



**WATERFORD**  
IVY

OFFICE SPACE  
FOR LEASE

**6101 & 6161  
BLUE LAGOON DRIVE**



## PROPERTY HIGHLIGHTS OVERVIEW



1,750 - 23,400 SF of Office Space



5/1000 Unreserved Parking at No Charge



Building & Monument Signage Available



On-Site Management, Leasing and 24-Hour Roving Security



Over 6 Major Hotels within Waterford Park including Hilton, Pullman Hotel, Hyatt House & Homewood Suites



Suites Ready for Immediate Move-In



Undergoing Exterior and Landscaping Upgrades



Recently Renovated Lobbies, Restrooms & Common Areas



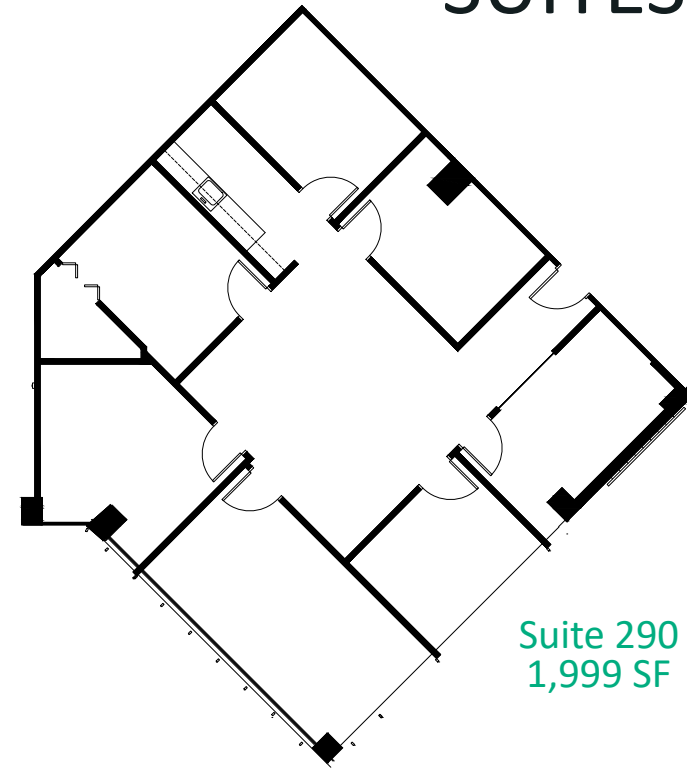
New Institutional Ownership, the Third Largest Owner in Waterford Park



Close Proximity to Sammi's Cafe as well as Tenant Conference and Wellness Facilities



## MOVE-IN READY SUITES



Suite 290  
1,999 SF

## VARIETY OF RECENT RENOVATIONS



ALL BUILDINGS TO BE FULLY RENOVATED INCLUDING LOBBIES, RESTROOMS, COMMON AREAS, EXTERIOR AND LANDSCAPING

**\*\*Spec Suites Available for Immediate Move-In**

**BUILDING & MONUMENT SIGNAGE AVAILABLE**

AVAILABILITIES BETWEEN  
1,999 - 23,375 SF

SIGNAGE  
OPPORTUNITY  
FACING SR 836

5757  
WATERFORD

5775  
WATERFORD

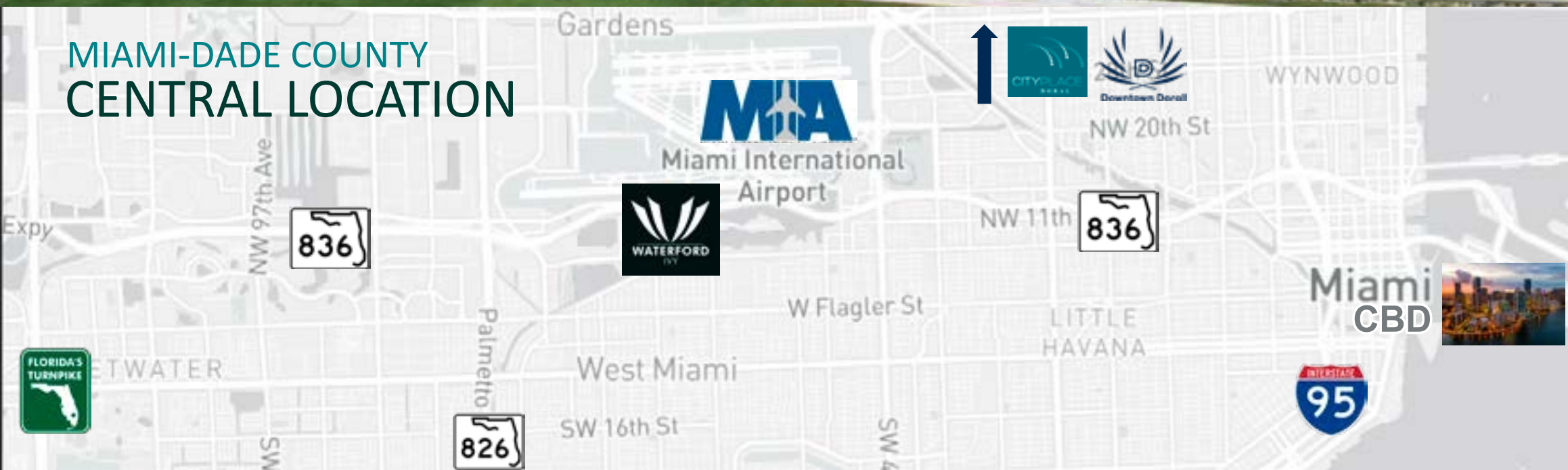
5805  
WATERFORD

6101  
WATERFORD

6161  
WATERFORD

DOLPHIN EXPRESSWAY

MIAMI-DADE COUNTY  
CENTRAL LOCATION





## BROKER CONTACTS FOR LEASING INFORMATION

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