

Waterford Business District

5835 Blue Lagoon - Suite 302



Flexible Office in Miami's Most Central Business District.

Located in the heart of the prestigious Waterford Business District, 5835 Blue Lagoon offers a prime office opportunity in one of Miami's most sought-after corporate hubs. This centrally located building provides excellent access to major highways, Miami International Airport, and a variety of nearby amenities including hotels, restaurants, and retail. Waterford Business District is home to top national and international companies, offering a professional environment in a beautifully landscaped, campus-style setting.

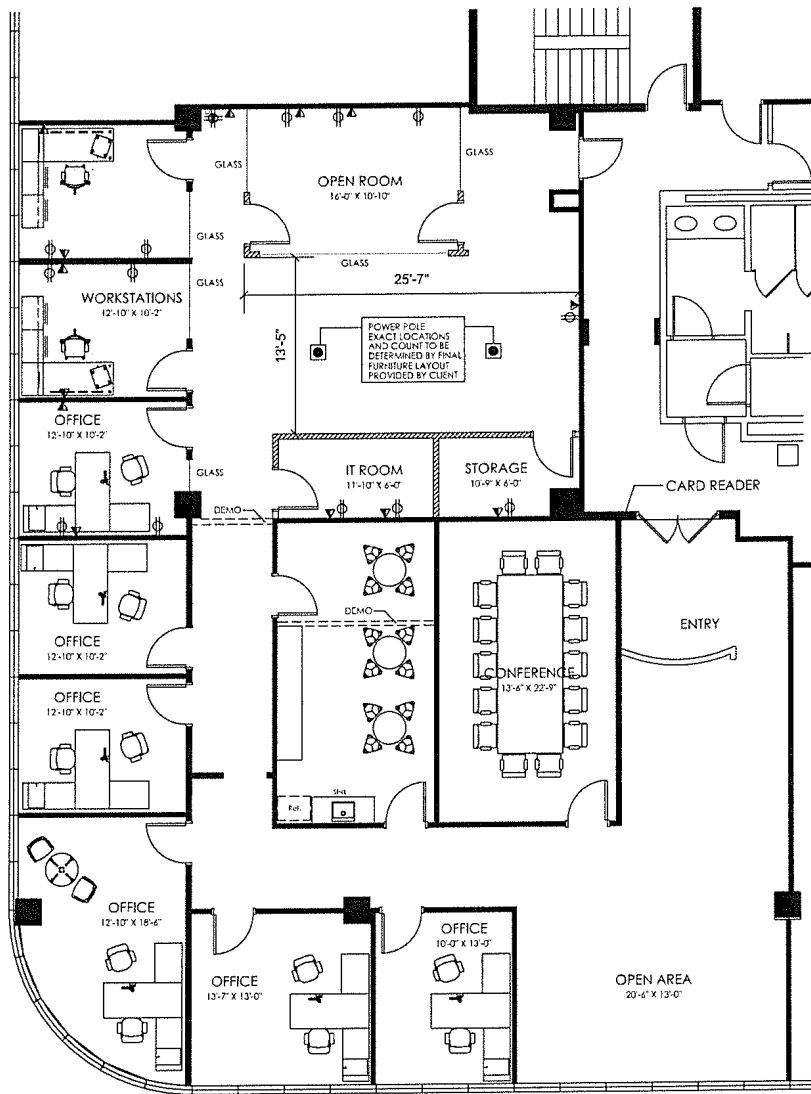
Ideal for small to mid-sized businesses, Suite 212 features an efficient floorplan, abundant natural light, and ample on-site parking. The tenant is Suite 212 will also be able to control HVAC temperature within the individual offices.

Waterford Business District boasts Florida's most significant aggregation of Fortune 500 companies.

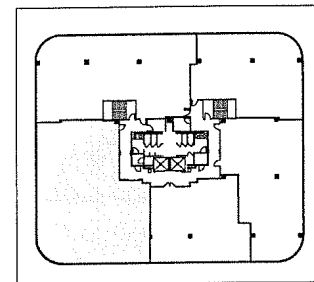


Suite 302

4,451 SF



KEY PLAN



Building Facts

Building Height	4 Stories	Ceiling Height	10'	
Building Size	57,565 SF	Parking	199 Surface Parking Spaces	
Typical Floor	14,391 SF	Features	<ul style="list-style-type: none"> • Class A & ADA • Professionally managed • Easy access to Miami International Airport • Proximity to 836, 826, I-95 and FL Turnpike 	<ul style="list-style-type: none"> • Monument Sign Listing • Sleek Reception Area • On-site Management



BLUE LAGOON SHOPPES

NEW DEVELOPMENT

- Chipotle
- Starbucks
- Panda Express
- Jersey Mikes
- Capriccio Italian
- Tropical Smoothie Café
- Panera Bread
- BankUnited
- Pediatric Associates Blue Lagoon



HOTELS WITHIN WBD

- Hilton Miami Airport Blue Lagoon
- Homewood Suites by Hilton
- TRU by Hilton
- Hyatt House Miami Airport
- Pullman Miami Airport
- Extended Stay America
- SpringHill Suites by Marriott
- Cambria Hotel Miami Airport

LAVIDA APARTMENTS

ONE, TWO AND THREE BEDROOM LUXURY APARTMENTS



LA PETITE ACADEMY (DAYCARE)

LOCATED WITHIN THE DISTRICT



HOTEL

FOOD/BEVERAGE

- | | | |
|---------------------------|------------------------------------|----------------------------------|
| 1. Days Inn | 1. Publix | 16. Wendy's |
| 2. DoubleTree | 2. Domino's Pizza | 17. Pollo Tropical |
| 3. Courtyard Marriott | 3. First Watch | 18. McDonald's |
| 4. Miami Airport Marriott | 4. Chicken Kitchen | 19. Checkers |
| 5. Residence Inn | 5. Bellacapri Italian | 20. Subway |
| 6. Fairfield Inn | 6. Sr de los Tacos | 21. Sedano's Supermarket |
| 7. Townplace Suites | 7. Giardino Gourmet Salads | 22. Karla Bakery |
| 8. Regency Hotel | 8. Planet Smoothie | 23. China Express |
| 9. Crowne Plaza Hotel | 9. Burger King | 24. El Palacio de los Jugos |
| 10. Hampton Inn & Suites | 10. 94th Aero Squadron | 25. La Cubanita Pizzeria |
| 11. Best Western Hotel | 11. Beat Culture Brewery & Kitchen | 26. Pizza Hut |
| | 12. Miami Coppelia Ice Cream | 27. La Rosa Bakery |
| | 13. Montes de Oca | 28. Islas del Caribe Restaurante |
| | 14. Hereford Grill | 29. Chipotle |
| | 15. Amor di Pasta Blue Lagoon | 30. Starbucks |

Drive Times

Brickell 14 min. Coral Gables 10 min. Downtown 13 min. South Miami 15 min. Pinecrest 20 min.

For leasing information,
please contact:

Juan Marin

JUAN.MARIN@BLANCACRE.COM
786.498.4422



BLANCACRE.COM

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