



DOWNTOWN DORAL



DEVELOPED & MANAGED BY

CodinaPartners



OVERVIEW

PAGE 3

WORKFORCE DEMOGRAPHICS

PAGE 4

THE BUILDING

PAGE 5

LOCATION

PAGE 6

DOWNTOWN DORAL AMENITIES & VIP PROGRAM

PAGE 9

LOBBY RENOVATION PROJECT

PAGE 11

DORAL'S PREMIER CLASS-A OFFICE

Nestled at the heart of South Florida's economic core, and within Downtown Doral, the region's most forward-thinking, master planned city center developed by Codina Partners, 8333 Downtown Doral offers a number of advantages to businesses that enhance the overall employee and visitor experiences.

It's prime, central location within Miami-Dade County put it just one mile from Miami International Airport, and minutes from three major expressways. This unrivaled connection to vital arteries for commerce across South Florida make it the ideal headquarters or satellite office for organizations doing business both domestically and internationally.

Best of all is the unique amenity of Downtown Doral, which boasts 40 trendy restaurants, eateries and retailers, including one of the largest Publix Supermarkets in South Florida—all located just two blocks away.

At Downtown Doral, businesses are an integral part of the community, and as such, benefit from exclusive perks and benefits. Tenants and employees are able to sign up for the free Downtown Doral VIP Program, which gives access to special discounts, perks, event invites and more—giving organizations at 8333 Downtown Doral the ability to provide added value to employees at no cost.



BUILDING AMENITIES



**One Mile From
The Airport**



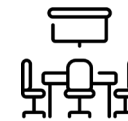
**Easy Access To
Expressways**



**Two Blocks From
18+ Restaurants**



**Professional
Security**



**Conference
Room**



**Electric Vehicle
Charging**



**Free Covered
Parking**

4 Spaces Per 1,000 RSF

DORAL RESIDENT & WORKFORCE DEMOGRAPHIC

RESIDENTS

75,966	RESIDENTS ¹
37.4	MEDIAN AGE ³
89.8%	HIGH SCHOOL GRADUATES ¹
52.9%	BACHELORS DEGREE OR HIGHER ¹
92%	BILINGUAL / MULTILINGUAL ²



- **83.7%** HISPANIC OR LATINO
- **11.4%** WHITE, NON-HISPANIC
- **3.4%** ASIAN
- **1.6%** BLACK OR AFRICAN AMERICAN

WORKFORCE

32,694	LABOR FORCE ²
95.4%	HIGH SCHOOL GRADUATES ²
51.4%	BACHELORS DEGREE OR HIGHER ²
3.1%	UNEMPLOYMENT RATE ³

MAJOR EMPLOYERS



¹ U.S. Census Bureau
² City of Doral Economic Snapshot (<https://www.cityofdoral.com/businesses/economic-snapshot/>)
³ Miami-Dade County Beacon Council

BUILDING FACTS

ADDRESS: 8333 NW 53RD STREET, DORAL, FL 33166

BUILDING TYPE: CLASS A OFFICE

YEAR BUILT: 2010

TOTAL RENTABLE AREA: 150,000 SF

TYPICAL FLOOR: 25,000 SF

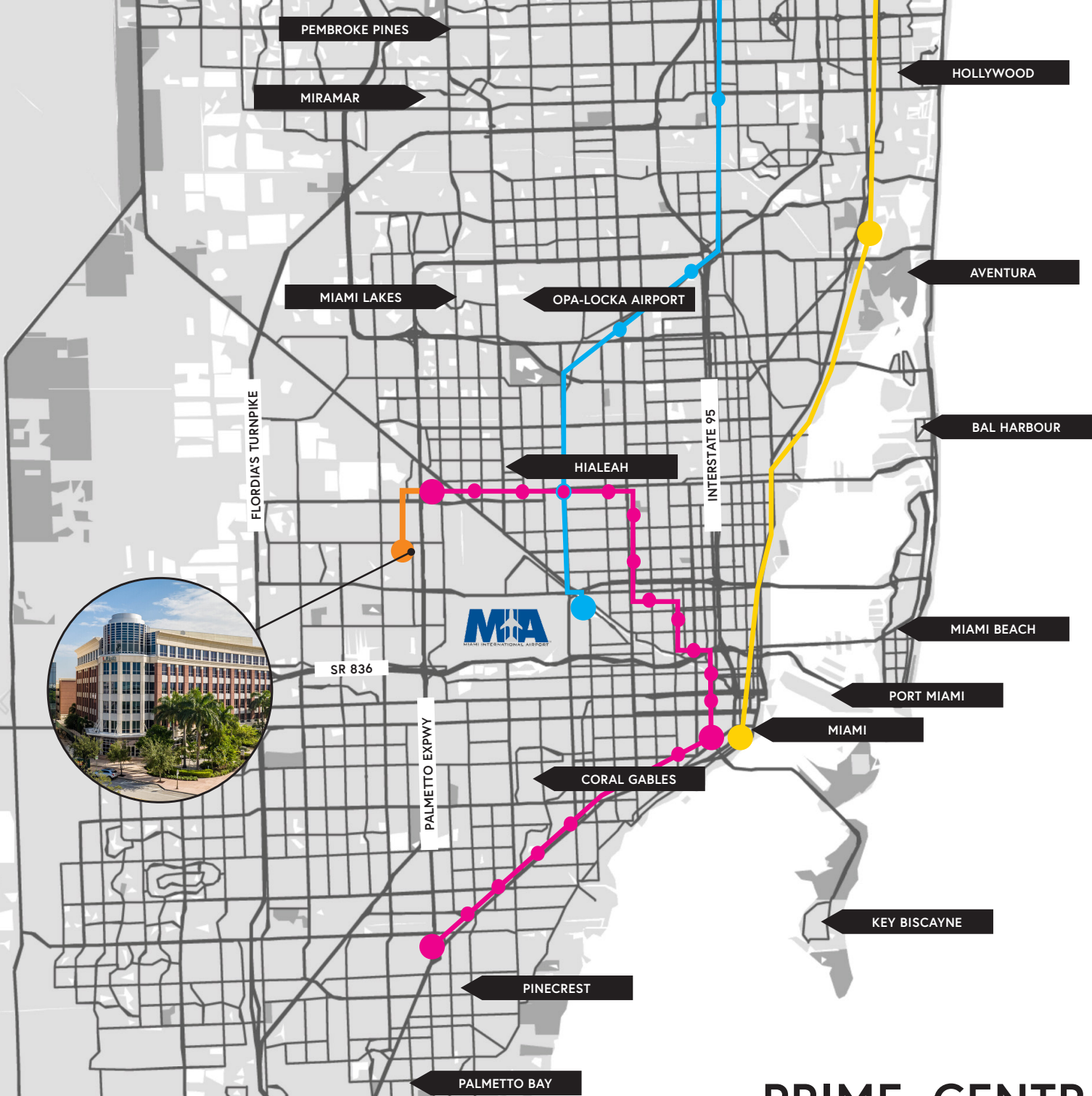
STORIES: 6

PARKING RATIO: 4 / 1,000 SF

WALK SCORE: 74 (VERY WALKABLE)



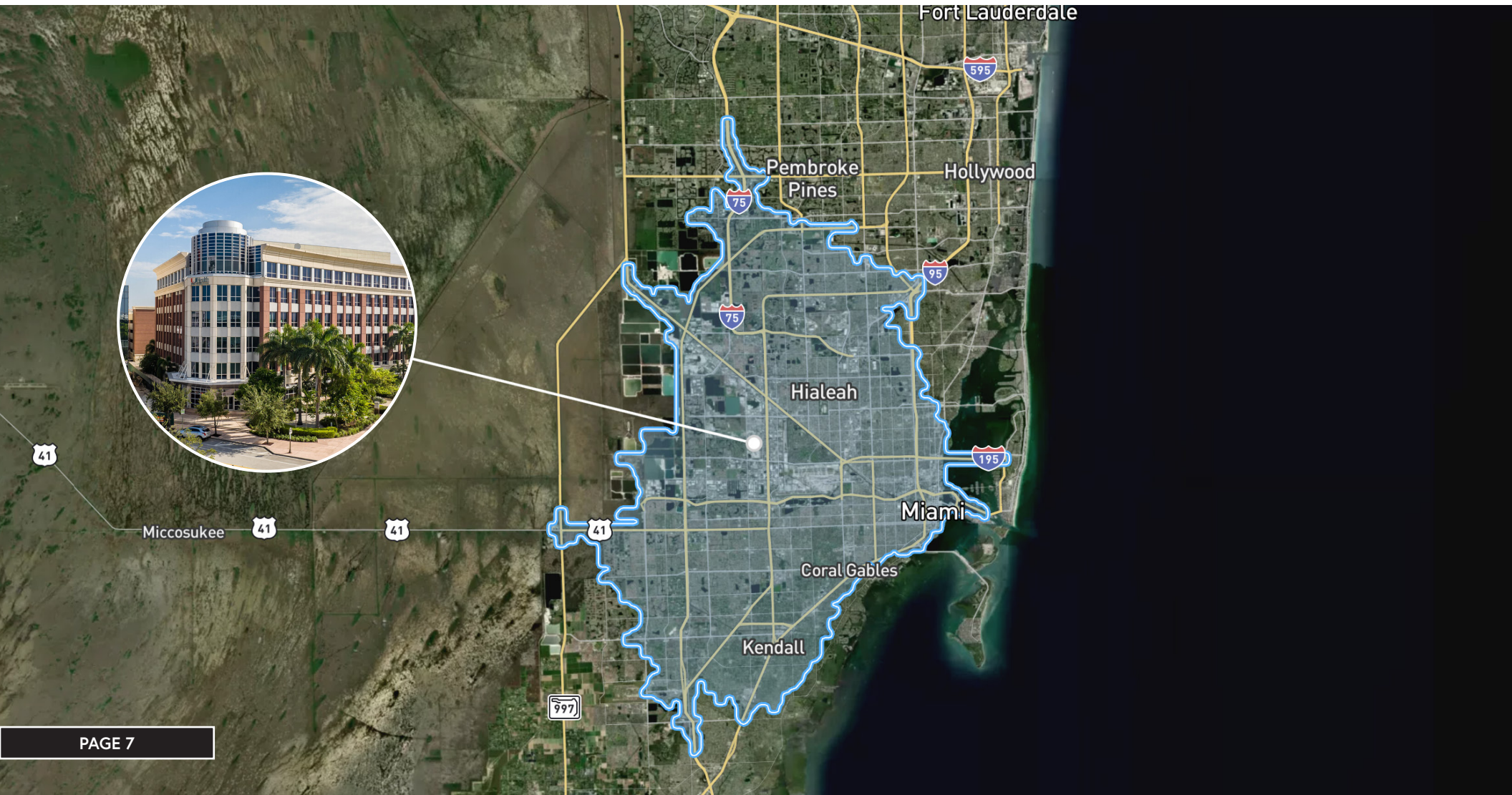
BRIGHTLINE
METRO RAIL
TRI-RAIL
TROLLEY CONNECTION



PRIME, CENTRAL LOCATION

EASILY ACCESSIBLE

SHOWING ALL AREAS WITHIN A 20-MINUTE DRIVE

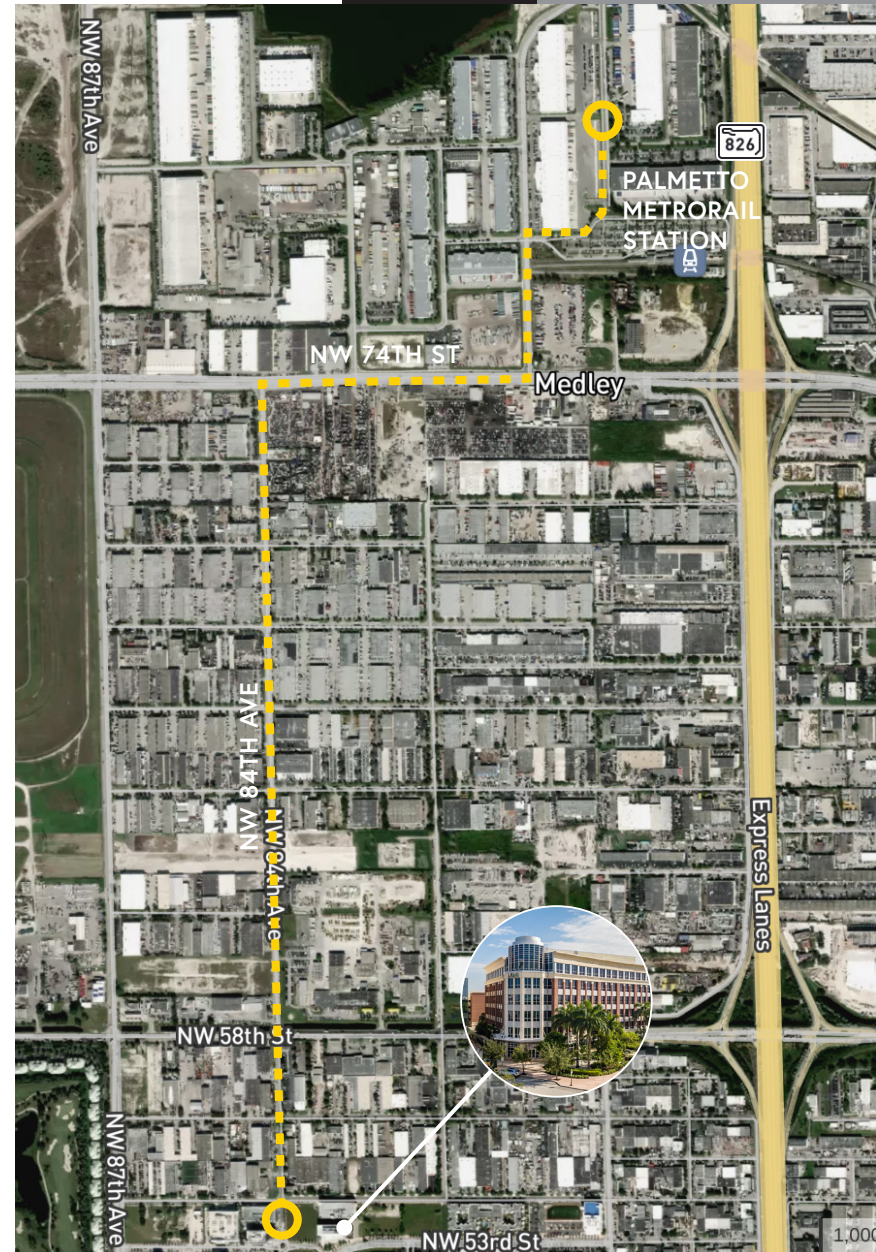


CONNECTION TO MASS TRANSIT

With easy access to mass transit, businesses at 8333 Downtown Doral can recruit from a wider pool of talent.

Via a dedicated trolley lane that begins at Doral City Hall, commuters can easily obtain transportation to the Palmetto Metrorail Station. From there, they can connect directly to Downtown Miami, or transfer to Tri-Rail to secure travel further north.

Should commuters take the train to Downtown, they can also connect to the Brightline to travel north.



LOCATED IN SOUTH FLORIDA'S
MOST DYNAMIC DOWNTOWN DISTRICT:
Downtown Doral

OVER 40 RESTAURANTS AND RETAILERS JUST A FEW BLOCKS AWAY



YOUR TEAM. DOWNTOWN DORAL'S NEWEST VIPs.

As a tenant of 8333 Downtown Doral, you'll have the option to enroll your employees in the free Downtown Doral VIP Program, giving them access to exclusive perks, benefits, discounts and more.



DISCOUNTS

PERKS

EVENT INVITES & MORE



Downtown Doral



DOWNTOWN DORAL



LOBBY RENOVATION PROJECT

NORTH LOBBY



Beginning in 2024, 8333 Downtown Doral will undergo a transformation across all common areas. The lobby, entryways, elevator lobbies, conference room and outdoor spaces will be refreshed with elegant, modern design to enhance the tenant and visitor experience.

NORTH SIDE PORTE-COCHÈRE



SOUTH ENTRANCE





DOWNTOWN DORAL

FOR MORE INFORMATION CONTACT

Fairchild  Partners®
Commercial Real Estate Services

305.668.0620

INFO@FAIRCHILDPARTNERS.COM



Downtown Doral

CodinaPartners