



Retail/Office

# Westend @ 87th Shopping Center

Retail Use or Professional Office

**FOR LEASE**

2600 NW 87th Avenue | Doral, FL 33172

For More Information

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**NAI** Miami  
Fort Lauderdale

# Westend @ 87th Shopping Center

2600 NW 87th Avenue | Doral, FL 33172

## Location Features

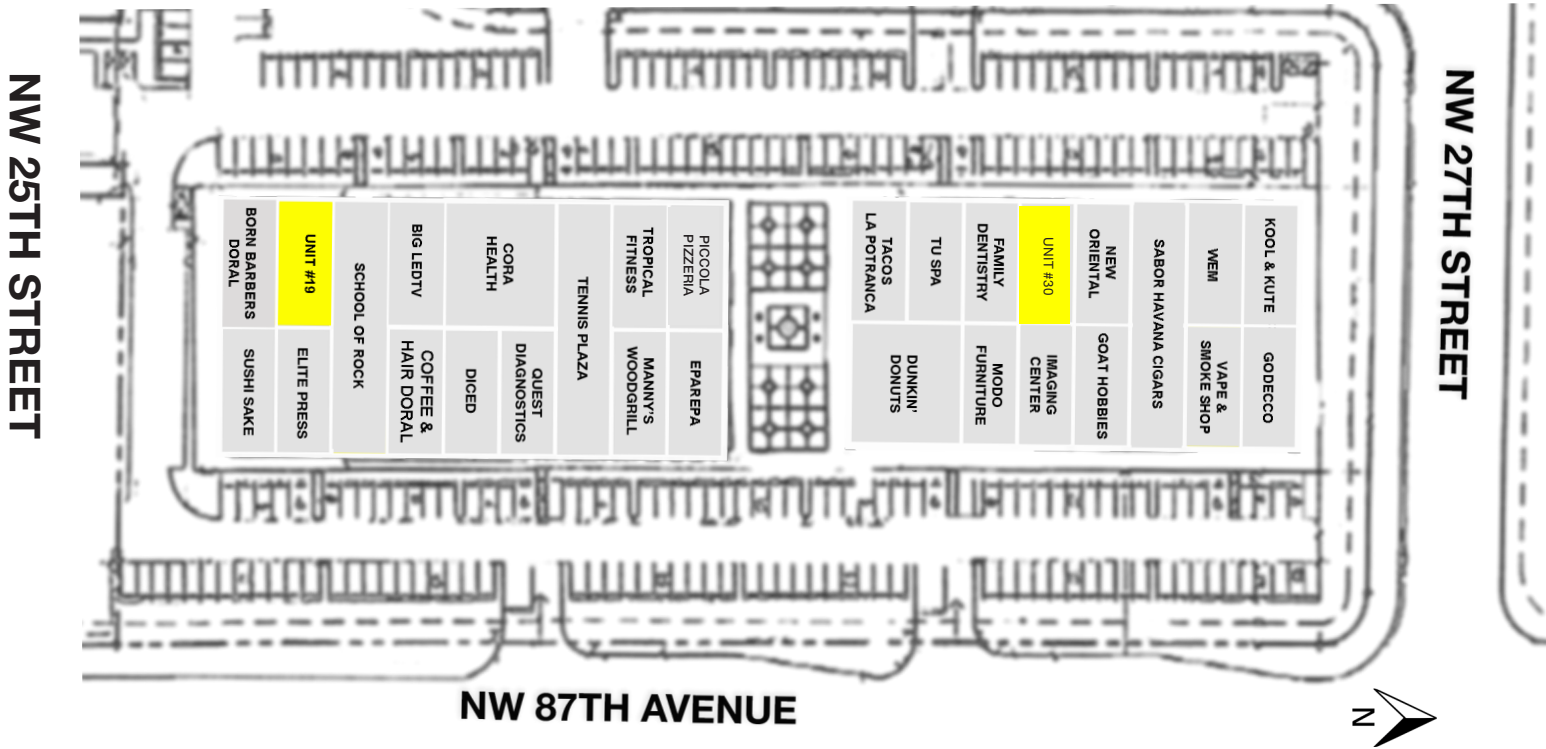
Right off 87th Avenue, just North of NW 25th Street, in the heart of the prestigious City of Doral:

- Over 150,000 employees, 50 financial institutions and 23 hotels
- 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
- #1 in Miami-Dade County with over 3,000 logistics
- #22 in Money Magazine's list of top cities to live in
- Ranks 51st in the Top 100 places to live and launch a business in the United States by CNN/Money.com
- Signage: Per the shopping center guidelines and criteria
- Close to major new developments such as Jackson West Hospital, Canarias at Downtown Doral, The Atrium @ Doral, Doral Square, several hotels and retail centers.
- Easy access via Palmetto Expressway (SR-826), Dolphin Expressway (SR-836), Florida Turnpike via NW 25th Street, NW 87th Avenue and NW 41st Street.



# Site Plan

2600 NW 87th Avenue | Doral, FL 33172



## Property Features

- Excellent tenant mix
- Non-compete clauses within Westend @ 87th Shopping Center
- Easy access to all major thoroughfares and to Miami International Airport (ranked #1 in international freight)
- Close proximity to residential communities, hotels, banks, office parks, retail centers, malls and industrial complexes
- Received the “Keep Doral Beautiful Award” December 2019

## Availability

<b>Unit 19</b>	1,435 RSF	\$45.50 per RSF NNN + Estimated CAM + Sales Tax
<b>Unit 30</b>	1,711 RSF	\$40.00 per RSF NNN + Estimated CAM + Sales Tax

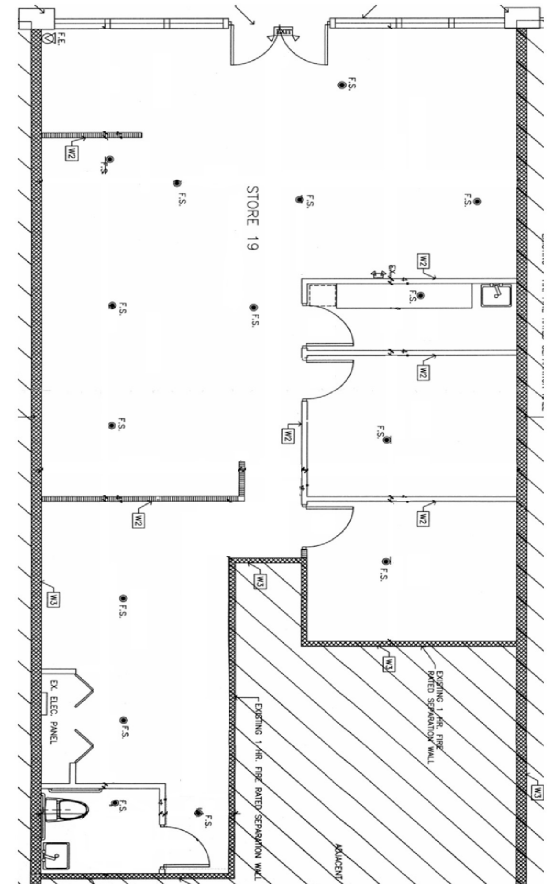
# Unit 19

2600 NW 87th Avenue | Doral, FL 33172



## Unit Features

- ± 1,435 RSF available.
- \$45.50 per RSF NNN per month + estimated CAM + sales tax
- Rear, in-line unit
- Frontage to NW 87th Court.
- Signage to NW 87th Court and NW 87th Avenue (the latter on the parapet of the building).
- Unit features showroom, private spaces/offices, storage area, etc.
- Private restroom
- Separate AC unit and thermostat
- Separate electric meter
- Tenant pays electric, janitorial, telecommunications and any services contracted by tenant and/or expenses not included in the CAM.



This depiction is provided for informational purposes only. It shall not be construed as an as-built or an architectural plan

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# Unit 30

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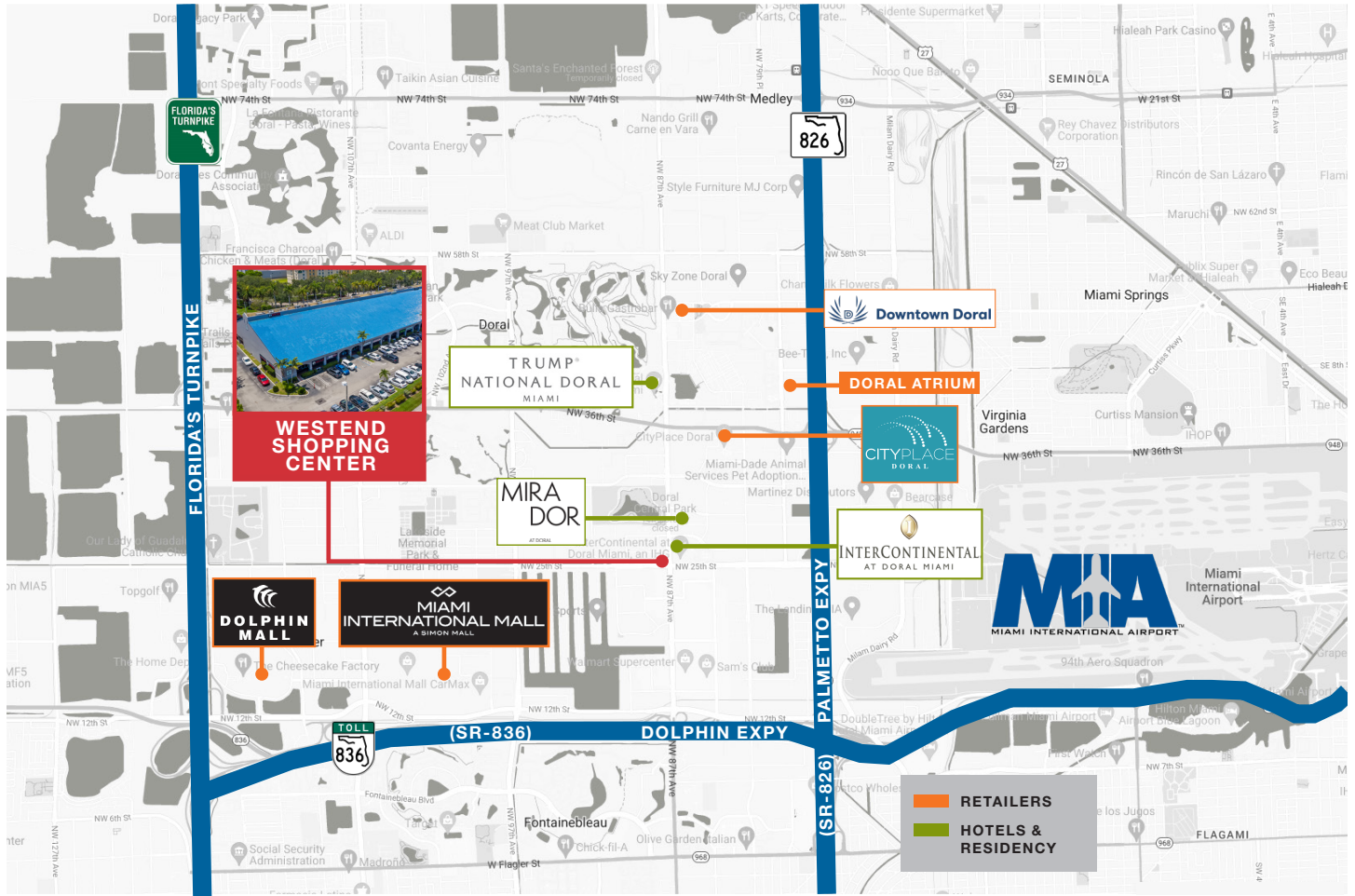


## Unit Features

- ± 1,711 RSF available.
- \$40.00 per RSF NNN per month + estimated CAM + sales tax
- Rear, in-line unit
- Frontage to NW 87th Court.
- Signage to NW 87th Court and NW 87th Avenue (the latter on the parapet of the building).
- Unit features laminated wood flooring and two large areas, separated by a half wall with a connecting double wide door.
- Small storage area
- Private restroom
- Separate AC unit and thermostat
- Separate electric meter
- Tenant pays electric, janitorial, telecommunications and any services contracted by tenant and/or expenses not included in the CAM.

# Location Map

2600 NW 87th Avenue | Doral, FL 33172



## Demographics

	RADIUS		
	1 Mile	3 Miles	5 Miles
Population	4,261	128,423	437,210
Average Household Income	\$85,081	\$86,883	\$83,901

## Traffic Count

	CARS PER DAY
NW 87th Avenue	37,000

## For More Information

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