



Office

Palmetto West Park III

OFFICE UNITS FOR SALE

7791 NW 46th Street | Doral, FL 33166

For More Information

Lucia Custer

+1 786 433 0308

lcuster@naimiami.com

Gabriel Garcia-Menocal, SIOR

+1 786 433 3148

ggarcia-menocal@naimiami.com

Unit Sizes: ± 965 up to ± 7,733 RSF

Asking Price: Call for Pricing

For more listings visit: naimia-ftl.com/properties

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

1 Mile



TOTAL POPULATION

16,168



AVERAGE HH INCOME

\$115,350

3 Mile

106,209

\$91,193

5 Mile

478,779

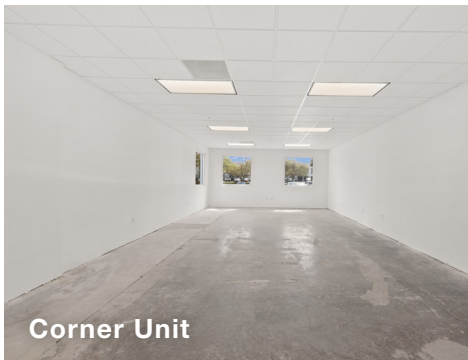
\$84,835

Unit Features

7791 NW 46th Street | Doral, FL 33166



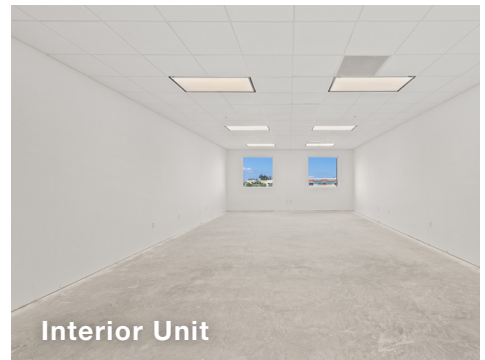
Corner Unit



Corner Unit



Interior Unit



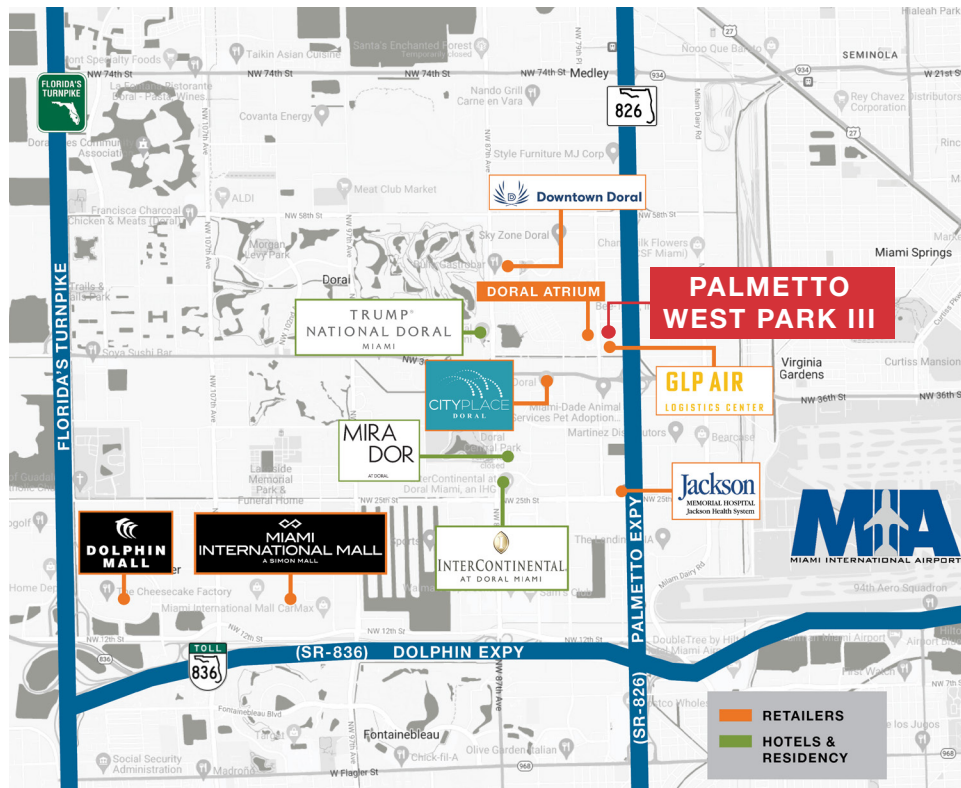
Interior Unit

Unit Features

- Open floor plan
- Typical Unit: \pm 965 RSF up to \pm 7,733 RSF
- Acoustical drop ceiling at 9' and lighting
- Two (2) impact glass windows, three (3) in the corner units
- Separate electric meter
- Separate A/C unit and control
- Five (5) assigned parking spaces per typical unit

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):

- **Home to Trump National Doral**, a world famous golf and hotel resort, home of the future Trump Doral International Towers, a landmark project comprised of luxury residential, retail and restaurants.
- **#1 in Miami-Dade County** with over 3,000 logistics-related companies with over 150,000 employees.
- **#1 Best place** to invest in real estate in Florida - article from NerdWallet.
- 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
- **#2 in Forbes.com list** of America's top 25 towns to live well.

For More Information

Lucia Custer
+1 786 433 0308
lcuster@naimiami.com

Gabriel Garcia-Menocal, SIOR
+1 786 433 3148
ggarcia-menocal@naimiami.com



9655 South Dixie Highway, Suite 300, Miami, FL 33156

+1 305 938 4000

naimia-ftl.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.