



WESTSIDE PLAZA I, II & III

**THE CITY YOU KNOW.
THE EXPERIENCE YOU NEED.**

Transforming a 360,000+ RSF Class A Office park in the heart of Doral, FL.



DISCOVER DORAL

As one of the fastest-growing cities in South Florida, Doral has a lot to offer. Beyond the world-class golf courses and resorts, take pleasure in the myriad restaurants, shops, and parks that populate the area. The city radiates with a vibrant South American culture that you can experience through its cuisine. Situated just west of Miami International Airport, Doral is close to downtown Miami and easily accessible from all of Miami and greater South Florida.



CITY OF DORAL RECOGNITION

DORAL COMES IN AT #22 IN MONEY MAGAZINE'S LIST OF **TOP 50 CITIES TO LIVE IN.**

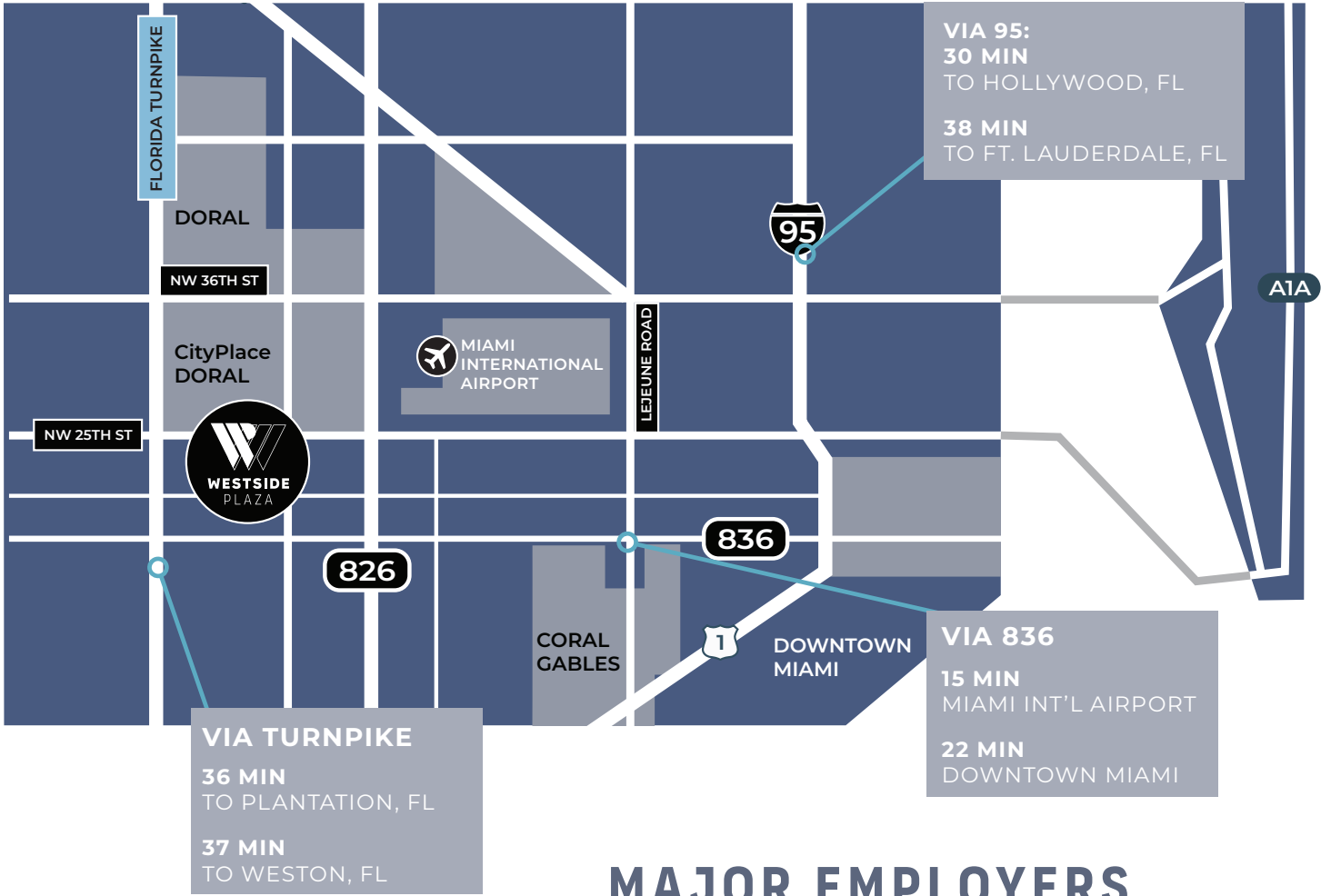
NAMED **THE FASTEST GROWING CITY** IN FLORIDA BY THE FLORIDA INTERNATIONAL UNIVERSITY'S METROPOLITAN CENTER

RECOGNIZED AS A **REAL ESTATE ACHIEVER** AND LEADER BY THE GREATER MIAMI CHAMBER OF COMMERCE AS RECIPIENT OF THE R.E.A.L AWARD.

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

NAMED #2 OF AMERICA'S **TOP 25 TOWNS TO LIVE WELL** BY FORBES.COM.

LOCATED JUST ONE MILE FROM MIAMI INTERNATIONAL AIRPORT AND 12 MILES FROM DOWNTOWN MIAMI.



TREMENDOUS ACCESSIBILITY:

Convenient access to SR 826, SR 836, I-95, Florida's Turnpike & Miami International Airport



MAJOR EMPLOYERS

Over 150,000 employees come to work every day in Doral. Home to Fortune 500 companies and government headquarters such as:



THE WESTSIDE EXPERIENCE



PROXIMITY TO AMENITIES: WITHIN A 5 - MINUTE WALK TO CITYPLACE

One of the area's newest shopping attractions is CityPlace Doral, which also boasts prime restaurants and entertainment venues. Home to the Improv Comedy Club, Copper Blues Rock Pub & Kitchen, Kings bowling and a CMX CinéBistro movie theater.



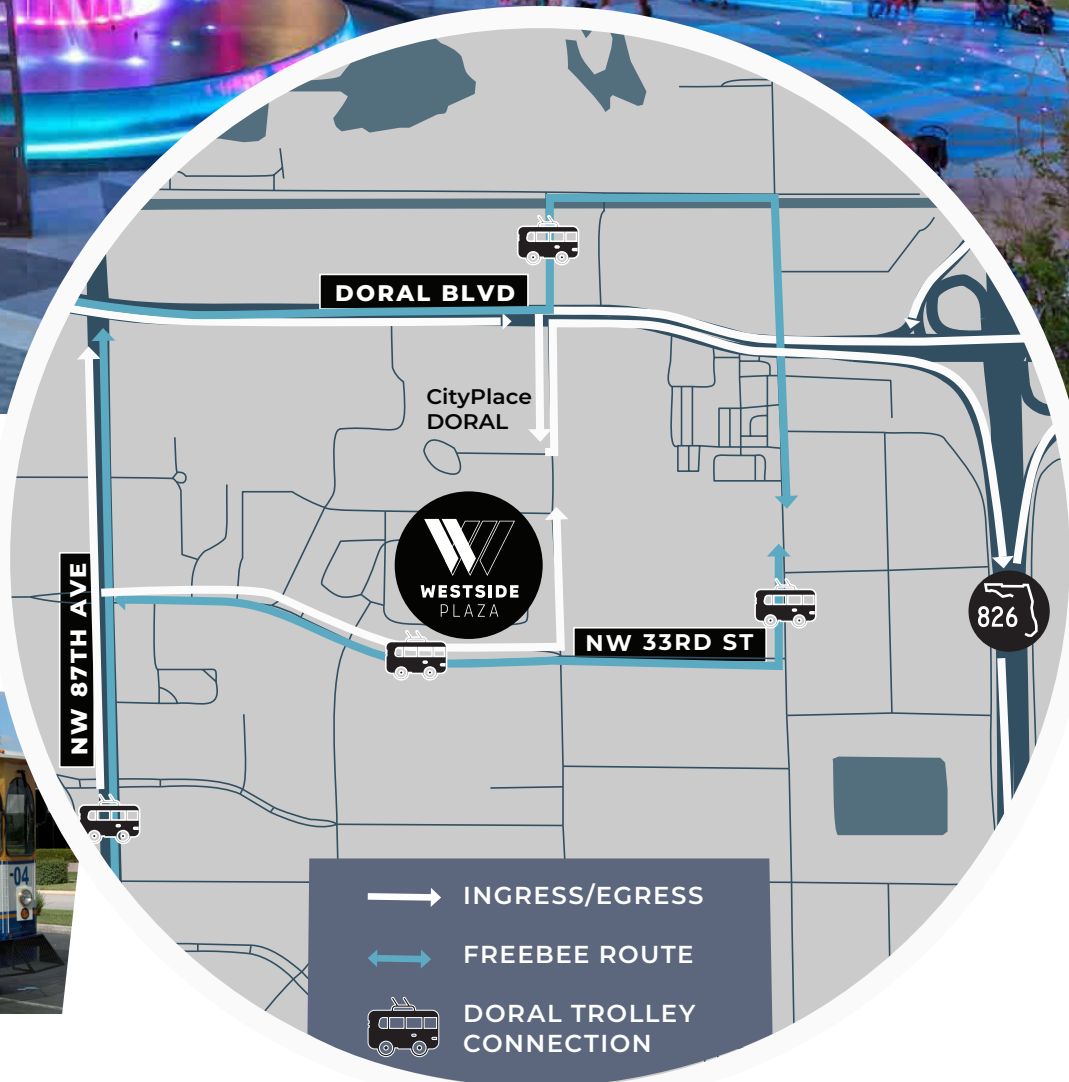
SHOP & DINE: 100+ FOOD & BEVERAGE OPTIONS WITHIN A 2-MILE RADIUS

Immediate access to some of the best restaurants in Doral. Find an expansive collection of dining options, from upscale restaurants to outdoor cafés and bistros.



TRANSPORTATION AT YOUR FINGERTIPS:

- FREEBEE DORAL:** free, door-to-door, on-demand transportation service.
- DORAL TROLLEY:** Free trolley rides to shopping centers, restaurants, parks and the metrorail.





ONE

WESTSIDE PLAZA



TWO

WESTSIDE PLAZA



THREE

WESTSIDE PLAZA

SAME ADDRESS NEW EXPERIENCE



Address	8400 NW 33 ST	8300 NW 33 ST	8200 NW 33 ST
Rentable SF	155,986	105,093	105,602
Stories	4	4	4
Year Built	1996	1998	2001
Parking Ratio	4.8 : 1,000 SF	5.0 : 1,000 SF	5.0 : 1,000 SF
Available SF	42,063 SF	77,543 SF	54,082 SF

5.0

per 1,000 SF

HIGHEST PARKING
RATIO IN THE MARKET

NEW OWNERSHIP DELIVERING
ALL NEW AMENITIES FOR
A BRAND NEW OFFICE
EXPERIENCE IN DORAL



KEY HIGHLIGHTS



NEW OWNERSHIP
AND MANAGEMENT



FLEXIBLE FLOOR
PLATE OPTIONS
Available



LOBBY
RENOVATIONS



ALL NEW
LANDSCAPING



NEW MONUMENT
SIGNS



OUTDOOR
SEATING



LEED CERTIFIED
Westside Plaza I is LEED Gold
Certified and Westside Plaza II &
III are LEED Silver Certified



NEW AMENITIES
Fitness Center, Conference
rooms, a Grab N Go bar,
Commissary



ENERGY STAR
CERTIFIED
All three buildings are
Energy Star Certified

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HRE HIGHLINE
REAL ESTATE
CAPITAL



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