

# Royal Palm Office Park

**CLASS A OFFICE BUILDING** | 8200 NW 41st Street, Doral, FL 33166

<https://naimia-ftl.com/properties/#/royal-palm-office-park>



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**NAI** Miami  
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Commercial Real Estate Services, Worldwide



# Premier Class A Office Building in the Heart of Doral

8200 NW 41st Street  
Doral, FL 33166

## Property Overview

- ± 106,765 SF Class A Office Building in the heart of Doral
- Four (4) floors – ± 25,846 SF per floor
- Privately owned & professionally managed
- Full-Service Lease – includes all expenses







Entrance Lobby

# Building Amenities

8200 NW 41st Street  
Doral, FL 33166

- Grand entrance with ornate finishes
- Tranquil setting in lush, dynamic business environment with water views available
- Electronic directory in lobby
- Four (4) high-speed elevators
- Secure, gated, surface parking available for tenants; 4/1000 parking ratio
- Covered parking available
- Conference rooms with state-of-the-art video system available for rent
- Vending machines on-site
- 24-hour access
- Awarded LEED Silver certification from the US Green Building Council and EPA's ENERGY STAR rating
- Upgraded to the highest level of Hurricane Resistance



# Photos



Lobby



Building Elevators



Hallways



Typical Suite Entrance



Typical Workspace



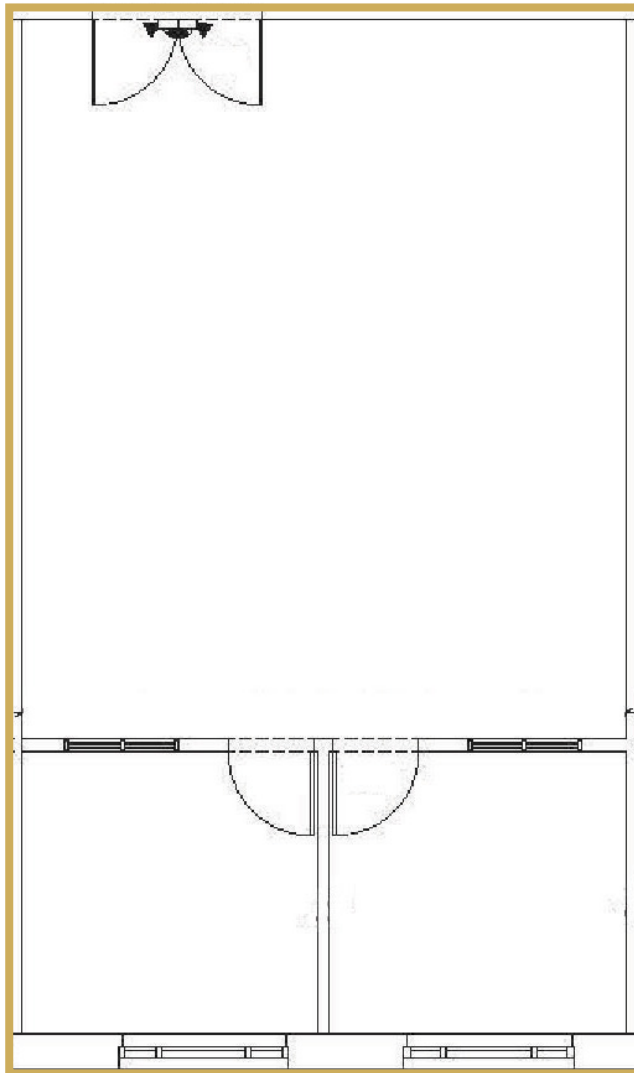


# Floor Plan

8200 NW 41st Street  
Doral, FL 33166

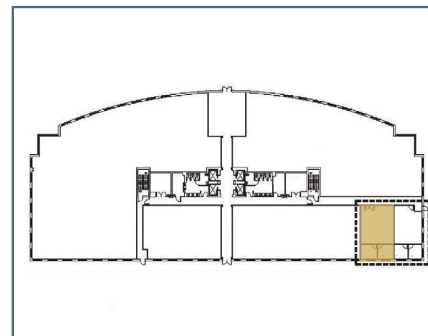
1st Floor  
Availability

Suite 145	902 SF
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SUITE 145  
902 SF

1st Floor



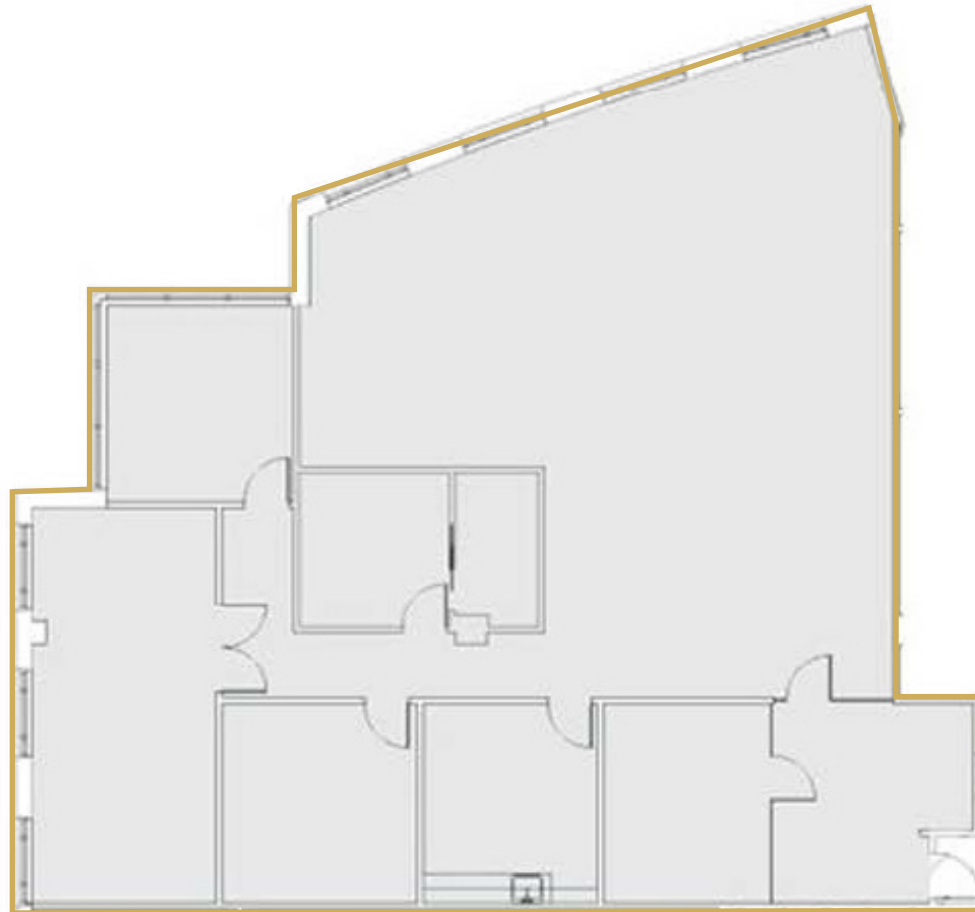


# Floor Plan

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Doral, FL 33166

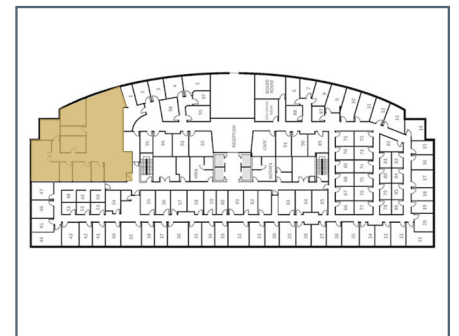
## 2nd Floor Availability

Suite 225 3,421 SF



SUITE 225  
3,421 SF

2nd Floor



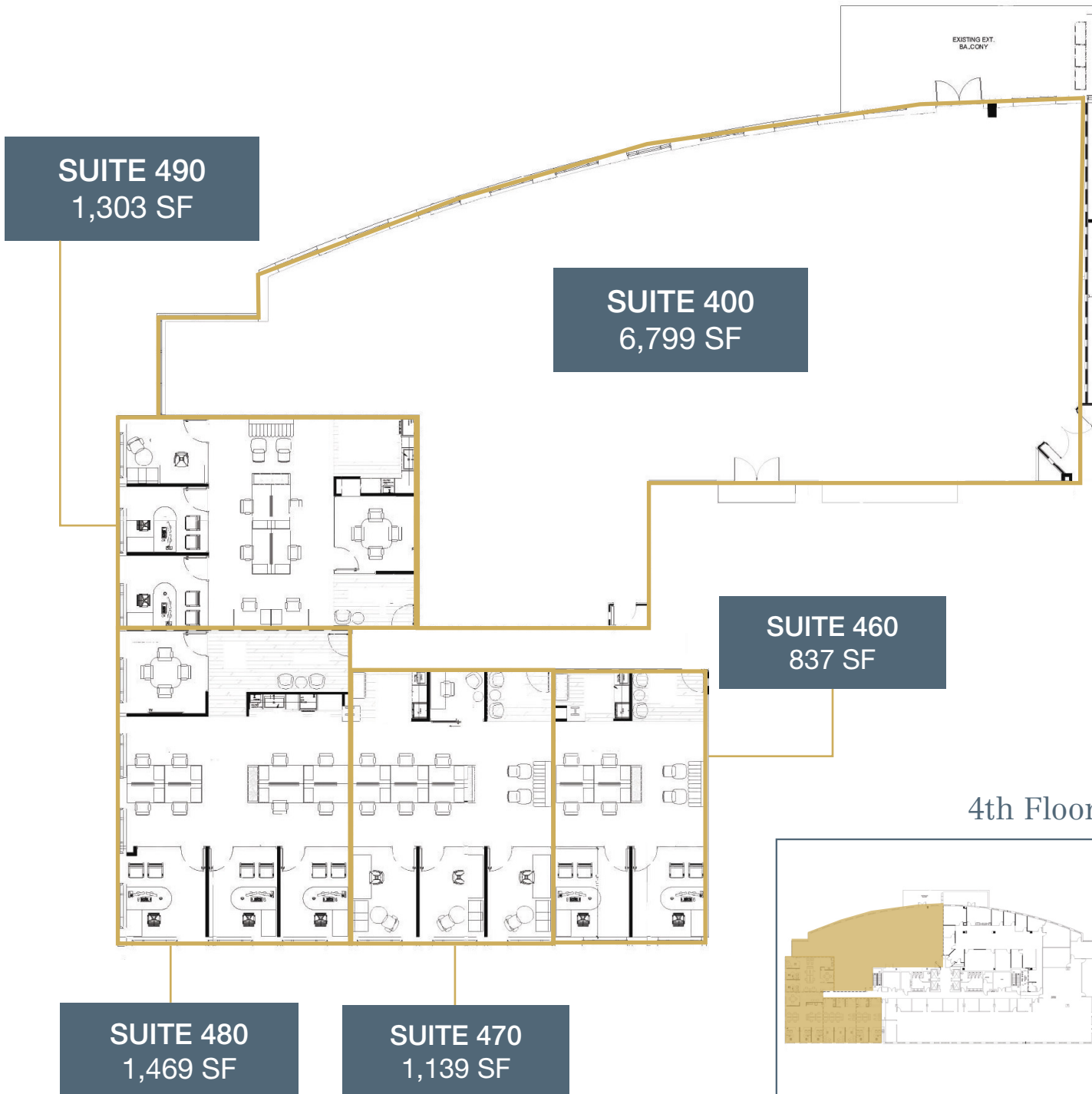


# Floor Plan

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## 4th Floor Availabilities

Suite 400	6,799 SF
Suite 460	837 SF
Suite 470	1,139 SF
Suite 480	1,469 SF
Suite 490	1,303 SF





# Location Overview

8200 NW 41st Street  
Doral, FL 33166

- Prime direct access to major roadways:
  - » Palmetto Expressway (SR 826)
  - » Florida's Turnpike
- Minutes to Miami International Airport (MIA) and the Miami Intermodal Center
- Free ride services like Freebee Doral and the Doral Trolley available
- Within walking distance from Trump National Doral Resort & Golf Course
- Restaurants, retail, and entertainment venues (i.e. CityPlace Doral, Downtown Doral, Cinebistro, etc.) just minutes away

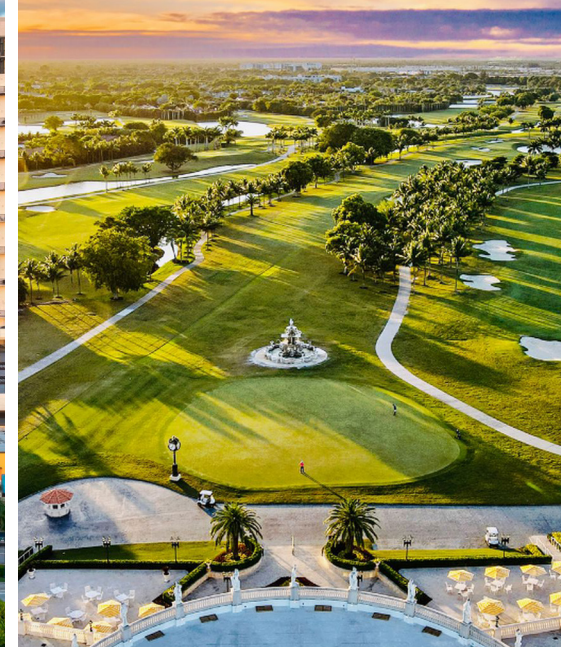
## Downtown Doral

± 1 mile 🚶



## Trump National Doral

± 0.8 miles 🚶

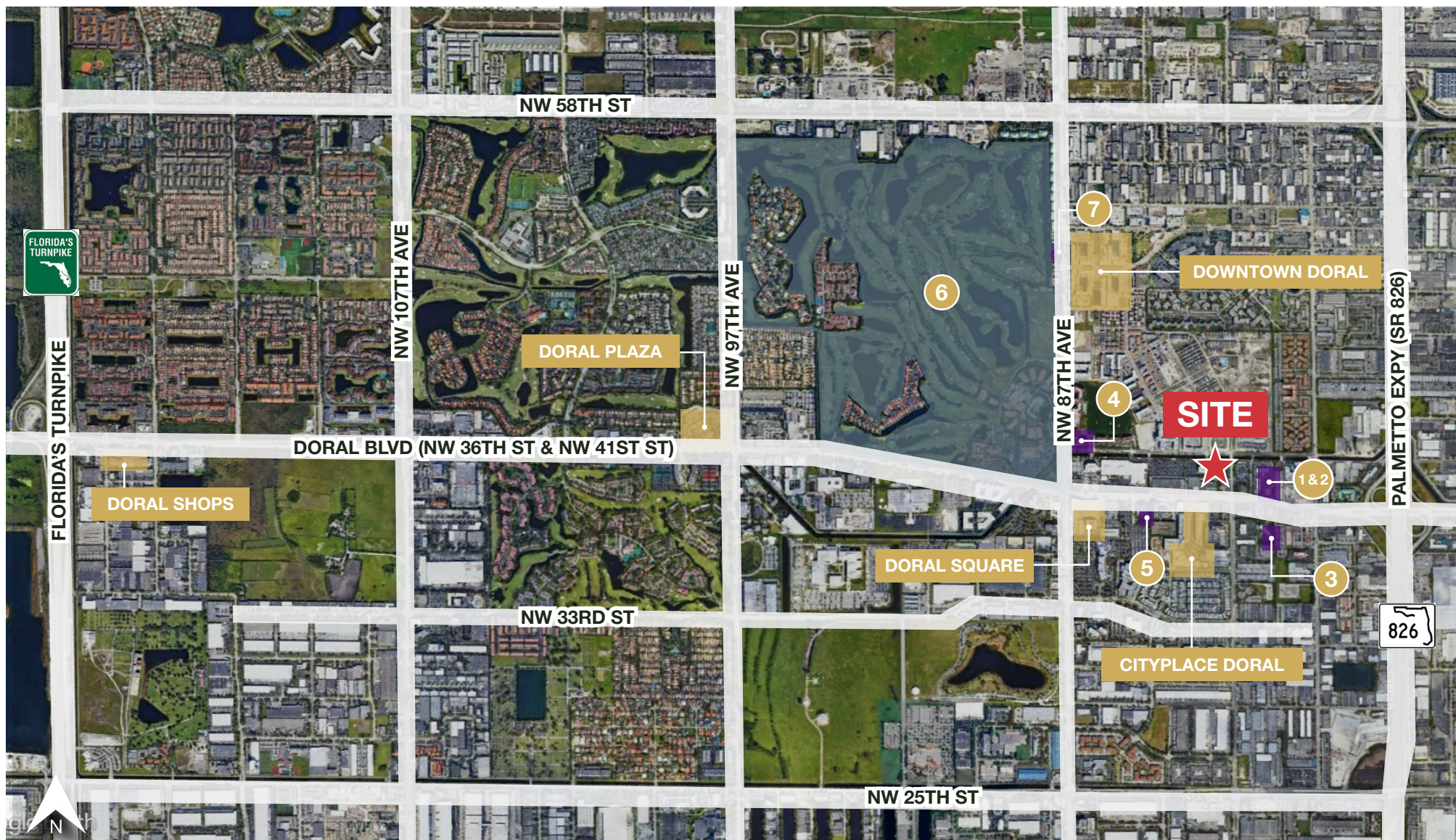


## CityPlace Doral

± 0.3 miles 🚶







## Legend



**Royal Palm Office Park**  
8200 NW 41st Street

## Retail & Dining

Cooper's Hawk Winery & Restaurant  
Bulla Gastrobar  
The Fresh Market  
First Watch  
Starbucks  
Marshalls  
Homegoods

## Hotels

1. Fairfield by Marriott Inn & Suites Miami Airport West/Doral
2. AC Hotel Miami Airport West/Doral
3. Hyatt Place Miami Airport-West/Doral
4. Marriott's Villas at Doral
5. Holiday Inn Express Miami Airport Doral Area by IHG
6. Trump National Doral Miami
7. Provident Doral at The Blue Miami



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## For More Information

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