



INTERNATIONAL CORPORATE PARK

Building #1

9905 NW 17th St. #107
Doral, FL 33172

Steve Medwin, SIOR, CCIM

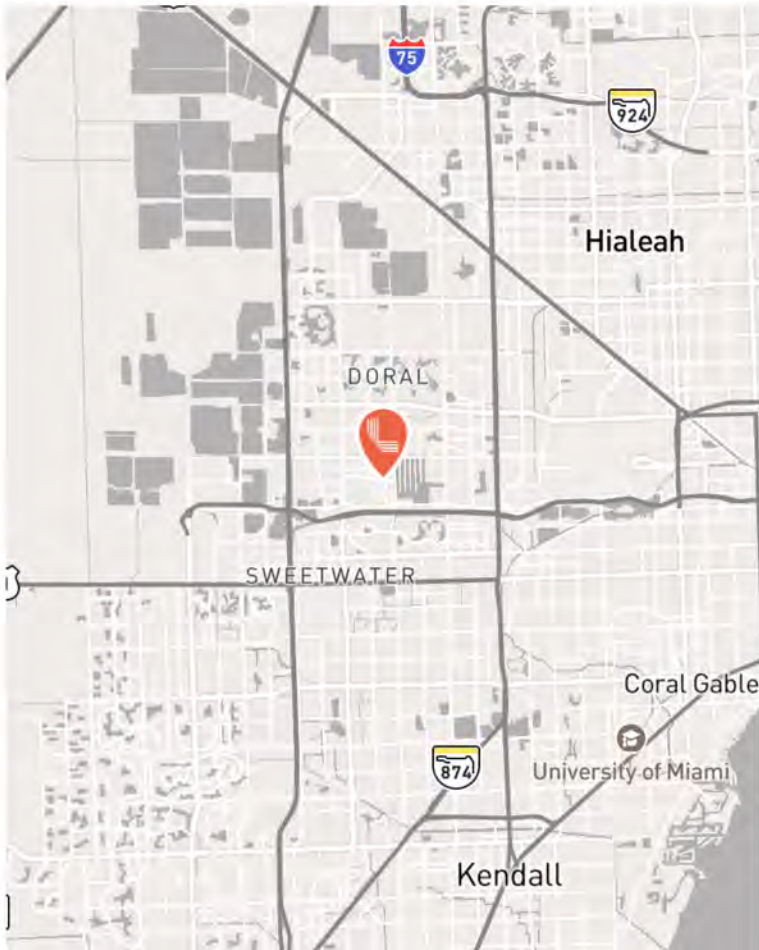
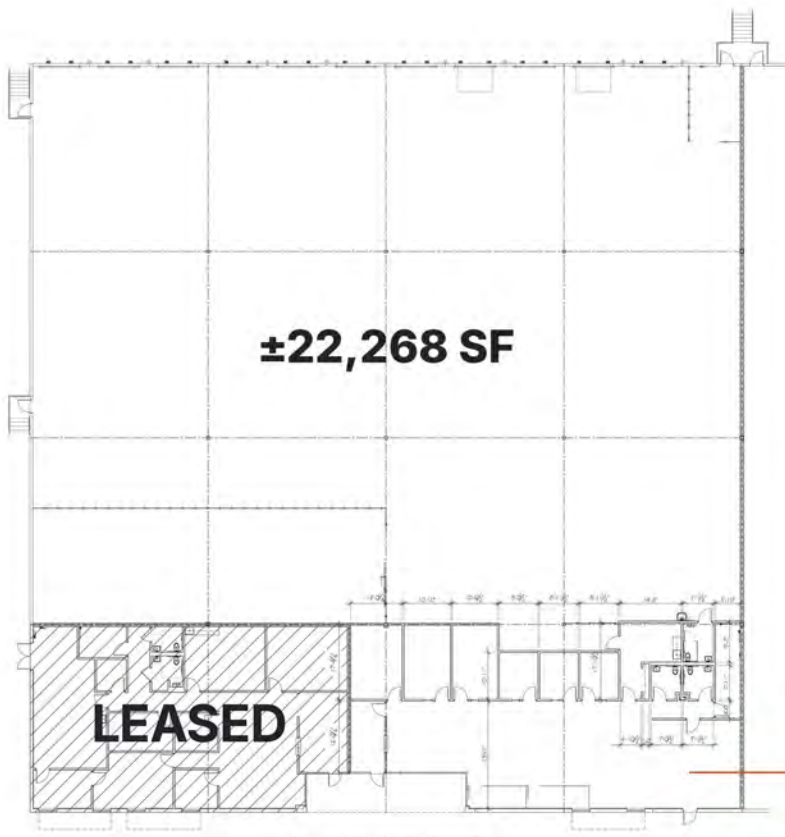
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SUITE #107 PROPERTY FEATURES

| | |
|----------------|------------------------------|
| Available Size | ±25,808 SF |
| Office Suite | ±3,540 SF |
| Clear Height | ±24' |
| Dock High | 11 Doors |
| Dock Equipment | 2 Pit Levelers |
| Parking | 1/1,000 SF |
| Building Depth | 175' |
| Sprinkler | Wet |
| Column Spacing | 43'9" x 41'6" |
| Truck Court | ±130' Non-Shared Truck Court |
| Additional | End Cap Unit |



LOCATION HIGHLIGHTS

Situated within Doral's prestigious International Corporate Park, the subject property is located off of NW 17th St and NW 98th Ct. It's just minutes from the Dolphin Expressway (SR 836) which provides direct access to the Port of Miami, Miami International Airport, and Downtown Miami. Additionally, the Florida Turnpike and Palmetto Expressway (SR 826) are close by and provide north and south access to the tri-county area.

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|--|-------------------------------------|
| → Port Miami: ±13 Miles | → Palmetto Expressway: ±3 Miles |
| → Miami International Airport: ±4 Miles | → I-95: ±11 Miles |
| → Dolphin Expressway: ±1.5 Miles | → Florida's Turnpike: ±2.5 Miles |

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

