

# OFFICE FOR LEASE



8600 NORTHWEST 36TH STREET | DORAL, FLORIDA 33166

PLEASE CONTACT

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## AT-A-GLANCE

The Offices at Doral Square is an 8-story 146,000 s.f. Class A office building along with a newly completed 3-story parking structure, located in the heart of Doral at the southeast corner of the “Main-and-Main” intersection of Doral Boulevard and NW 87th Avenue, enjoying unparalleled access to all major expressways and amenities.



### BUILDING HIGHLIGHTS

- 146,000 s.f.
- 8 stories
- Built in 1984 / Renovated in 2018



### CENTRALLY LOCATED

- SR-836 within 2.7 miles
- SR-826 within 1 mile
- FL Turnpike within 3 miles
- Convenient commute to Broward & Miami-Dade counties



### CLOSE PROXIMITY TO AIRPORT

- 5.8 miles
- ± 10 minute drive



### PARKING

- 4.1 / 1,000 s.f
- Structured parking garage



### PUBLIC TRANSPORTATION

- Miami-Dade MetroBus
- City of Doral Trolley



### RECENT BUILDING RENOVATIONS

- Extensive building system and common area upgrades
- New tenant cafe
- Newly constructed parking garage

# AMENITIES + CONNECTIVITY

Doral Square will benefit from a brand new three-level 150,000 s.f. retail and restaurant plaza currently under construction to deliver Q1 2021. Doral's latest lifestyle center will sit alongside the Offices at Doral Square in the heart of Miami-Dade County and will include anchor tenants such as a 24 Hour Fitness, Marshalls, World of Beer and Panda Express.

## ADJACENT TO CITY PLACE DORAL

The Offices at Doral Square is conveniently located beside CityPlace Doral, a recently completed 300,000 s.f. mixed-use complex featuring 22 restaurants & bars, 700 Class A apartment units, 150 luxury townhouses, a Fresh Market, a luxury movie theatre, 9 boutiques, and an upscale bowling alley. Among CityPlace's assortment of shops, you'll find notable retail tenants including:

## RETAIL

1. CVS
2. GNC
3. Ace Hardware
4. Sherwin Williams
5. Walgreens
6. OfficeMax
7. Dolphin Mall
8. Miami Int'l Mall

## BANKS

1. Citi
2. BB&T
3. Wells Fargo
4. TD Bank
5. Chase
6. Suntrust
7. BofA

## RESTAURANTS

1. McDonald's
2. Wendy's
3. Burger King
4. Chipotle
5. Taco Bell
6. Pollo Tropical
7. Longhorn Steakhouse
8. Macaroni Grill
9. Hooters
10. Chilis
11. Moe's
12. BJ's
13. Brio
14. TGIFriday's
15. Texas de Brazil
16. Johnny Rockets
17. Buffalo Wild Wings
18. Cheesecake Factory
19. PF. Changs

## HOTELS

1. Marriot
2. aloft
3. Quality Inn
4. Homewood Suites
5. Hampton Inn
6. La Quinta
7. Stay America
8. Days Inn
9. Double Tree
10. Best Western
11. Residence Inn
12. Candlewood
13. Staybridge



