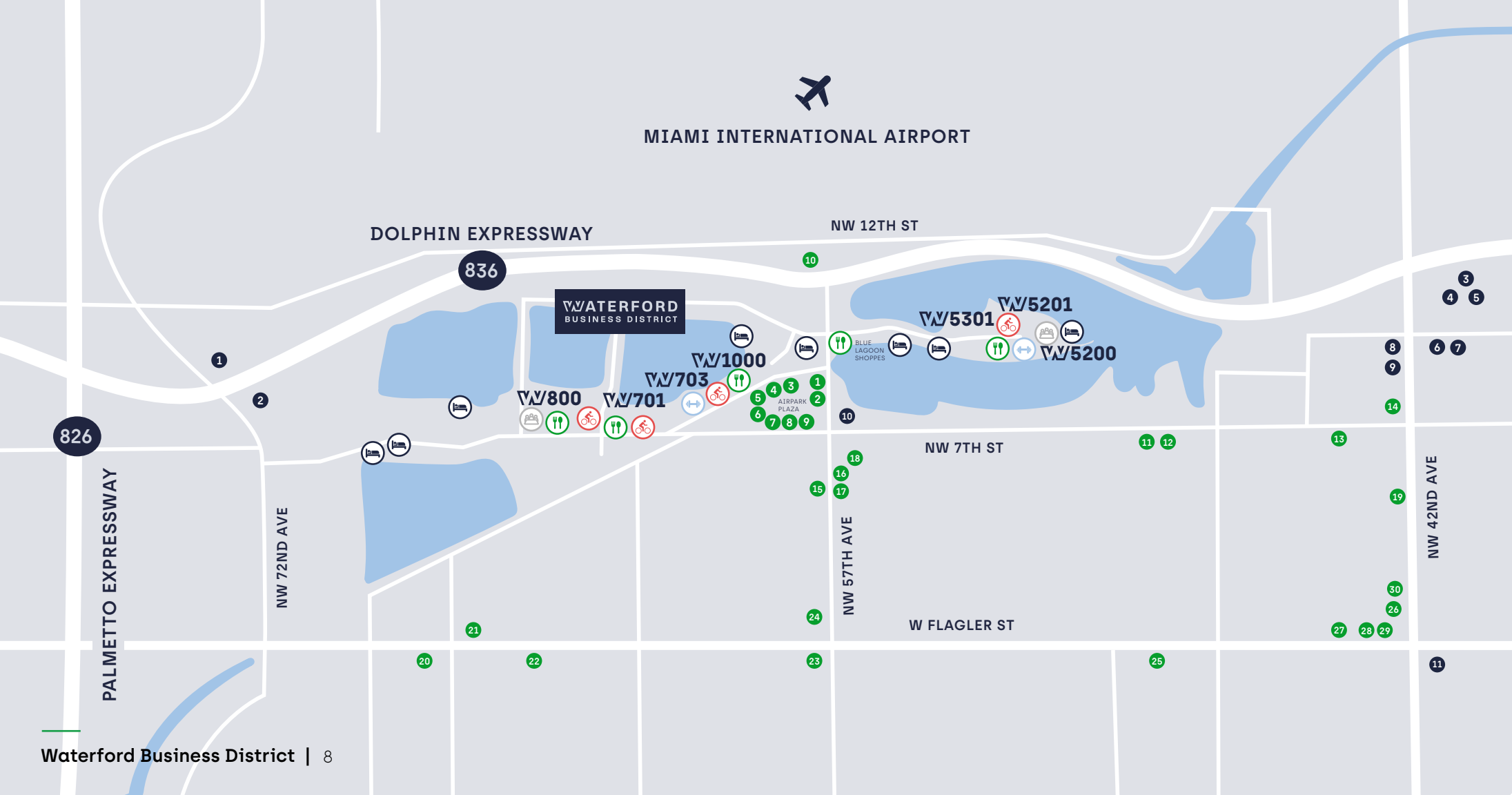
5201 WATERFORD DISTRICT DRIVE

WV5200

5200 WATERFORD DISTRICT DRIVE

The WBD portfolio, owned by a joint venture between Nuveen and PIMCO Prime Real Estate, features more than 1.6 million square feet of Class A office space. Additionally, there is an opportunity to build up to 850,000 square feet of office. Our professional hub combines sophistication, convenience and practicality all in one diverse campus.





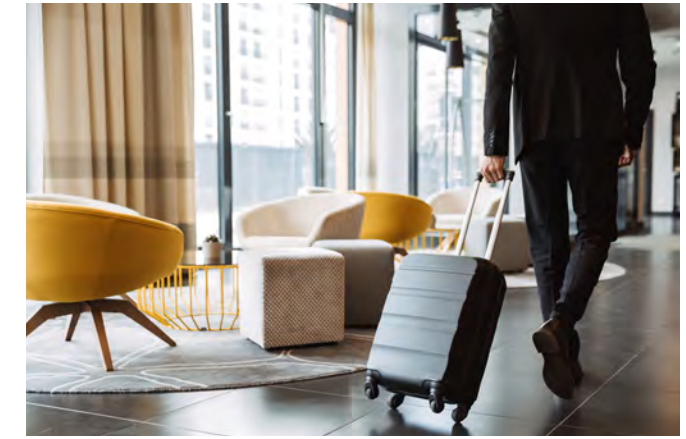
WITHIN THE PARK

	NW/800	NW/701	NW/703	NW/1000	NW/5301	NW/5201	NW/5200
BIKE SHARE *	✓	✓	✓	✓	✓	✓	
FOOD/BEVERAGE *	✓	✓		✓			✓
FITNESS CENTER *			✓				✓
CONFERENCE CENTERS *	✓						✓
HOTEL	Hilton Miami Airport Blue Lagoon Homewood Suites by Hilton TRU by Hilton Hyatt House Miami Airport Pullman Miami Airport Extended Stay America SpringHill Suites by Marriott Cambria Hotel Miami Airport		BLUE LAGOON SHOPPES NEW DEVELOPMENT		Chipotle Starbucks Panda Express	Jersey Mikes Capriccio	

*Amenities available to all tenants of the Nuveen/PIMCO buildings.

LEGEND

- FOOD/BEVERAGE
 - HOTEL
- | | | |
|-------------------------------|----------------------------------|---------------------------|
| 1. Publix | 16. Wendy's | 1. Days Inn |
| 2. Domino's Pizza | 17. Pollo Tropical | 2. DoubleTree |
| 3. First Watch | 18. McDonald's | 3. Courtyard Marriott |
| 4. Chicken Kitchen | 19. Checkers | 4. Miami Airport Marriott |
| 5. Bellacapri Italian | 20. Subway | 5. Residence Inn |
| 6. Xochimex Cantina Grill | 21. Sedano's Supermarket | 6. Fairfield Inn |
| 7. Giardino Gourmet Salads | 22. Karla Bakery | 7. Townplace Suites |
| 8. Planet Smoothie | 23. China Express | 8. Regency Hotel |
| 9. Burger King | 24. El Palacio de los Jugos | 9. Crowne Plaza Hotel |
| 10. 94th Aero Squadron | 25. La Cubanita Pizzeria | 10. Hampton Inn & Suites |
| 11. La Patagonia Argentina | 26. Pizza Hut | 11. Best Western Hotel |
| 12. Miami Coppelia Ice Cream | 27. La Rosa Bakery | |
| 13. Montes de Oca | 28. Islas del Caribe Restaurante | |
| 14. Hereford Grill | 29. Chipotle | |
| 15. Amor di Pasta Blue Lagoon | 30. Starbucks | |





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, legal, finance and insurance, as well as local startups from diverse industries.

15 M

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

25+

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

OUR PEOPLE AT A GLANCE

Airbus	Morgan & Morgan
Atkins	Nicklaus Children's Hospital
Cargill	Novartis
Estée Lauder	Regus
Fedex	SAP
First Bank	Sony
Gilead	State Farm
Hasbro	Subway
Havas	Swatch Group
Hilton	Telefonica
IATA	Toyota
Marriot	Yamaha
Molson Coors	



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

Conference facilities

Fitness centers

Cafés

Complimentary indoor/outdoor Wi-Fi

Waterfront outdoor spaces

Tesla Shuttle Service

Daycare

24/7 security

Bike share

Freebee Shuttle

On-site property management

EXPERIENCES

Wellness programs

Professional development seminars

Networking opportunities

Outdoor collaboration areas

Pop-up Food & Beverage offerings

Food trucks

Social events



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



Waterford Business District



GETTING AROUND CAMPUS

Waterford Business District offers its tenant's a variety of complimentary transportation options to get around the District and nearby amenities including Tesla service to and from Miami International Airport for executives.



For Leasing Opportunities



BLANCA

LICENSED REAL ESTATE BROKER

Blanca Commercial Real Estate, Inc.

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A JOINT VENTURE

nuveen
REAL ESTATE

PIMCO

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waterfordbusinessdistrict.com