

FOR LEASE

*PLUG IN & POWER UP*



# DOLPHIN CORPORATE PARK

11410 NW 20<sup>TH</sup> STREET,  
MIAMI, FLORIDA





# PROPERTY HIGHLIGHTS

- › Class A office building engineered to withstand hurricane winds up to 185 mph
- › Two back-up generators provide power for up to 14 days
- › Designed for businesses requiring business continuity
- › Gym and conference room currently under construction
- › Spec Space program underway
- › Exterior signage opportunity available for leases of 10,000 square feet or more
- › Parking ratio of 4.7/1,000 (overflow available)
- › Adjacent to Florida turnpike and Dolphin expressway (SR836)
- › On-site Day Porter and Building Engineer



# AMENITIES



On-site gym  
under  
construction



On-site conference  
room under  
construction



Two back-up  
generators for  
business continuity



Day porter and  
building engineer  
on-site



Walk to  
Dolphin Mall



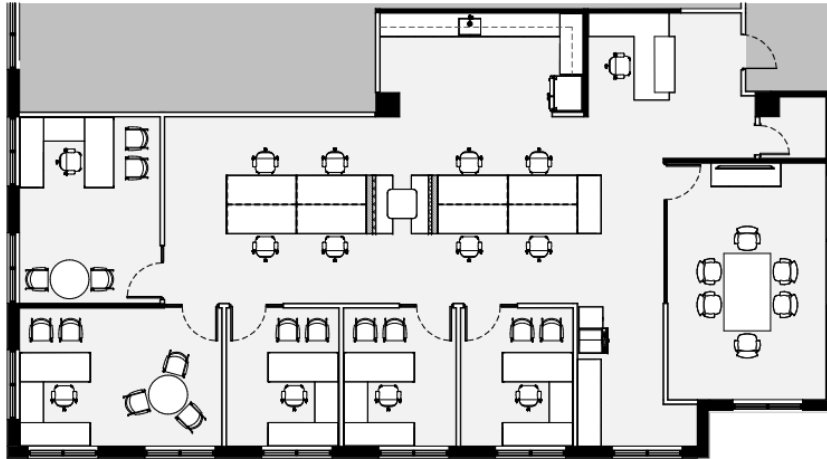
Abundant  
parking





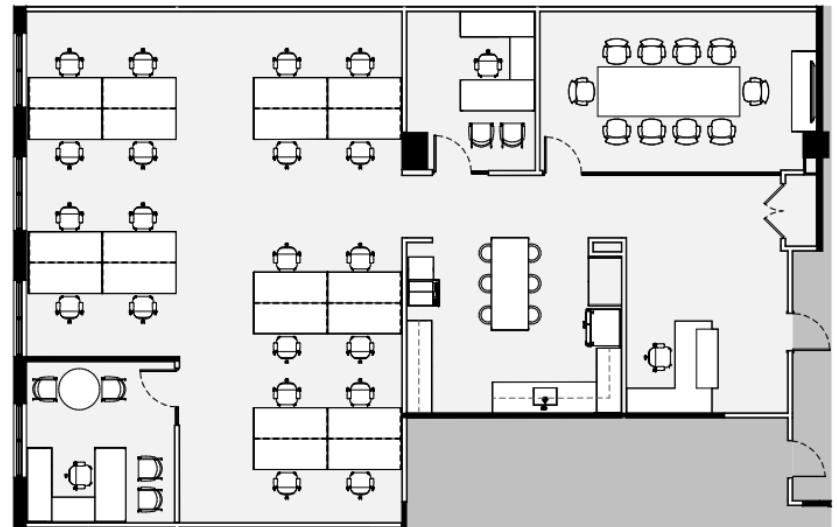
# SPEC SUITES

UNDER CONSTRUCTION | EARLY 2026

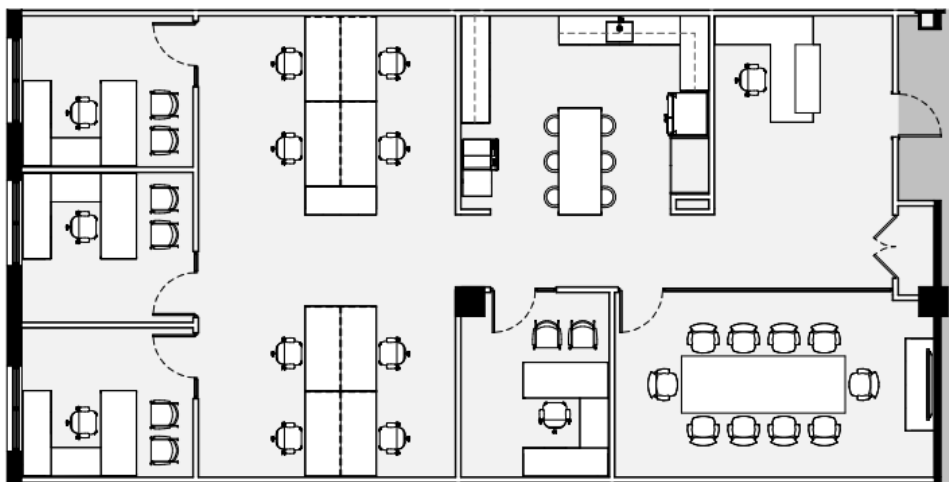


**SUITE 200**  
**2,686 SF**

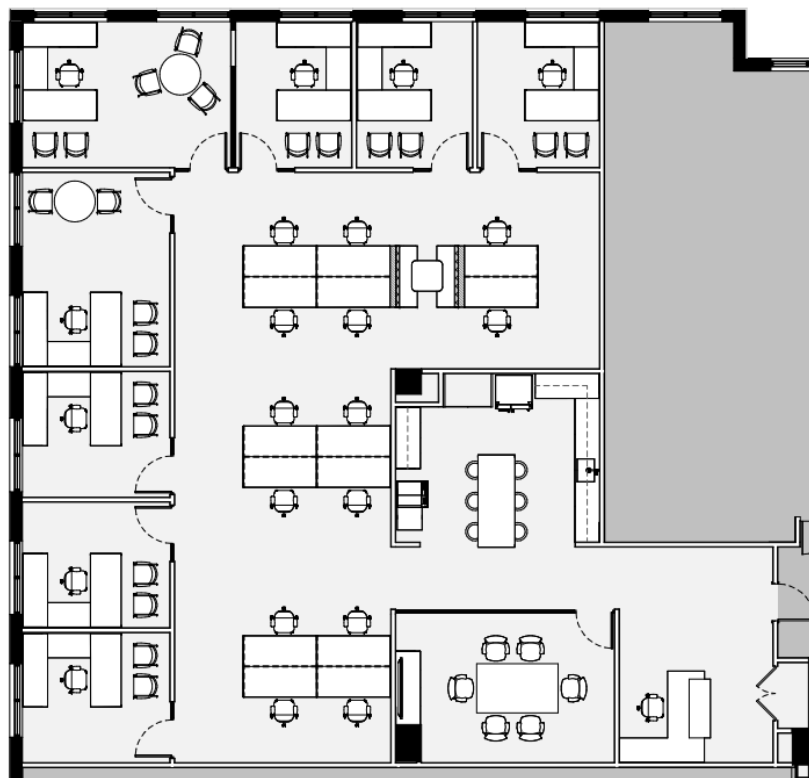
**SUITE 210**  
**2,881 SF**







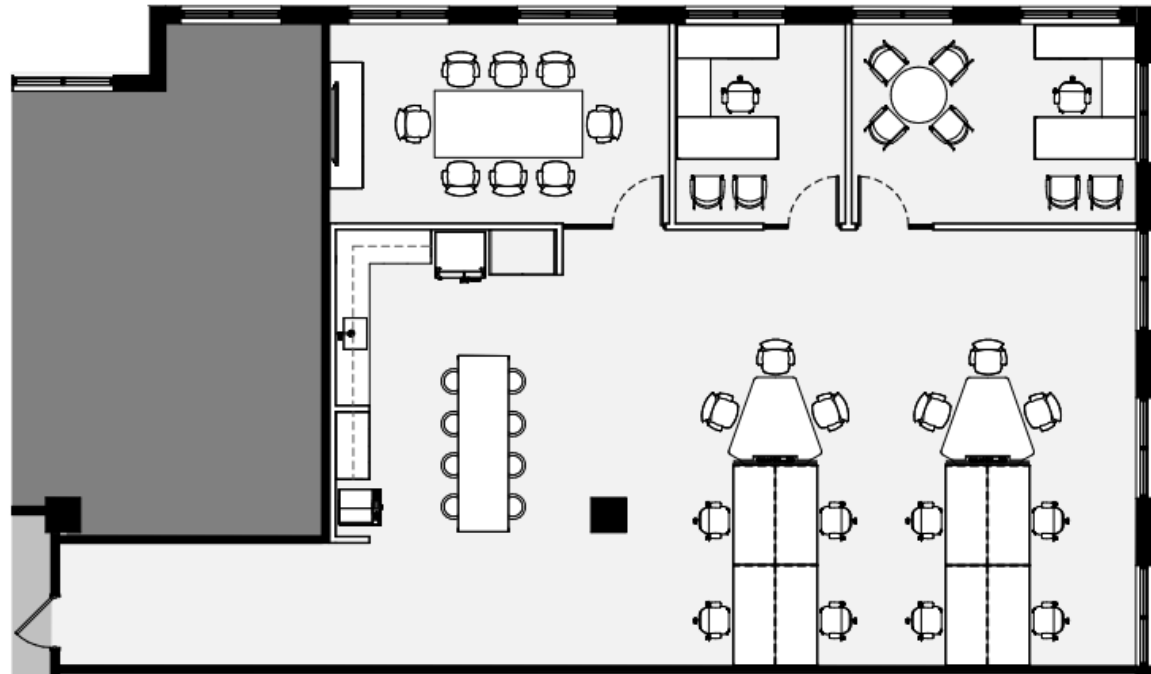
**SUITE 230**  
**2,537 SF**



**SUITE 240**  
**3,876 SF**



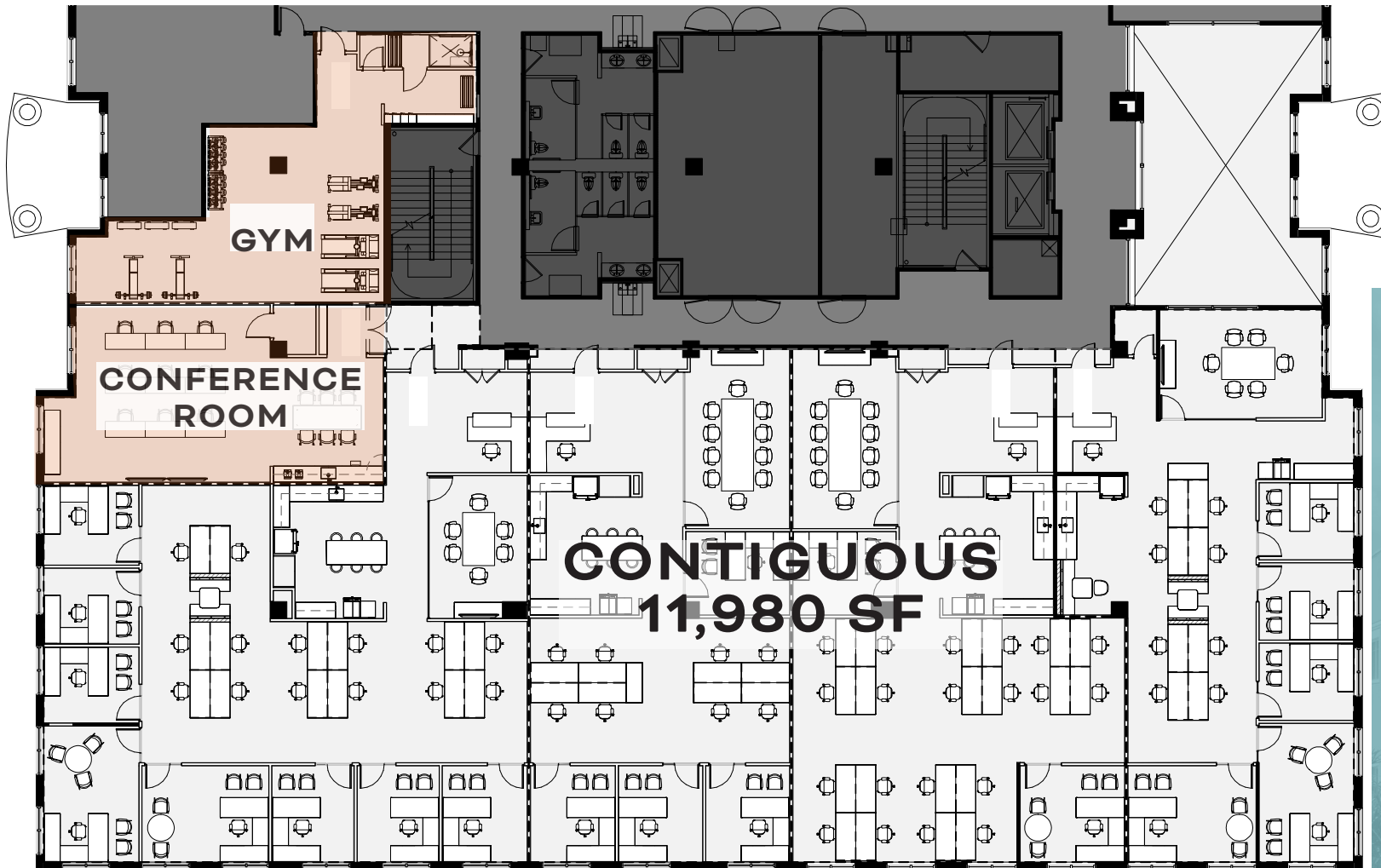
**SUITE 222**  
**2,403 SF**





# SECOND FLOOR - UP TO 11,980 SF

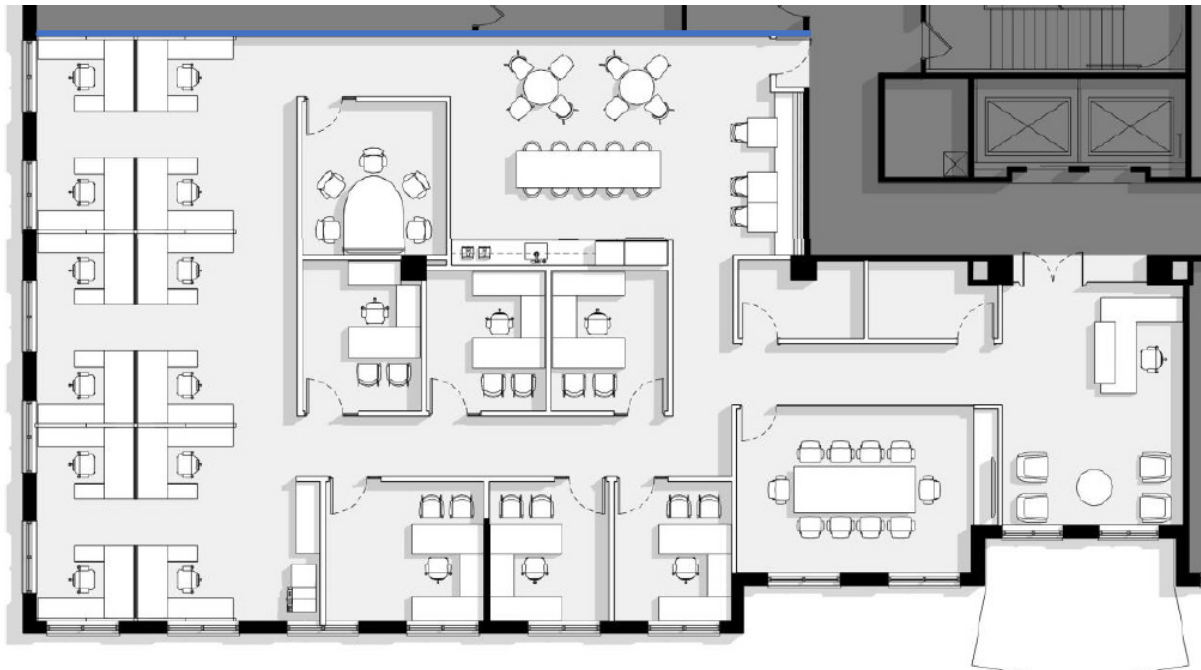
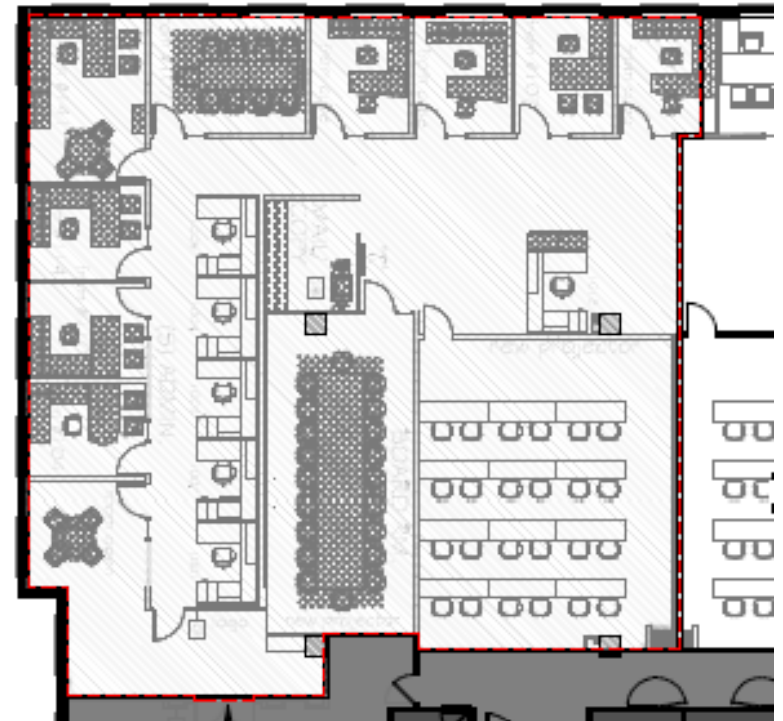
UNDER CONSTRUCTION | EARLY 2026



# SUITES

AVAILABLE OCT. 2025

**SUITE 102A**  
5,173 SF



**SUITE 310**  
4,500 SF









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