

High End  
Flex Space



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# Hemisphere Centre Condo

**FOR SALE OR LEASE**

3042 NW 82nd Avenue | Doral, FL 33122

[Virtual Tour](#) 

Total Available: ± 5,594 RSF  
Lease Rate & Type: \$28.00 PSF, IG  
Sale Price: \$2,435,000.00

**For More Information**

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

Martin Verdezoto  
+1 786 697 6269  
mverdezoto@naimiami.com

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**NAI** Miami  
Fort Lauderdale

# Hemisphere Centre Condo

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## Property Features

- Total of ± 5,594 SF on two (2) floors, fully air-conditioned
  - » First Floor: ± 3,176 RSF featuring reception, restroom, kitchenette, elevator, private offices, sinks, chair lift, IT room, filing and storage areas, etc.
  - » Second Floor: ± 2,418 RSF featuring private offices, executive office with private restroom, conference room, filing areas, etc.
- High-end finishes throughout (wooden and porcelain flooring and baseboards; drop ceiling; lots of windows (exterior and interior); etc.
- One (1) double-wide dock door currently covered, can be made accessible if necessary
- Electric hurricane shutters
- Elevator and chair lift
- Multiple water connections
- Permitted Use: Business – Group B

## Ideal Uses

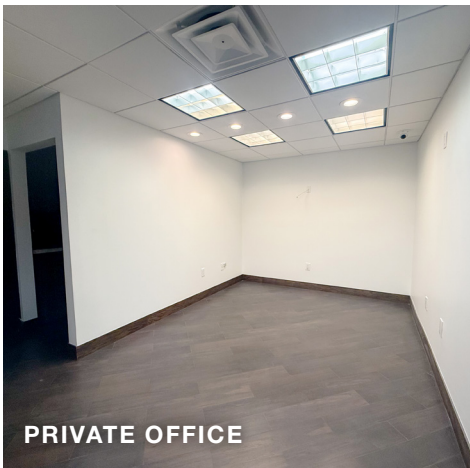


- Clinical Research
- Medical uses:
  - » Radiology
  - » Physical Therapy
  - » Rehab Therapy
  - » Optical
  - » Laboratory
- Professional office use
  - » Engineering
  - » Architecture
  - » Design
- TV/Photography Studio
- Wholesalers such as jewelry, eyewear, etc.

# First Floor Photos

3042 NW 82nd Avenue | Doral, FL 33122

± 3,176 RSF - [Virtual Tour](#)



# Second Floor Photos

3042 NW 82nd Avenue | Doral, FL 33122

± 2,418 RSF - [Virtual Tour](#)



EXECUTIVE OFFICE



OPEN WORKSPACE



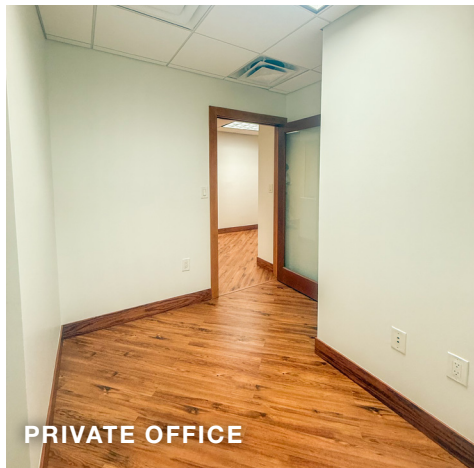
HALLWAY



CONFERENCE ROOM



PRIVATE OFFICE



PRIVATE OFFICE



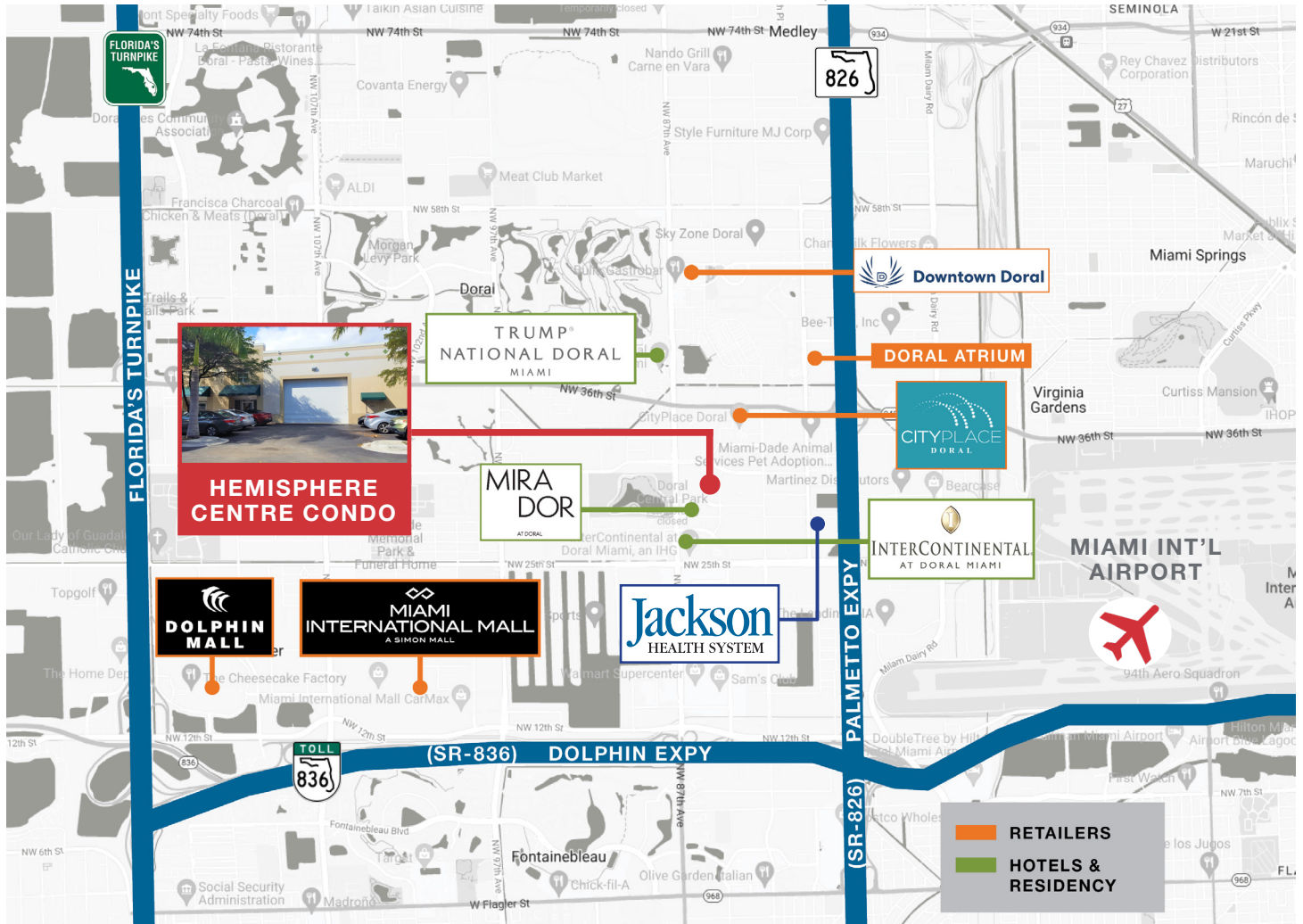
PRIVATE OFFICE



SHOWROOM VIEW FROM SECOND FLOOR

# Location Features

3042 NW 82nd Avenue | Doral, FL 33122 - [Virtual Tour](#)



## Location Features

- In the heart of the City of Doral
- Close proximity to CityPlace Doral, and Downtown Doral
- Neighboring uses include residential, hotels, retail, flex, industrial complexes, office buildings, etc.
- Easy access via all major thoroughfares: Palmetto Expressway (SR-826), Dolphin Expressway (SR-836) and Florida's Turnpike

## Demographics

	1 Mile	3 Miles	5 Miles
Population	9,586	115,859	458,633
Average Household Income	\$133,223	\$97,059	\$90,301

## Traffic Count

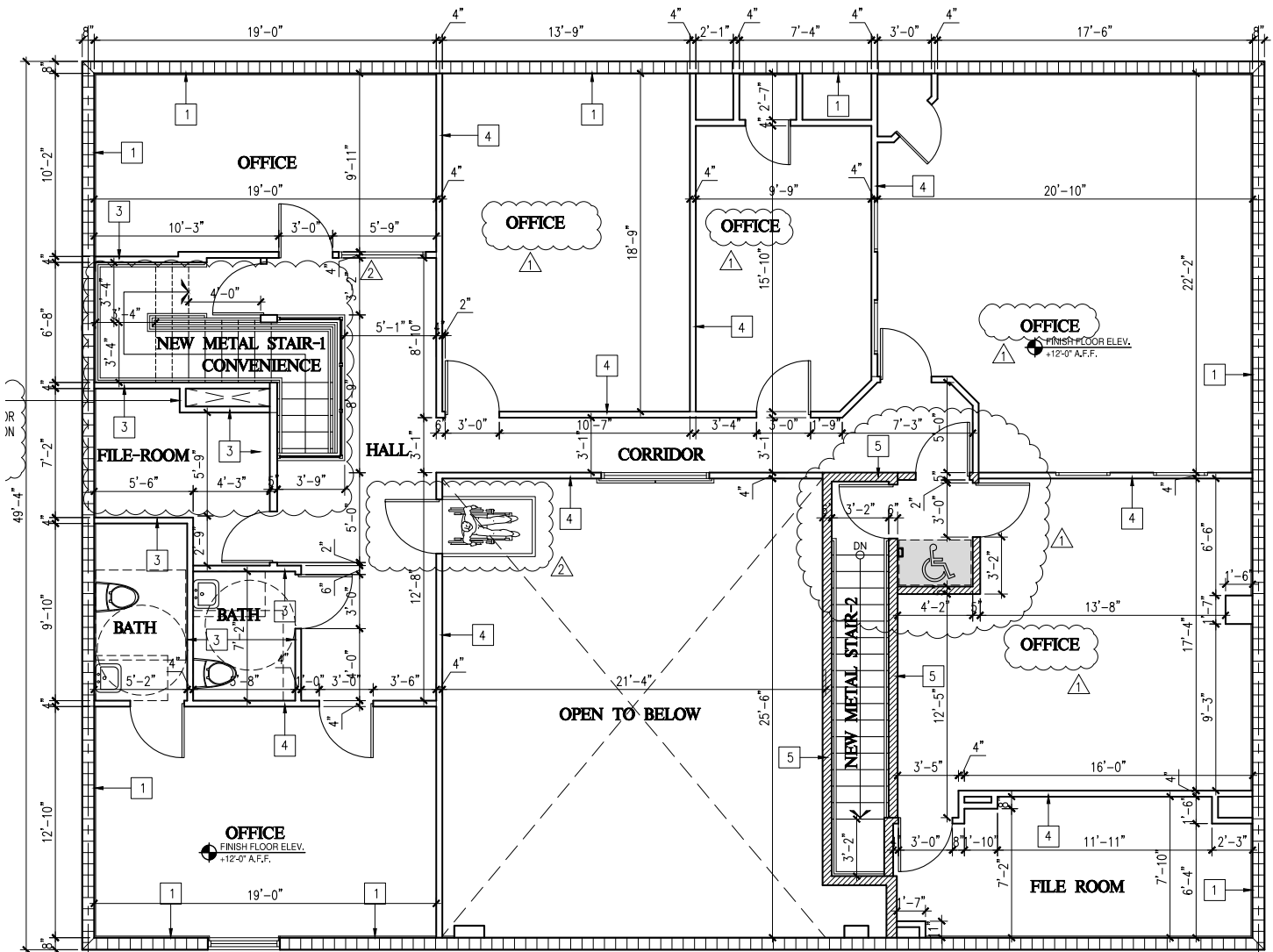
CARS PER DAY	NW 82nd Avenue	22,500
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# Floor Plan

3042 NW 82nd Avenue | Doral, FL 33122

Second Floor: ± 2,418 RSF - [Virtual Tour](#)



The floor plans above is not as-built nor shall be construed as an architectural plan. It is provided solely for depiction purposes.

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