

LAKES EDGE INNOVATION CENTER

CLASS A OFFICE | FLEX SPACE | FOR LEASE

11,627 SF
AVAILABLE

9035 NW 13th Ter, Unit 6-7, Doral, FL 33172

\$29.00 NNN PSF



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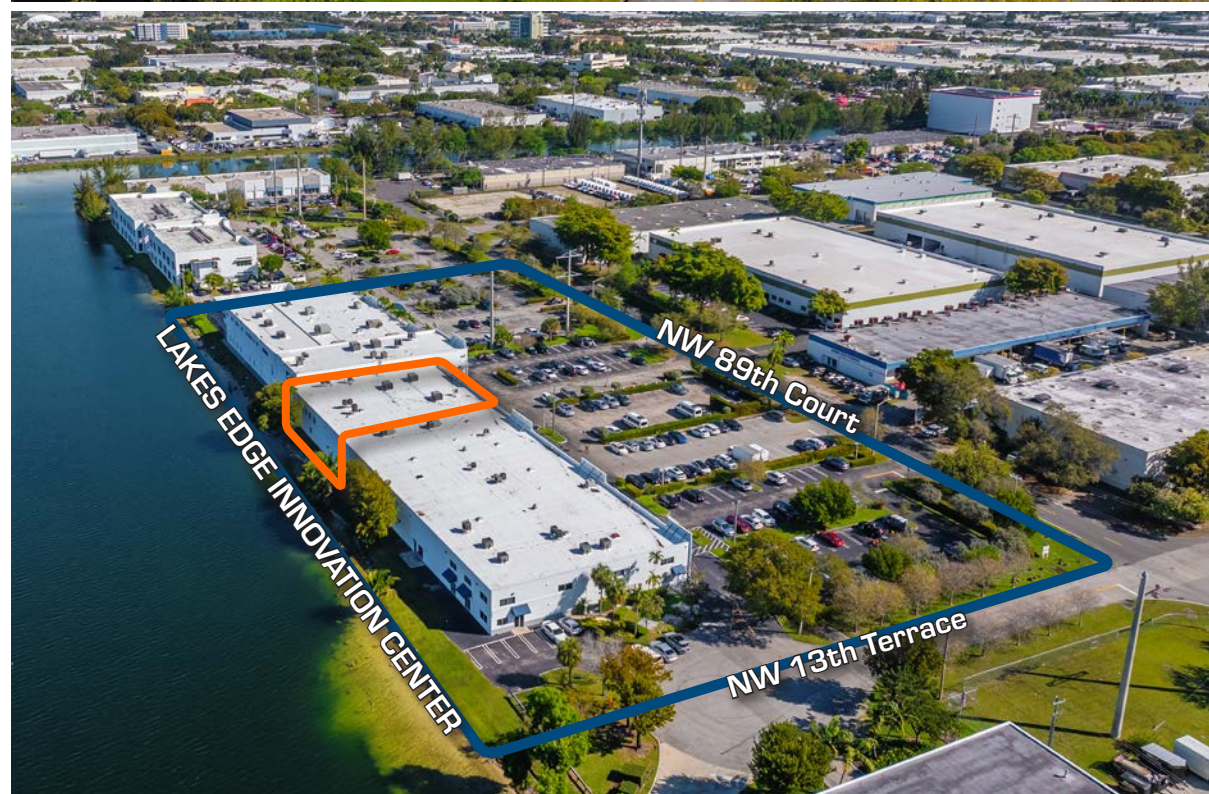
LAKES EDGE INNOVATION CENTER

This 11,627 SF office flex space is located within Lakes Edge Innovation Center, a one of a kind, mixed use campus with water views located in the highly desirable City of Doral in Florida.

Ownership has continuously updated and maintained the property with full height storefront glass, beautiful landscaping, full air conditioning, abundant parking, heavy power and fresh paint.

Existing tenants in Lakes Edge Innovation Center include companies with uses such as:

- medical products
- pharmaceuticals
- life sciences
- laboratories
- high-value logistics





OFFICE

PROPERTY FEATURES

- \$3m of Capital Improvements
- 100% Air Conditioned
- Hurricane Impact Windows
- Ample Natural Light & Water Views
- Space Consists of 2 Floors
- Private Elevator
- 1 Street Level Door
- ADA Restrooms on Both Floors
- Abundant Parking

LOCATION FEATURES

- Access to Numerous Doral Amenities
- Ideally Situated in the Doral Finger Lakes
- Easy Access to Dolphin & Palmetto Expwy.
- Located 3 Miles West of MIA
- Located 5 Miles East of Florida's Turnpike

PROPERTY SPECIFICATIONS

80,159 SF

Total Building SF

11,627 SF

Available SF

5.34 Acres

Total Acres

10,927 SF

Office SF

276 Spaces

Total Parking

700 SF

Warehouse SF

100%

Air Conditioning

Over \$3m

Capital Improvements

1 Street Level

Loading

\$29.00 PSF NNN

Lease Rate



BREAK ROOM



OFFICE



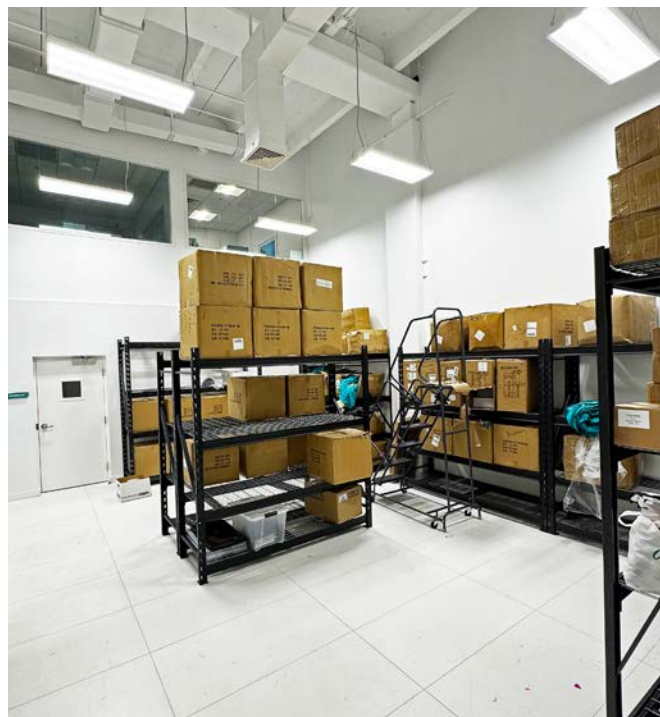
KITCHEN



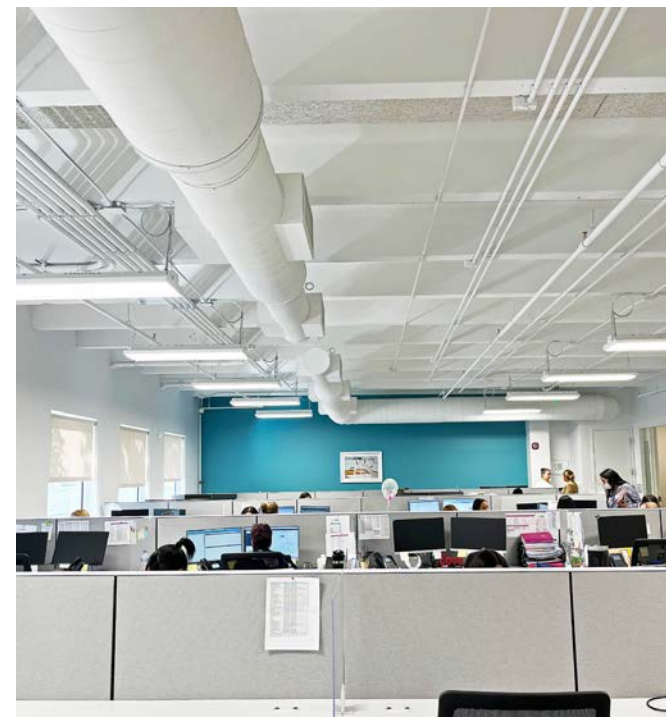
CONFERENCE ROOM



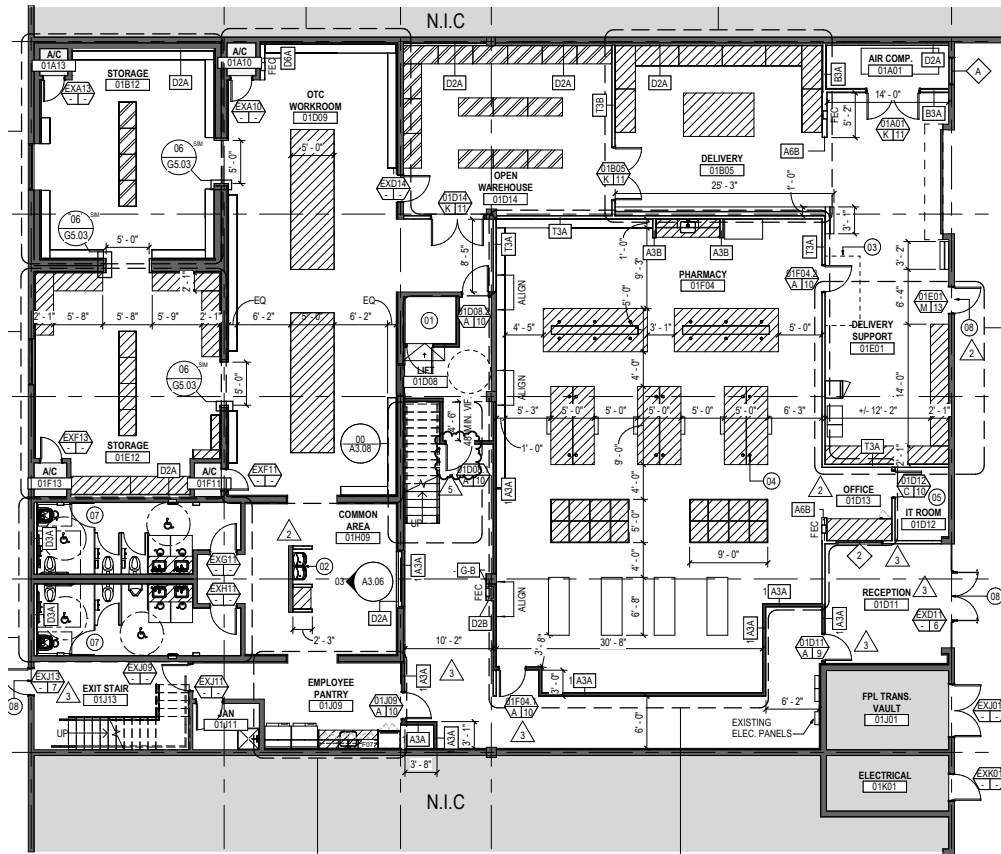
OFFICE



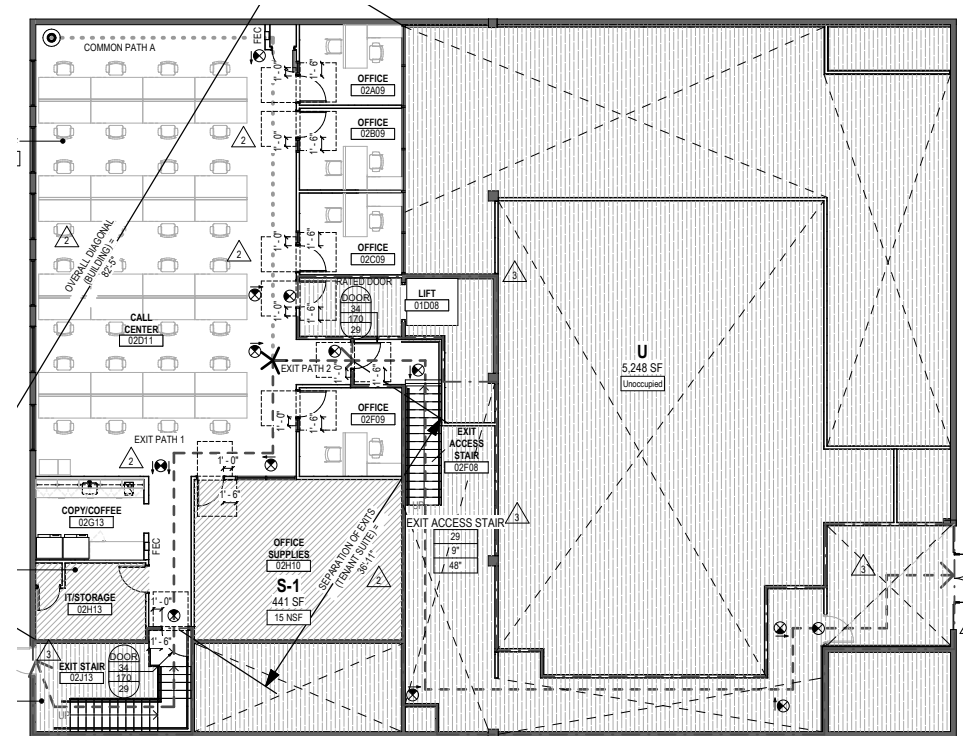
WAREHOUSE



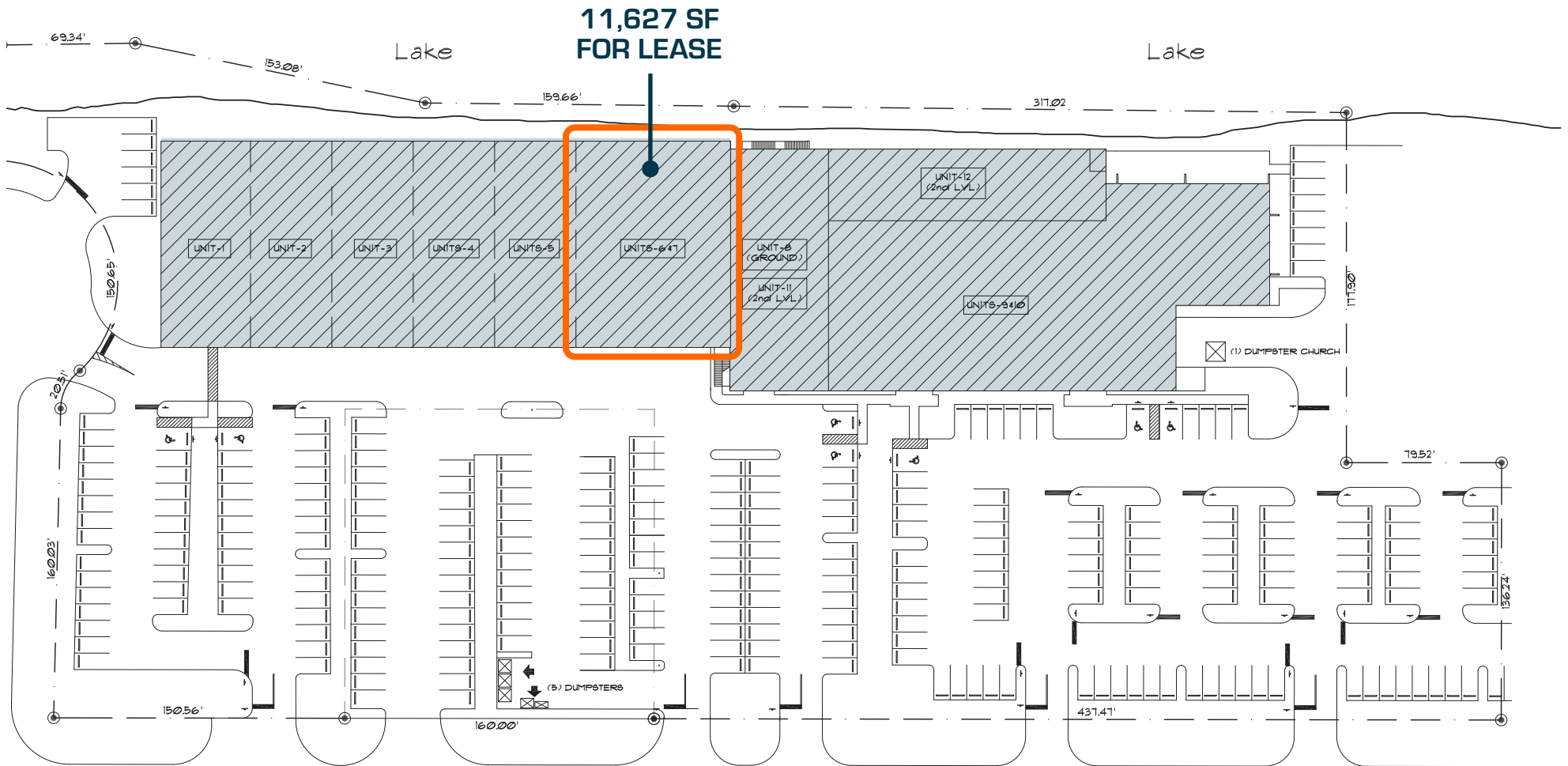
OFFICE



1ST FLOOR PLAN



2ND FLOOR PLAN





Palmetto Expressway | S.R. 826

NW 87th Avenue

NW 12th Street

Dolphin Expressway | S.R. 836



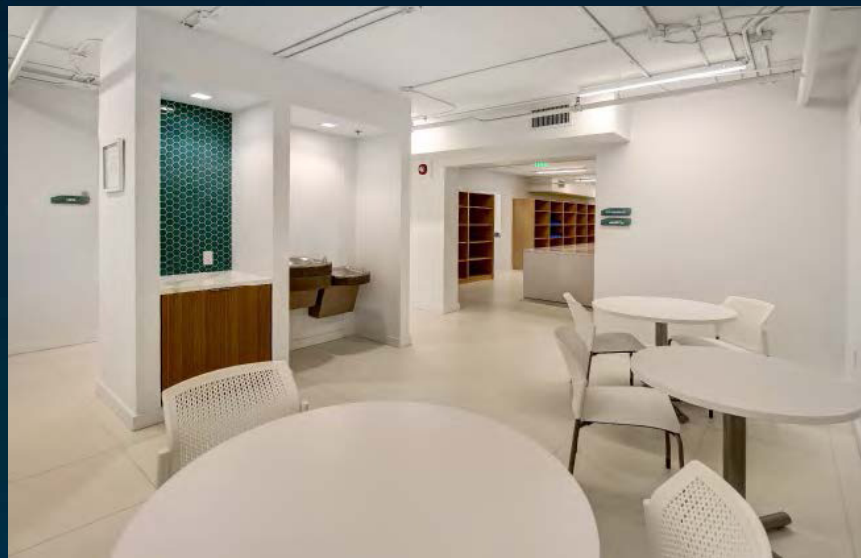
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FOR LEASE

LAKE EDGE INNOVATION CENTER

NW 13th Terrace

NW 89th Court

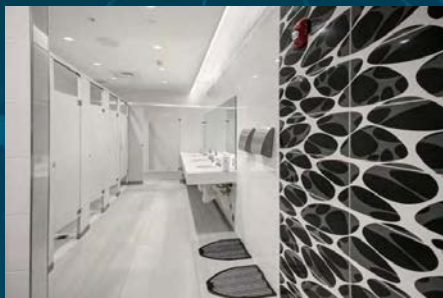
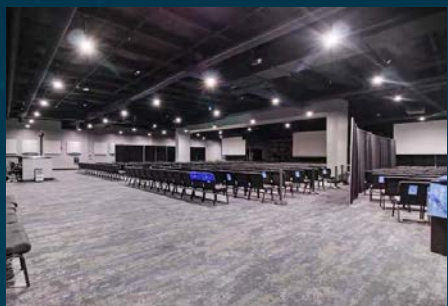
NW 12th Street



VALUABLE TENANTS

Join a diverse roster of tenants with innovative businesses with state of the art spaces including clean rooms, high security pharmaceutical vaults, high-end offices, FDA approved medical laboratories, a Hollywood quality sound stage and more.

Lakes Edge Innovation Center is home to valuable tenants that invest in the success of their business and the comfort of their clients and employees.





For more information, please contact:



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