



ONE
PARK
SQUARE

ONE STOP. ONE PARK SQUARE.



CLASS A OFFICE SPACE
IN THE HEART OF DORAL, FL

3470 NW 82nd Avenue, Doral, FL 33122

ONE CORE LOCATION

ONE PARK SQUARE'S **PREMIER OFFICE LOCATION** IS ADJACENT TO **CITYPLACE DORAL**, A LIFESTYLE CENTER THAT FEATURES LUXURY RESIDENCES ALONG WITH SOME OF THE BEST DINING, ENTERTAINMENT, AND RETAIL OPTIONS MIAMI HAS TO OFFER.



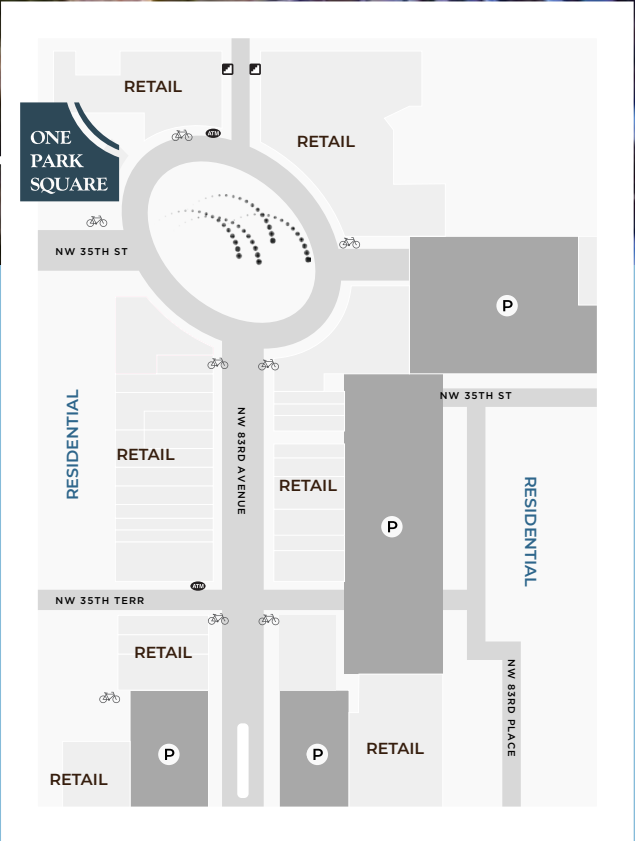
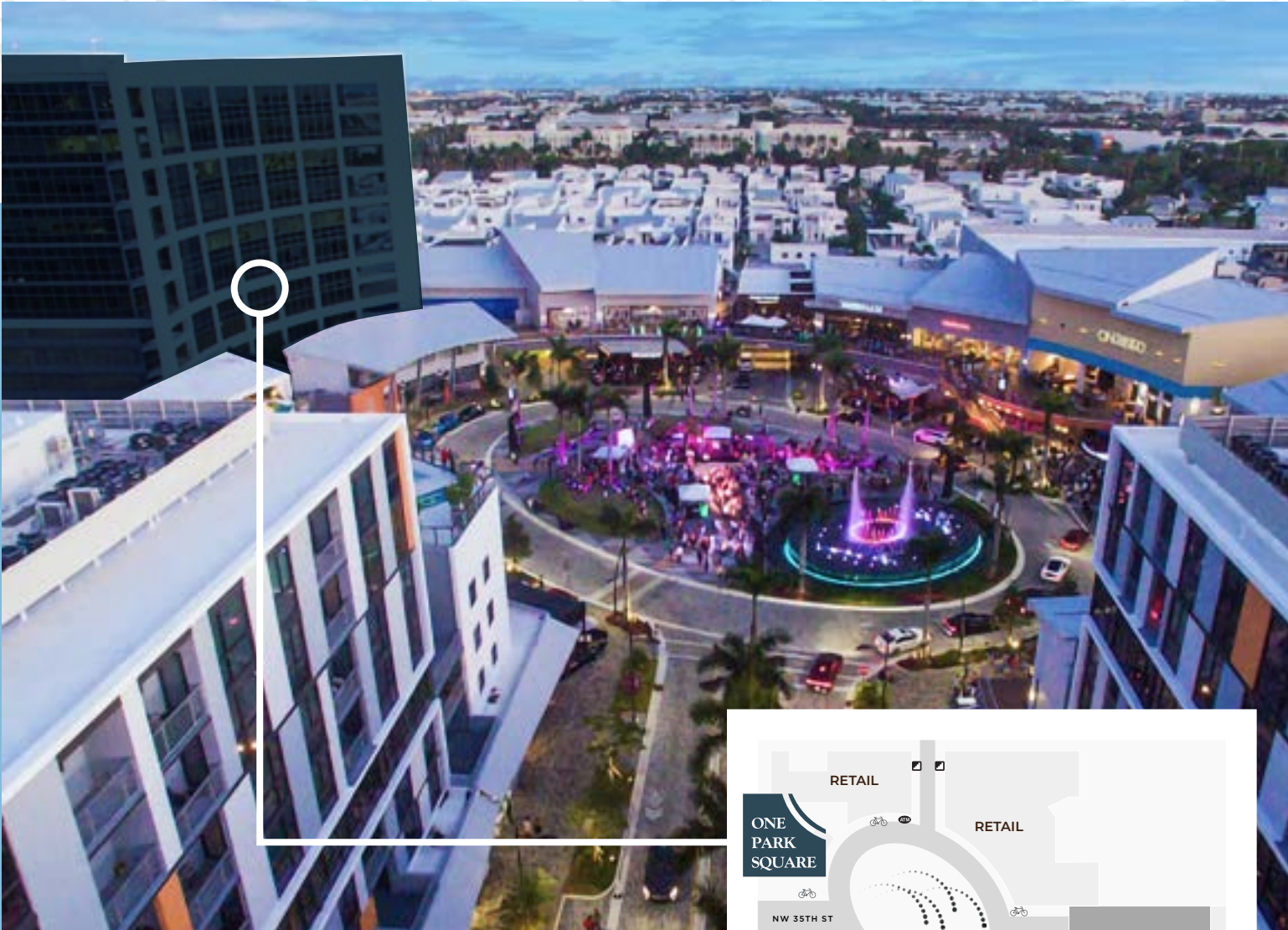
SUVICHE



COOPER'S HAWK



NOVECENTO



IN ONE EPICENTER



UPTOWN ENERGY...MEETS URBAN VITALITY.



100+ food and beverage in a 2-mile radius from One Park Square



31,686
2026 projected
residential units



\$77,601
avg. household
income



75,699
2021 Doral total
population



20%
professional
degree

MAJOR EMPLOYERS

OVER 150,000 EMPLOYEES COMMUTE TO WORK EVERY DAY TO DORAL. **HOME TO FORTUNE 500 COMPANIES AND GOVERNMENT HEADQUARTERS**



250+ companies have HQs or regional offices in Doral

CITY OF DORAL RECOGNITION

#3 BEST SMALL CITY FOR SMALL BUSINESSES IN THE US BY GO.VERIZON

WINNER OF THE **2021 FUTURE EDGE 50 AWARD** ALONG WITH TOP INDUSTRY LEADERS SUCH AS IBM, ZOOM, INTEL

CERTIFIED AS A **PLATINUM-LEVEL "SMART CITY"** BY WORLD COUNCIL ON CITY DATA

NAMED THE FASTEST GROWING CITY IN FLORIDA BY THE FLORIDA INTERNATIONAL UNIVERSITY'S METROPOLITAN CENTER

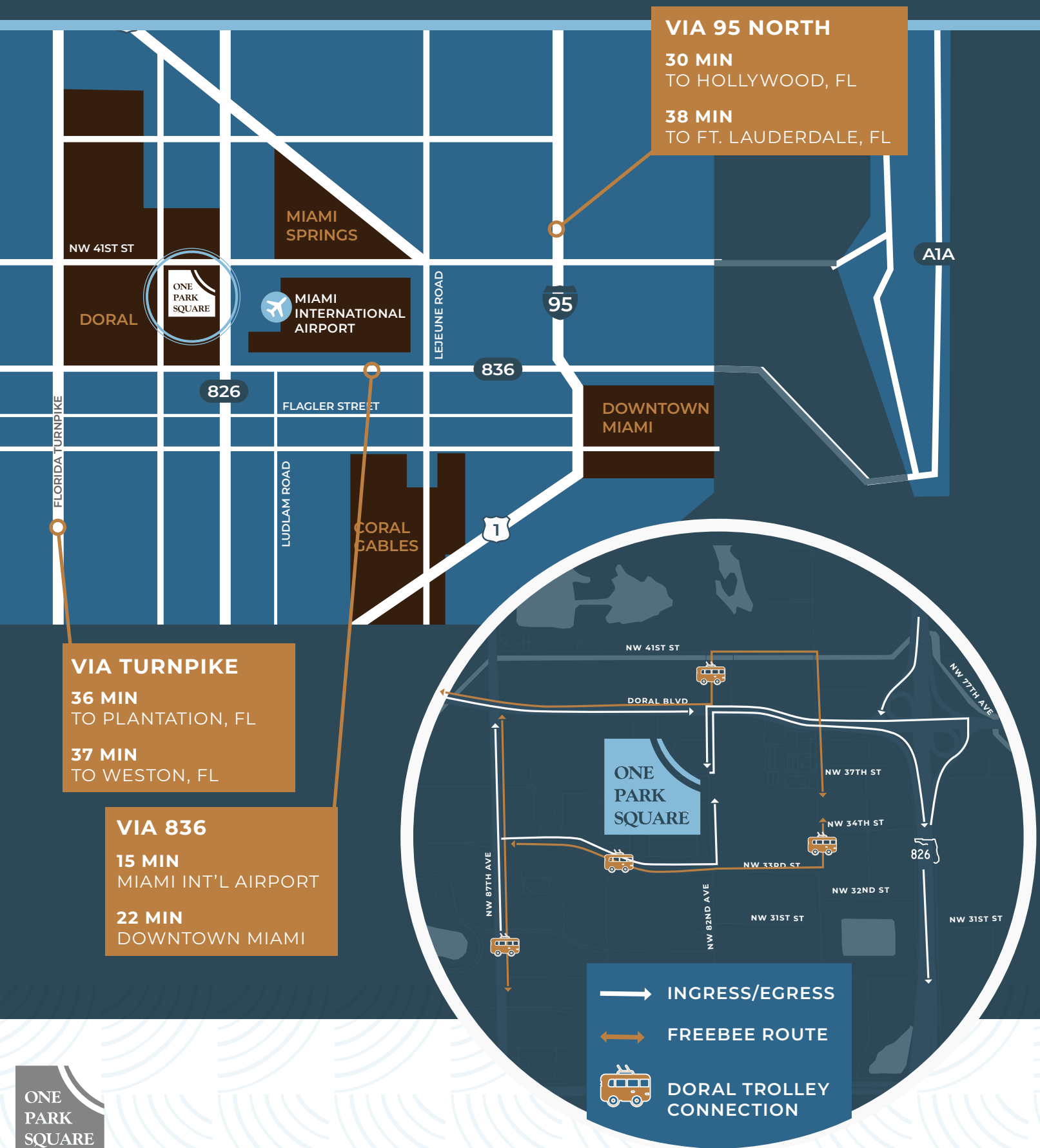
BEST CITY IN FLORIDA **FOR BUSINESS START-UPS** BY BUSINESSWEEK

#2 OF AMERICA'S TOP 25 TOWNS TO LIVE WELL FOR ITS CULTURAL AMENITIES

PRO-BUSINESS ENVIRONMENTS, AND **HIGHLY EDUCATED WORKFORCE** BY FORBES.COM

96.4% OF RESIDENTS WOULD RECOMMEND DORAL AS A PLACE TO LIVE AND WORK

LOCATED IN ONE CONVERGENCE



WITH CONVENIENT WAYS
TO GET AROUND

THE **FREE DORAL TROLLEY** IT'S
A GREAT WAY TO TOOL AROUND
TOWN, WITH STOPS THAT ALLOW
RIDERS TO DINE AT LOCAL
RESTAURANTS, SHOP, EXPLORE
PARKS AND CONNECT TO THE
AREA'S METRORAIL SYSTEM.



THE **FREEBEE** IS A FREE,
DOOR-TO-DOOR, ON-DEMAND
TRANSPORTATION SERVICE, WITH
VEHICLES ARE 100% ELECTRIC
AND FREQUENT CONNECTIONS
TO THE DORAL TROLLEY.

CITY OF DORAL



90+
daily
commuters



6:1
employee to
resident ratio



39%
population
growth in
8 years



190%
increase in
housing supply
since 2009



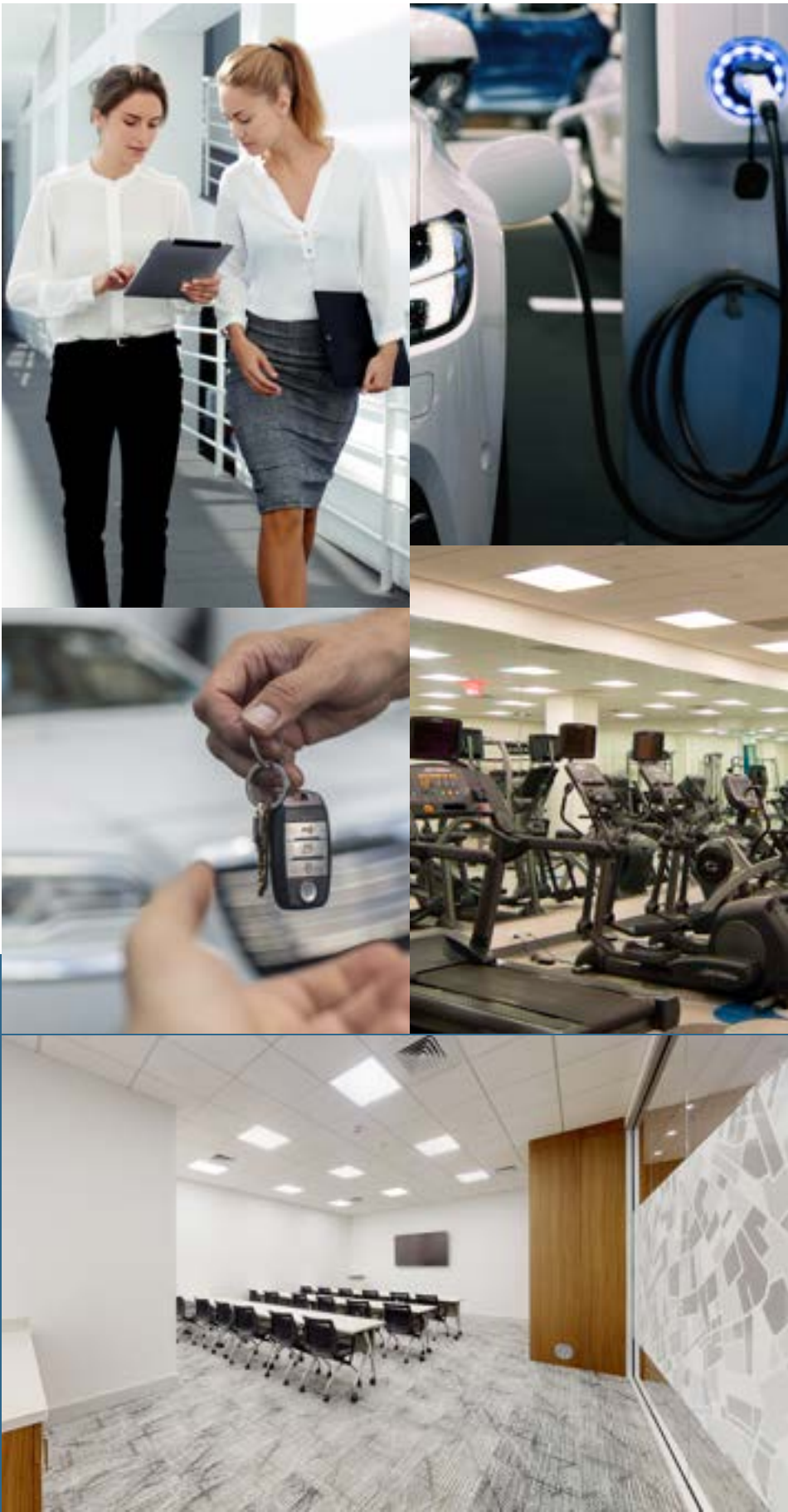
ONE MODERN OFFICE TRANSFORMATION...




11 STORIES
280,000 SF


ONSITE
SECURITY


COVERED
PARKING



WITH EVERYTHING
YOU NEED

ON-SITE
MANAGEMENT

COURTESY
VALET
PARKING

FITNESS
CENTER

ELECTRIC
VEHICLES
CHARGING
STATIONS

CONFERENCE
FACILITY
WITH WIFI

...THAT'S DELIVERING ONE EXPERIENCE

READY TO OCCUPY SPACE



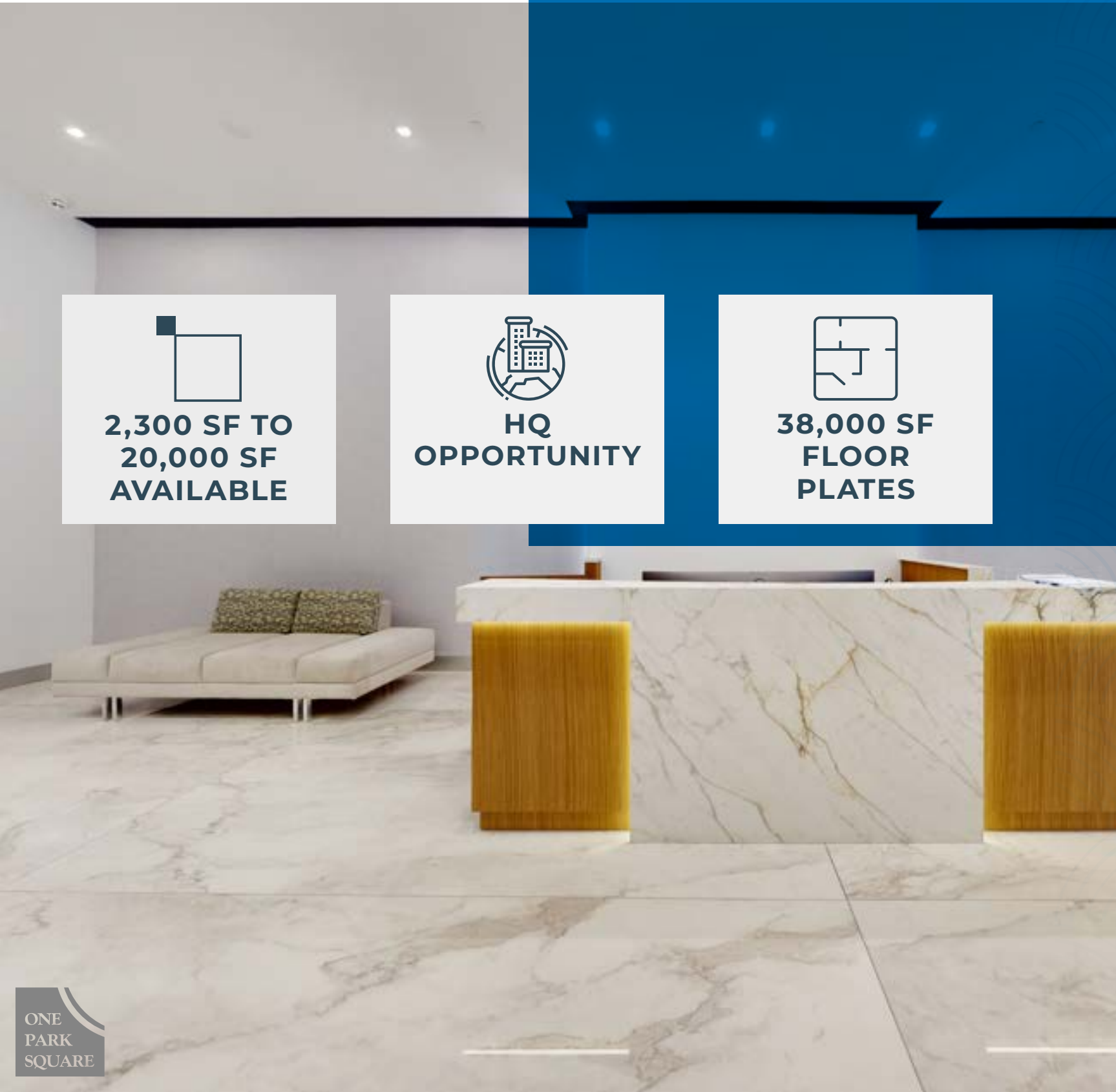
2,300 SF TO
20,000 SF
AVAILABLE



HQ
OPPORTUNITY



38,000 SF
FLOOR
PLATES



ONEPARKSQUARE.COM

QUESTIONS? LET'S CHAT.



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