



Office

Palmetto West Park III - Suites 427 & 428

For More Information

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FOR SALE

7791 NW 46th Street | Doral, FL 33166

Sale Price: **\$870,000.00**

Unit Size: **±1,933 RSF Total**

**** MUST BE PURCHASED TOGETHER ****

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NAI Miami
Fort Lauderdale

Palmetto West Park III

7791 NW 46th Street | Doral, FL 33166

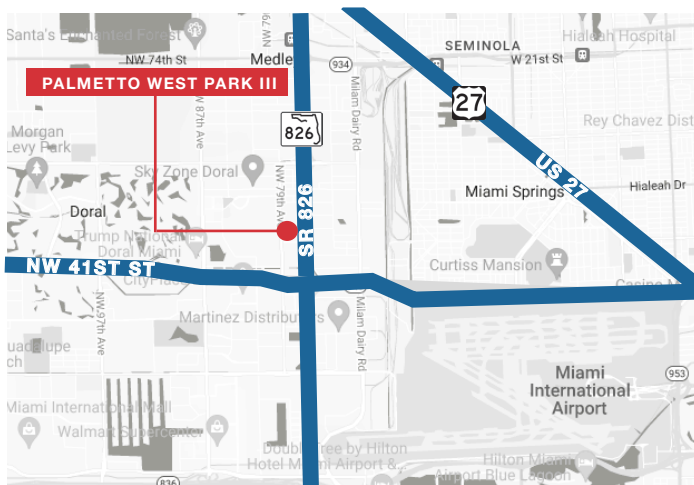
Building Features

- Contemporary architecture
- Cafe on ground floor
- Two-story lobby
- Two (2) elevators and three (3) staircases
- Two (2) common conference rooms
- Common greeting area (2nd floor mezzanine)
- Generous parking (covered, exterior plus 52 short-term guest parking)



Location Features

- Close to all the amenities within Downtown Doral, CityPlace, Atrium @ Doral, etc.
- Easy access to all major thoroughfares and public transportation
- Close to residential communities, hotels, restaurants, banks, etc.



Demographics

RADIUS	TOTAL POPULATION	AVERAGE HH INCOME
1 Mile	10,462	\$62,122
3 Mile	105,133	\$69,293
5 Mile	485,476	\$62,396

Unit Features

7791 NW 46th Street | Doral, FL 33166

Suites 427 & 428

- Units are currently separated, can be connected
- Waiting areas, conference rooms, bull pen areas, private offices, filing area, kitchenette (no water/no sink)
- Upscale and tasteful finishes throughout
- Acoustical drop ceiling at approximately 9'
- Separate AC units and controls
- Separate electric meters
- Impact glass windows — south exposure
- Seven (7) premium parking spaces on the 2nd floor of the covered parking garage (2087, 2088, 2089, 2090, 2091, 2092, 2093)



Location Overview

7791 NW 46th Street | Doral, FL 33166



MIAMI INTERNATIONAL
AIRPORT
4.4 Miles



PORT OF MIAMI
13.6 Miles

Palmetto Expressway (SR 826) 0.5 Miles

Doral Boulevard/NW 36th
Street 0.53 Miles

Downtown Doral 1.0 Miles

Dolphin Expressway (SR 836) 2.5 Miles

Florida's Turnpike 4.7 Miles

Within the prestigious City of Doral (www.cityofdoral.com):

- **#1 in Miami-Dade County** with over 3,000 logistics-related companies with over 150,000 employees.
- 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.
- **Ranks #51 in the Top 100 Places** to live and launch a business in the United States by CNN/Money.com.
- Over 50 financial institutions and more than 25 Hotels
- **#22 in Money Magazine's list** of top 50 cities to live in.

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