



Office

Palmetto West Park III - 410 & 411

OFFICE UNITS FOR SALE OR LEASE

7791 NW 46th Street | Doral, FL 33166

For More Information

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Unit Sizes: $\pm$ 965 SF
Lease Rate & Type: \$36.00 PSF, Modified Gross
Asking Price: \$456.00 PSF or \$440,040.00

*Can be leased or purchased together or separately

For more listings visit: naimia-ftl.com/properties

NAI Miami
Fort Lauderdale

Palmetto West Park III

7791 NW 46th Street | Doral, FL 33166



Building Features

- Contemporary architecture
- Cafe on ground floor
- Two-story lobby
- Two (2) elevators and three (3) staircases
- Two (2) common conference rooms
- Common greeting area (2nd floor mezzanine)
- Generous parking (covered, exterior plus 52 short-term guest parking)



Location Features

- Close to all the amenities within Downtown Doral, CityPlace, Atrium @ Doral, etc.
- Easy access to all major thoroughfares and public transportation
- Close to residential communities, hotels, restaurants, banks, etc.



Unit Features

7791 NW 46th Street | Doral, FL 33166



Unit 410



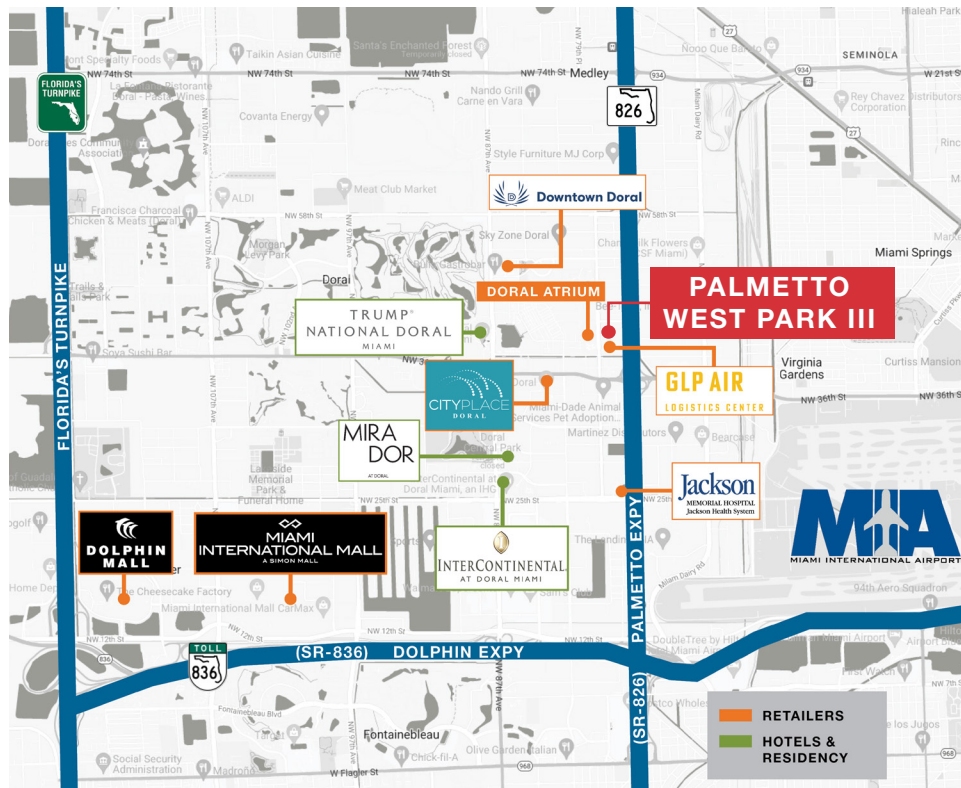
Unit 411

Unit Features

- Open floor plan
- Acoustical drop ceiling at 9' and lighting
- Two (2) impact glass windows
- Three (3) assigned parking spaces included; additional parking may be available subject to owner approval
- Separate electric meter
- Separate A/C unit and control

Location Overview

7791 NW 46th Street | Doral, FL 33166



MIAMI INTERNATIONAL
AIRPORT
4.4 Miles



PORT OF MIAMI
13.6 Miles

Palmetto Expressway (SR 826) 0.5 Miles

Doral Boulevard/NW 36th
Street 0.53 Miles

Downtown Doral 1.0 Miles

Dolphin Expressway (SR 836) 2.5 Miles

Florida's Turnpike 4.7 Miles

Within the prestigious City of Doral (www.cityofdoral.com):

- **Home to Trump National Doral**, a world famous golf and hotel resort, home of the future Trump Doral International Towers, a landmark project comprised of luxury residential, retail and restaurants.
- **#1 in Miami-Dade County** with over 3,000 logistics-related companies with over 150,000 employees.
- **#1 Best place** to invest in real estate in Florida - article from NerdWallet.
- Home to **Fortune 500 companies** and government headquarters such as: Carnival Cruise Lines, Hellman Worldwide Logistics, Federal Reserve Bank, Walmart, US Southern Command, Amadeus and Univision to name a few.
- **Ranks #51 in the Top 100 Places** to live and launch a business in the United States by CNN/Money.com.
- Over 50 financial institutions and more than 25 Hotels
- **#2 in Forbes.com list** of America's top 25 towns to live well.

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