



**AVISON  
YOUNG**



**OFFICE FOR LEASE**

**11410 & 11430**

**NW 20TH STREET**  
MIAMI, FL

Partnership. Performance.

## **INCREDIBLE OFFICE LEASING OPPORTUNITY IN DORAL**

Avison Young is pleased to present Dolphin Corporate Park by Procacci, also known as one of Miami's most convenient and accessible office locations. Located at 11410 NW 20th St & 11430 NW 20th St, in the Doral/Miami Airport West corridor, offering easy access to Florida's Turnpike, and the Dolphin Expressway (SR 826). The Crossroads sets a new standard for quality, value and safety through its unique combination of Class A office space housed in a hurricane-resistant, protected building with state-of-the-art mechanical and power systems, built to withstand winds up to 185 MPH winds of a Category-5 Hurricane.

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**DOLPHIN**  
CORPORATE PARK  
— BY PROCACCI —

# 11410 & 11430

**NW 20TH STREET**  
MIAMI, FL

## BUILDING HIGHLIGHTS

- Available Suites:
  - Suite 106 - 1,824 SF (11430)
  - Suite 107 - 8,916 SF (11430)
  - Contiguous 10,740 SF
  - Suite 220 - 1,830 SF (11410)
  - Suite 222 - 2,347 SF (11410)
  - Suite 224 - 1,270 SF (11410)
  - Contiguous 5,447 SF
- Class A+ Office Buildings constructed to withstand winds up to 185 mph of a Category 5 hurricane
- Two back-up generators, that provide "100% business as usual" backup power for 14 days ensuring business continuity
- Building Systems protected in a separate Hurricane Resistant enclosure on the ground ensure reliability of vital operating equipment
- Exceptional Exterior Signage Opportunity
- Ideally located adjacent to the intersection of Florida's Turnpike and The Dolphin Expressway (SR 836), 5 miles from Miami International Airport, 10 minutes from I-95 and only 15 minutes from Downtown Miami
- With easy from multiple access roads and abundant parking (4.70/1,000 ), convenient for employees, clients and visitors

