

OFFICE FOR LEASE

WATERFORD BUSINESS DISTRICT

MIAMI FL

EAL



WILSHIRE

ADVISORY GROUP

FOR LEASE -5959 WATERFORD DISTRICT DR

SUITES AVAILABLE:

Suite 101 - 1,239 RSF (Vacant)

Suite 103 - 3,402 RSF (Nov 2026)

Suite 200 - 17,000 RSF (Full floor - Nov 2026)

Suite 305 - 5,041 RSF (Nov 2026)

See floor plans in next pages



PROPERTY HIGHLIGHTS:

- Stand-alone office building in the Waterford Business District with recently renovated common areas.
- Impressive views of surrounding lakes and MIA Airport
- Unique architectural design which differentiates the project from other Blue Lagoon buildings
- On-site security, property management, and ownership.
- Conference room available to tenants.
- Covered reserved parking available.
- Centrally located in Miami, with fantastic freeway access from 826, 836, Turnpike and minutes from Brickell/Downtown Miami.
- Many amenities and nearby restaurants.
- Signage opportunities available




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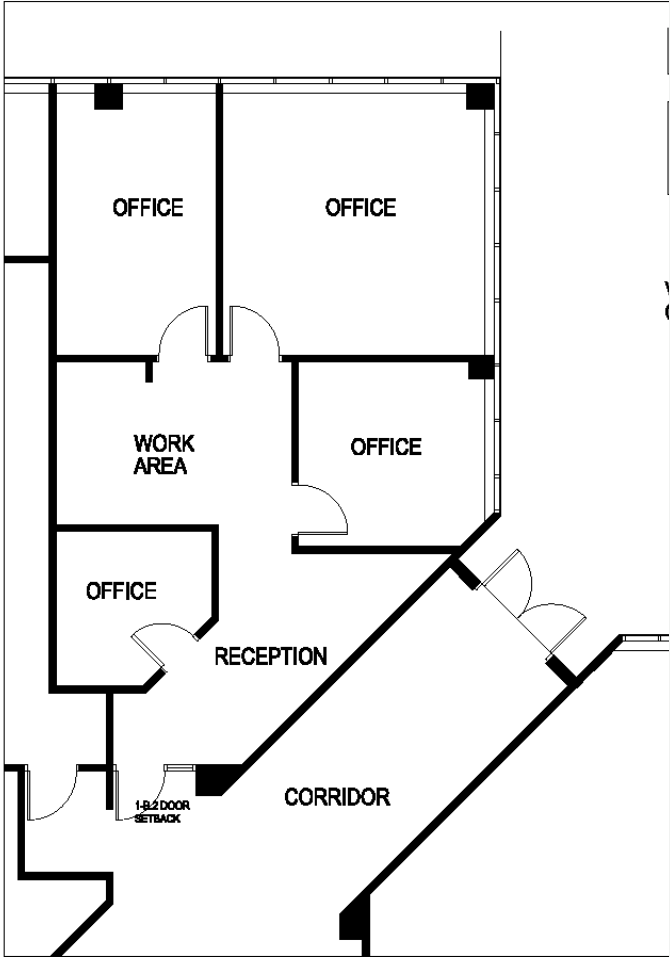
GROUND FLOOR – 5959 WATERFORD DISTRICT DR.

Suite 101

Size	1,239 RSF
Asking Rent	\$26.50 per RSF (NNN)
NNNs (est 2025)	\$16.50 per RSF
Available	Vacant
Term	3 to 10 year
Parking	free surface 3/1000



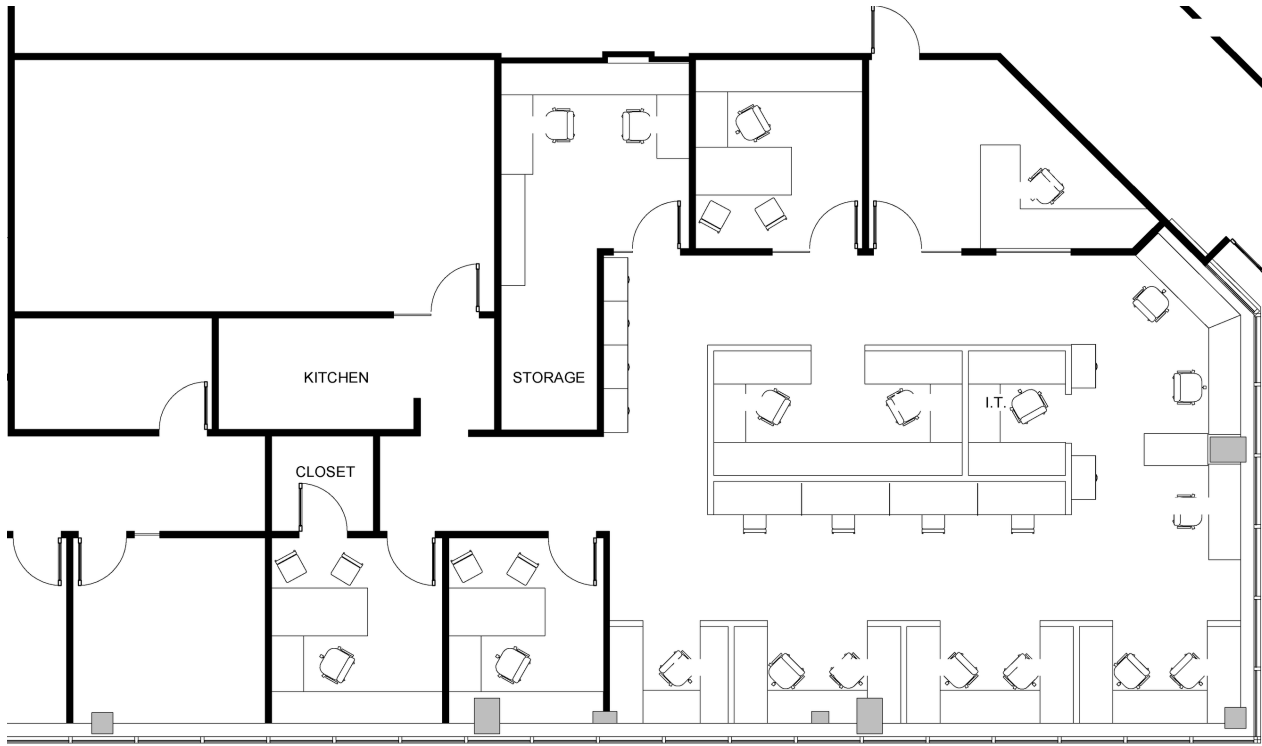
- Ground floor space facing MIA Airport.
- Small premises, flexible layout.
- Natural light and small conf room.



GROUND FLOOR – 5959 WATERFORD DISTRICT DR.

Suite 103

Size	3,402 RSF
Asking Rent	\$26.50 per RSF (NNN)
NNNs (est 2025)	\$16.50 per RSF
Available	Nov 2026
Term	3 to 10 year
Parking	free surface 3/1000

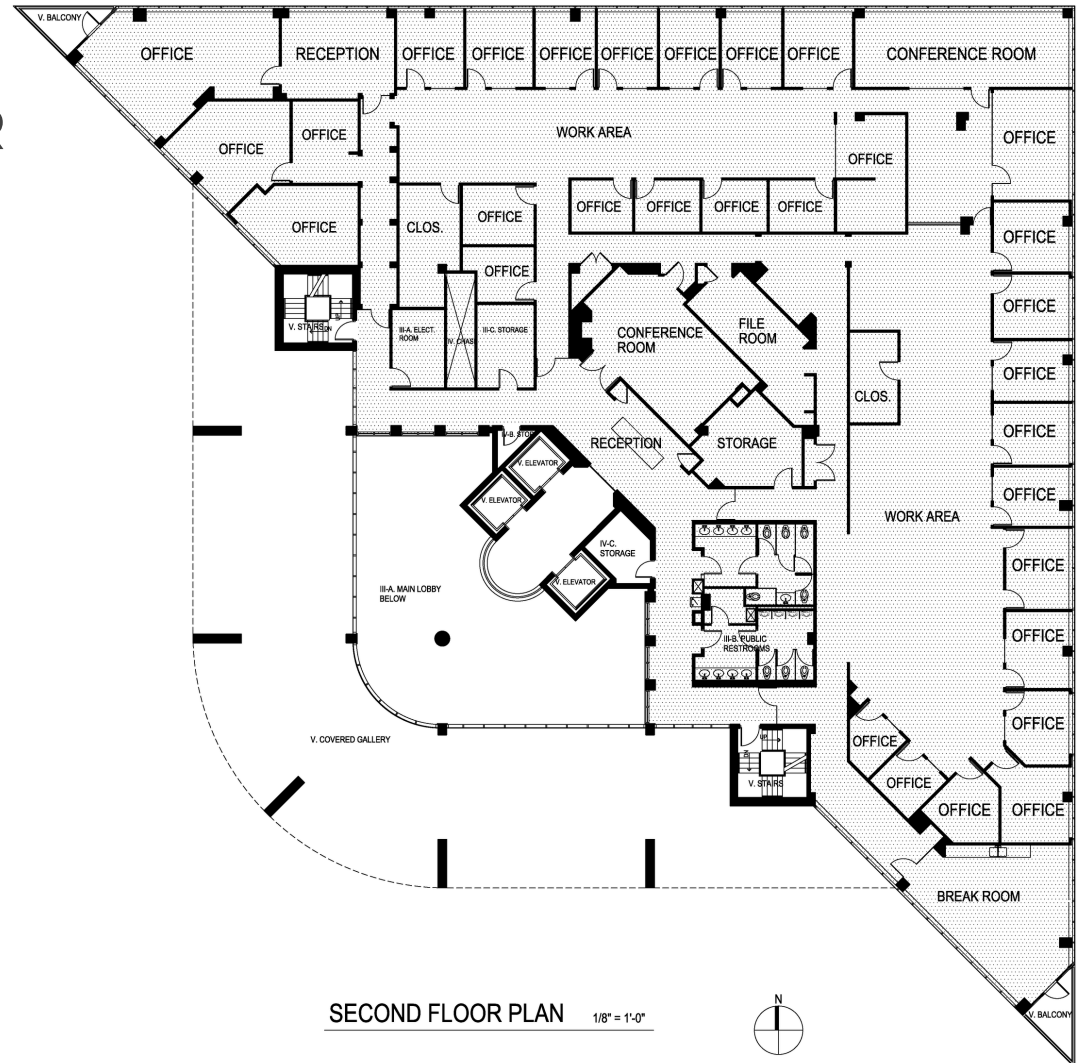


2nd FLOOR - 5959 WATERFORD DISTRICT DR.

Suite 200 - FULL FLOOR

Size	17,000 RSF (divisible)
Asking Rent	\$26.50 per RSF (NNN)
NNNs (est 2025)	\$16.50 per RSF
Available	Nov 2026
Term	3 to 10 year
Parking	free surface 3/1000

- Full floor opportunity suite.
- Exclusive access to the floor via elevators.
- Efficient layout - perimeter window offices.
- Direct views of the airport and nearby lakes.
- Plenty of natural light and window line.
- Private bathrooms.
- Building pylon signage available.

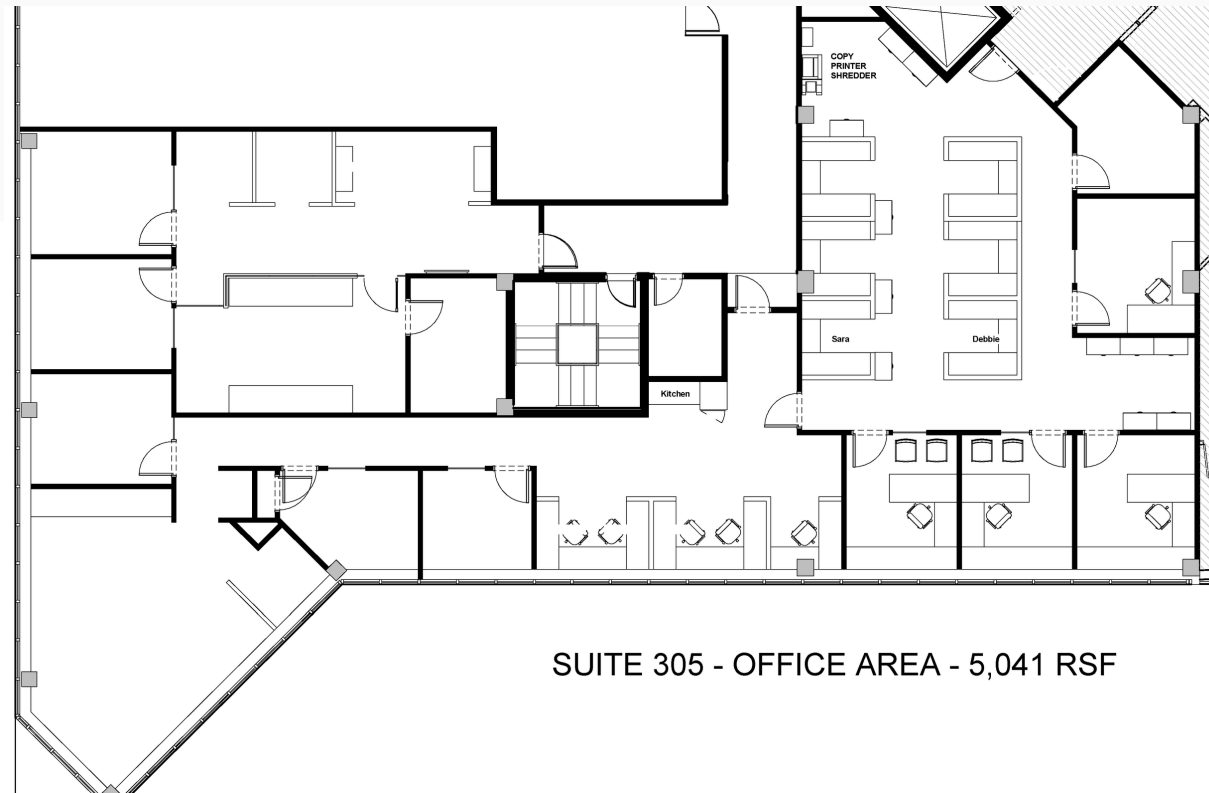


3rd FLOOR - 5959 WATERFORD DISTRICT DR.

Suite 305

Size	5,041 RSF (divisible)
Asking Rent	\$26.50 per RSF (NNN)
NNNs (est 2025)	\$16.50 per RSF
Available	Nov 2026
Term	3 to 10 year
Parking	free surface 3/1000

- Second generation space.
- Perimeter window offices - corner suite.
- Direct exposure to elevator lobby.
- Plenty of natural light and window line.
- Plenty of natural light and airport views





FOR MORE INFORMATION PLEASE CONTACT:

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