

DORALCONCOURSE

WORK

DINE

LIVE

8400 NW 36TH STREET, DORAL, FL 33166



Doral
Pipeline
KEMPER
Walmart

NW 36TH STREET



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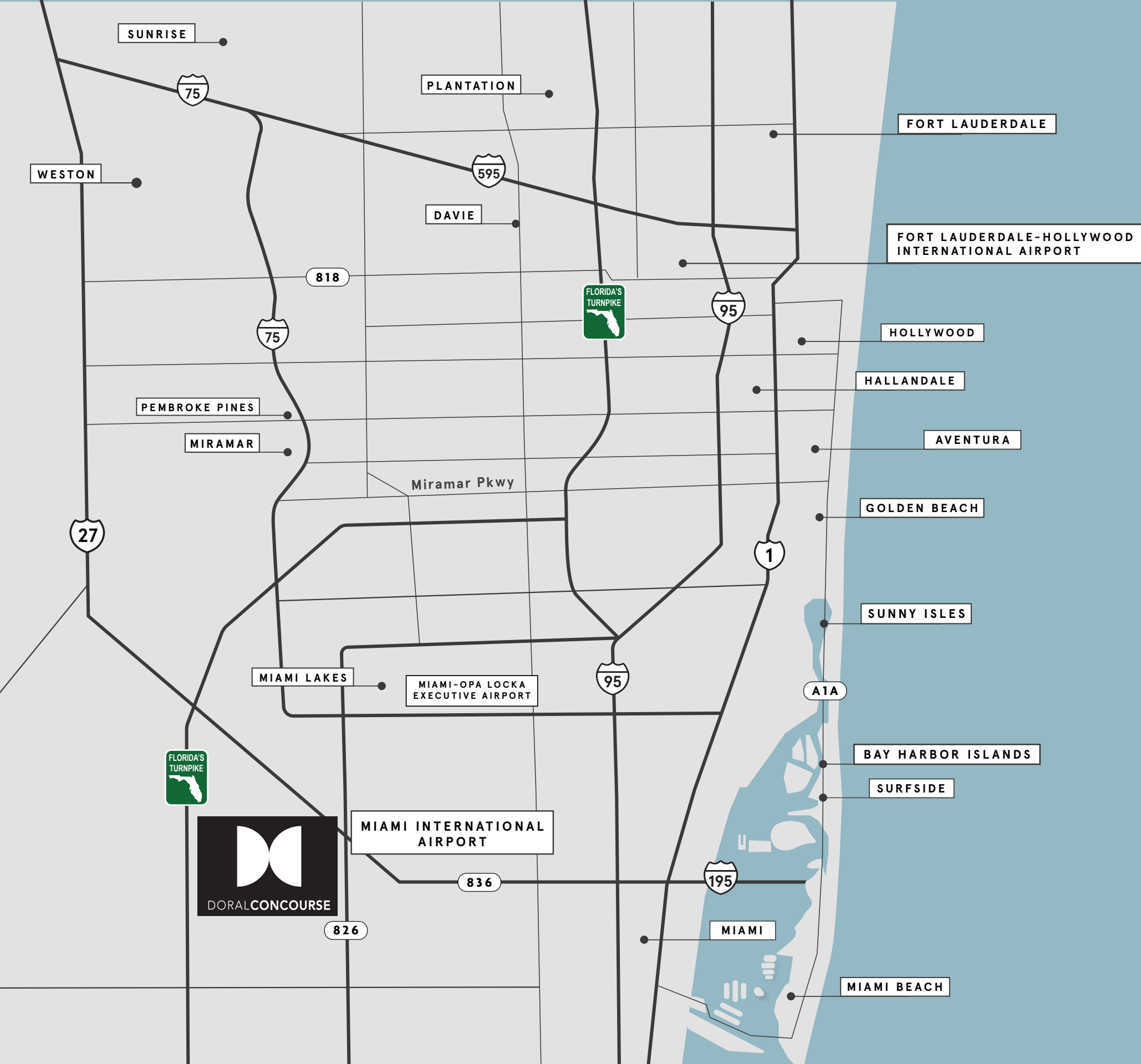


Doral Concourse is a Class A trophy asset in one of Miami's fastest growing suburban neighborhoods. Its modern design and efficient infrastructure makes it a highly desirable workplace environment for companies looking to attract and retain top talent.

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 proximity to major highways. The city is well-connected to major highways and transportation hubs, making it easy to commute to and from work.

- Major highways including:

 3 min.

 6 min.

 13 min.

 13 min.

 10 min.

- Easy access to the Doral Trolley with stops throughout the City of Doral
- Hundreds of retail and restaurant options within a 3-mile radius
- Varied housing options, banking, golf courses, top-rated schools nearby



NW 8ND AVENUE

NW 33RD STREET

OASIS PARK SQUARE (RESIDENTIAL)

RESIDENTIAL UNDERWAY

THE MANOR AT CITYPLACE (RESIDENTIAL)

NW 85TH COURT

THE FLATS (RESIDENTIAL)

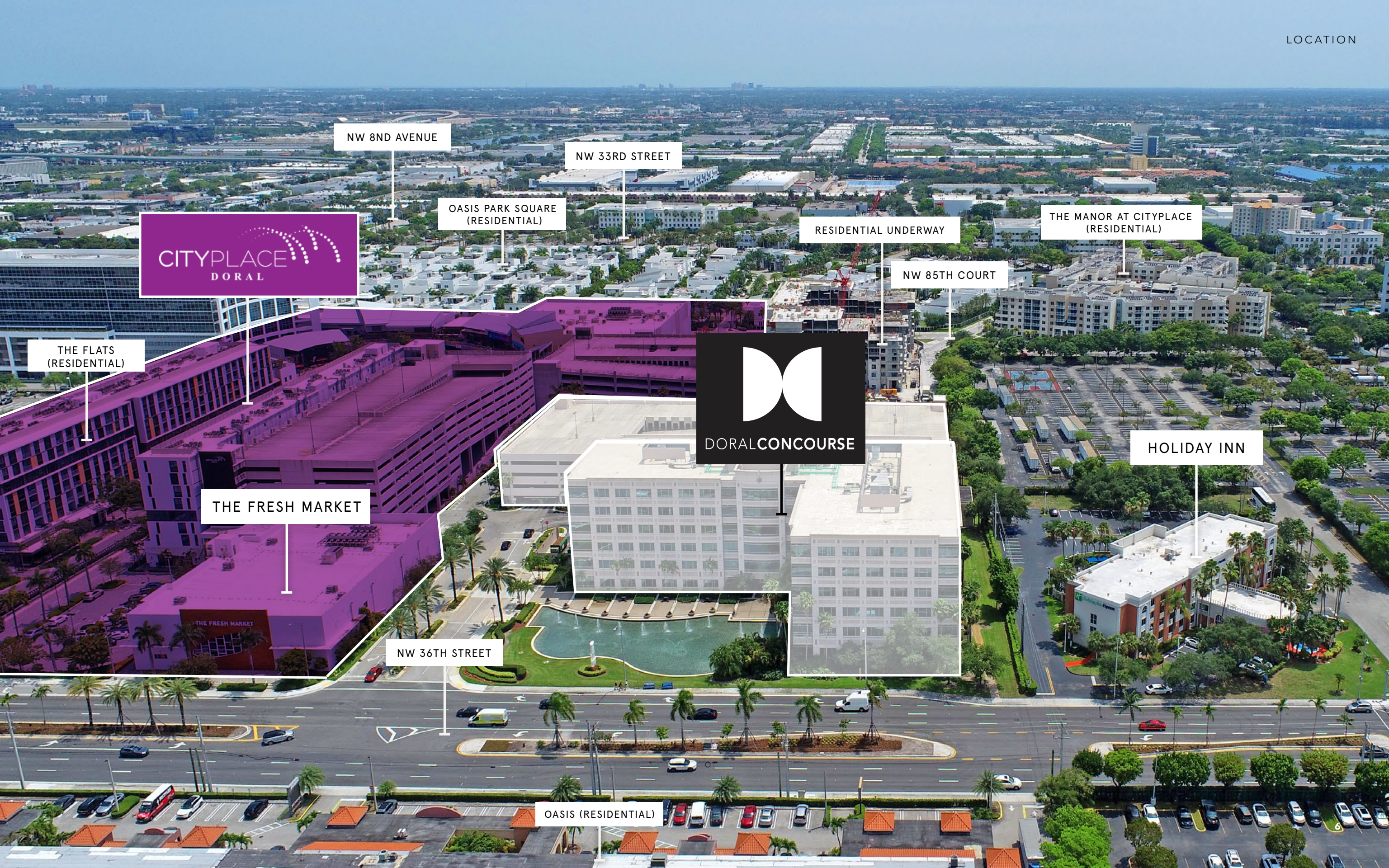
HOLIDAY INN

THE FRESH MARKET

DORALCONCOURSE

NW 36TH STREET

OASIS (RESIDENTIAL)





PALMETTO EXPRESSWAY

MIAMI INTERNATIONAL AIRPORT

LENNAR AT URBANA
(RESIDENTIAL)

CITYPLACE DORAL



NW 36TH STREET

HOLIDAY INN

AMENITIES

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

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.



BULLA GASTROBAR



COOPER'S HAWK WINERY & RESTAURANT

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.



LENNAR AT URBANA



OASIS PARK SQUARE



THE FLATS AT CITYPLACE

LIVE

AMENITIES

- Restaurants ● Entertainment ● Residential
- Stores ● Groceries

CITY PLACE DORAL — 1 MIN.

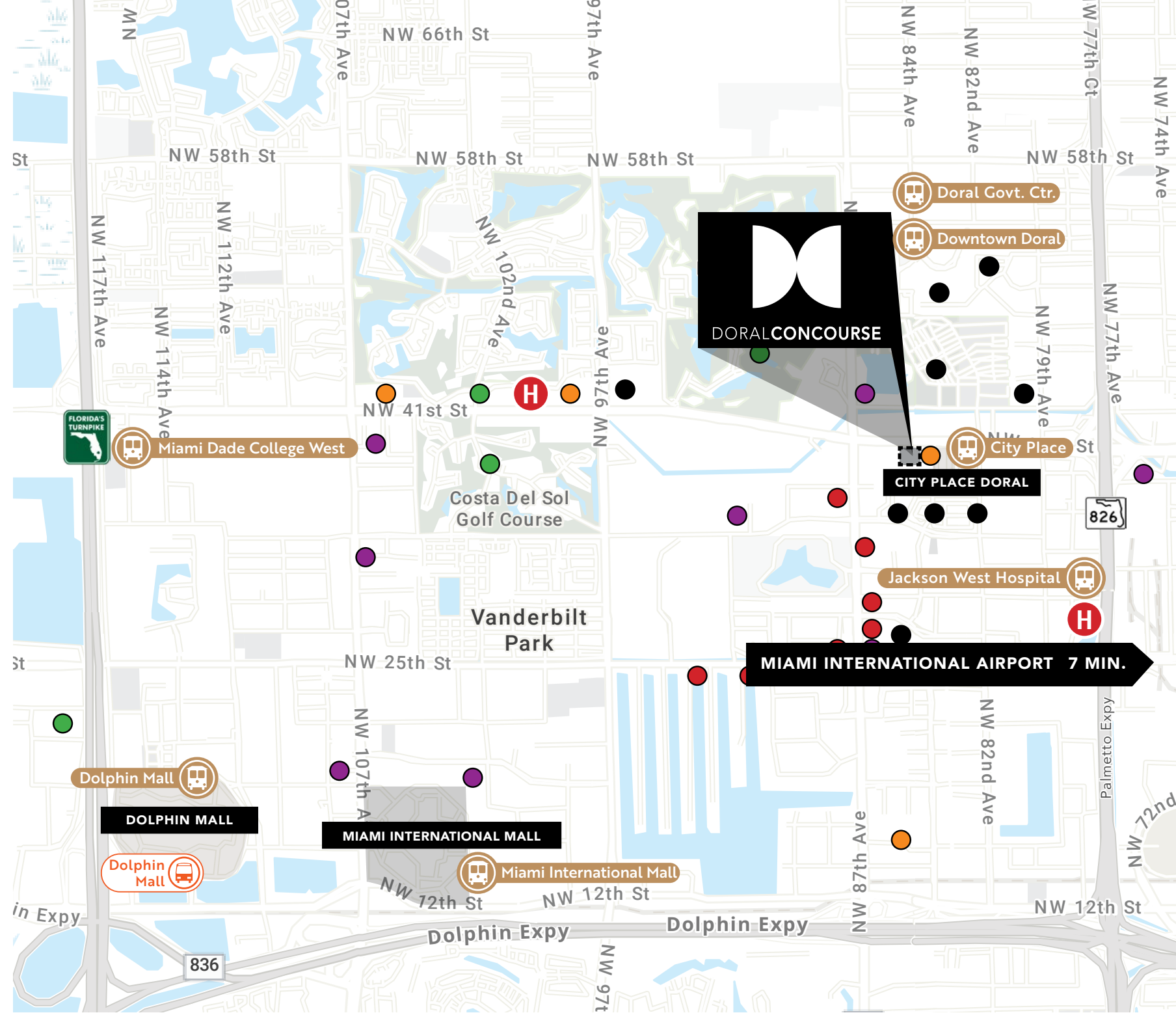
- Tap 24
- Cooper's Hawk
- The Cheese Course
- Novocento
- Savour
- SuViciche
- Brimstone Woodfire Grill
- Copper Blues Rock Pub & Kitchen
- Martini Bar Doral
- Miami Improv Comedy Club
- CMX Cinebistro
- Anatomy Fitness

DOLPHIN MALL — 6 MIN.

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

MIAMI INTERNATIONAL MALL — 5 MIN.

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



TRANSIT

- DORAL TROLLEY**
- TRANSIT TERMINAL**



PROPERTY FEATURES

- Expansive outdoor patio with seating
- New roof, cooling tower, garage lighting and EV chargers
- Excellent window line and fountain fronting Doral Boulevard (NW 36th Street)
- Adjacent to CityPlace Doral, a \$1 billion mixed-use lifestyle center
- 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
- Surveillance 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

ADDRESS

8400 NW 36TH ST, DORAL, FL 33166

BUILDING RENTABLE AREA

240,669 SF

STORIES

6

TYPICAL FLOOR

40,112 SF

CLASS

A

YEAR BUILT/RENOVATED

2001/2020

PARKING RATIO

5/1,000

CEILING HEIGHT

12 FT





MANAGED AND LEASED BY:



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FOR OFFICE LEASING, CONTACT:

TERE BLANCA

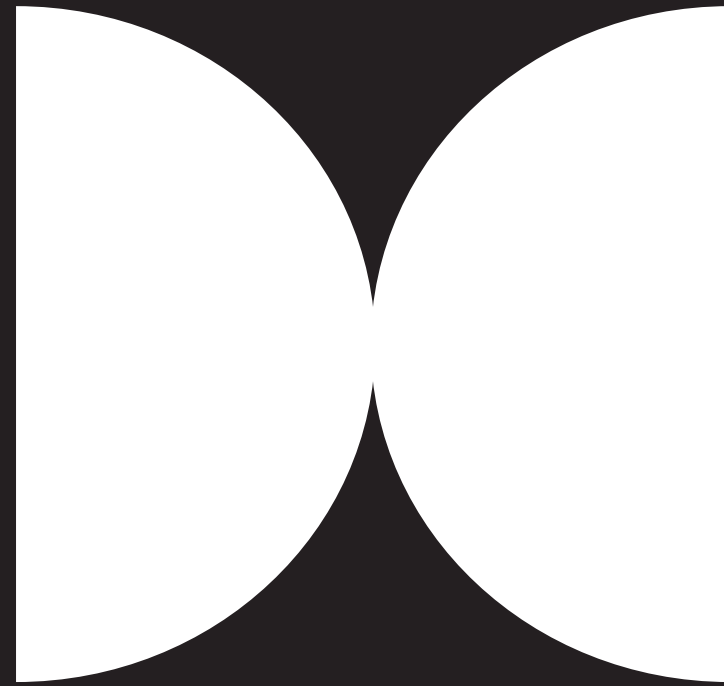
tere.blanca@blancacre.com
305.577.8851

GRANT GASSMAN

grant.gassman@blancacre.com
305.319.0127

OWNED BY:





DORALCONCOURSE