

# Doral First-Floor Office for Lease

9600 NW 25TH STREET  
DORAL, FL 33172



## WESTVEST ASSOCIATES

LICENSED REAL ESTATE BROKER

9600 NW 25TH STREET, SUITE 2A  
DORAL, FL 33172



WestVest Associates, Inc.  
Licensed Real Estate Broker

[WWW.WESTVEST.COM](http://WWW.WESTVEST.COM)

305.490.4610

786.527.0627

DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE IN PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS, IMPOSED BY OUR PRINCIPALS.

## FOR MORE INFORMATION

**TONY DEROSA, PRESIDENT**  
**(305) 490 4610**  
**TONY@WESTVEST.COM**



**LEASING RATE:**

**\$29/RSF**

**NET OF ELECTRICAL  
& JANITORIAL**



**OVERSEAS TOWER  
LEASING OPPORTUNITY**  
**±5,515 GLA**

## OFFICE FEATURES

- FULL FLOOR SUITE WITH PRIME 25TH STREET EXPOSURE
- POTENTIAL DRIVE-THRU AND TELLER/TICKETING AREAS
- VAULT
- POTENTIAL SIGNAGE (BUILDING AND ROOFTOP) OPPORTUNITY

## BUILDING FEATURES

- FRONTAGE ON NW 25TH STREET
- ± 3 PER 1000 SQFT PARKING RATIO
- FULL SERVICE BUILDING
- 24-HR ACCESSIBILITY
- ON-SITE MANAGEMENT
- FULL GENERATOR BACK-UP
- DESIGNED BY ARQUITECTONICA



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**Tony DeRosa, President**

☎ 305.490.4610

✉ Tony@WestVest.com

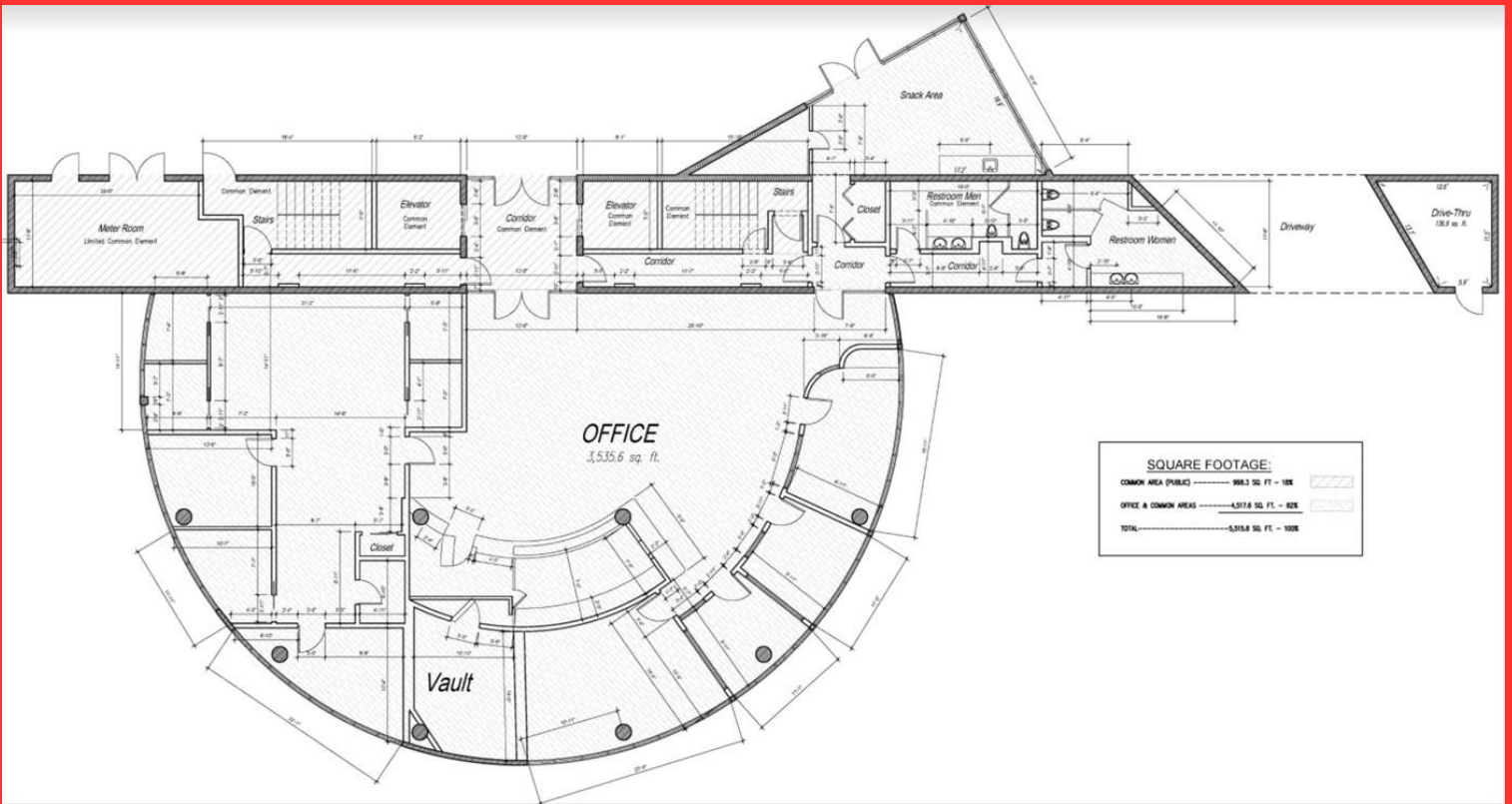
**Priscilla Salmon**

☎ 786.527.0627

✉ P.salmon@WestVest.com

**FLOOR PLAN OFFERS RECEPTION AREA,  
EXECUTIVE OFFICES, CONFERENCE AREAS,  
KITCHEN/LUNCH ROOM AREA, STORAGE  
ROOM, SERVER/ELECTRICAL ROOM, COPY  
ROOM, VAULT, AND PRIVATE RESTROOMS.**





## PRIME DORAL LOCATION

OVERSEAS TOWER BENEFITS FROM NUMEROUS AMENITIES INCLUDING TWO MALLS, HOTELS, BANKING CENTERS, PREMIER DINING, RETAIL, AND ENTERTAINMENT OPTIONS.

## DISTANCES

- 1.5 MILES FROM CITY PLACE DORAL
- 2 MILES FROM DOLPHIN MALL, INT'L MALL, & TRUMP NATIONAL DORAL
- 2 MILES FROM PALMETTO EXWY
- 3 MILES FROM DOLPHI EXWY AND FL TURNPIKE
- 5.5 MILES FROM MIAMI INTERNATIONAL AIRPORT



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