

PALMETTO WEST PARK III

7791 NW 46th Street, Doral, Florida 33166

FOR SALE
Office Units



For more information:

Lucia Custer

+1 786 433 0308
lcuster@naimiami.com

Gabriel Garcia-Menocal, SIOR

+1 786 433 3148
ggarcia-menocal@naimiami.com

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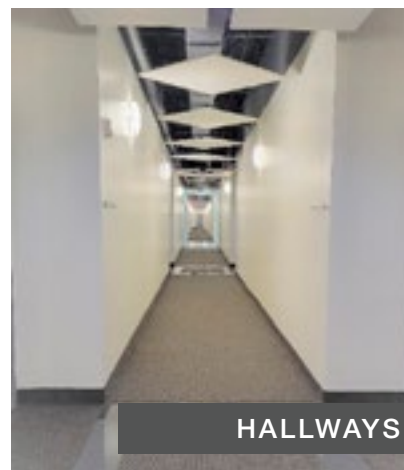
TWO-STORY LOBBY



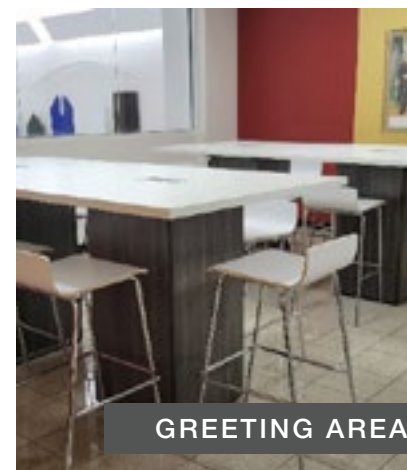
COMMON CONFERENCE ROOM

Building Features

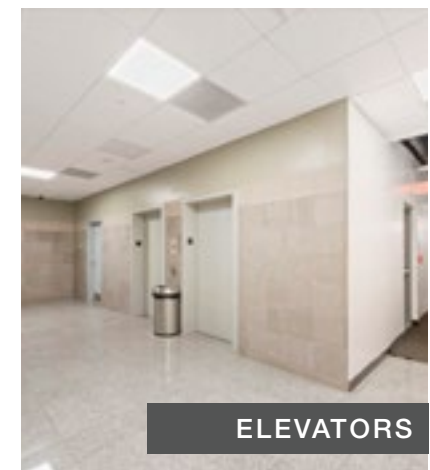
- Contemporary architecture
- Cafe on ground floor
- Two-story lobby
- Two (2) elevators and three (3) staircases
- Two (2) common conference rooms
- Common greeting area (2nd floor mezzanine)
- Generous parking (three-story garage and outside parking plus 52 guest spots)



HALLWAYS



GREETING AREA



ELEVATORS

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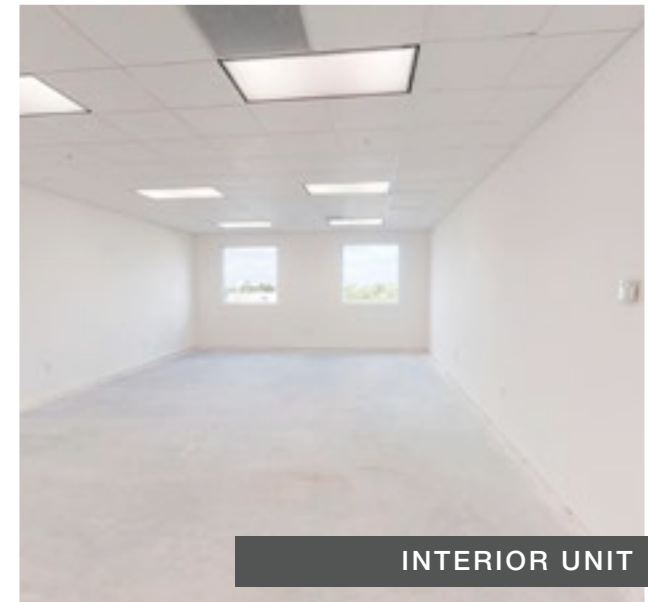
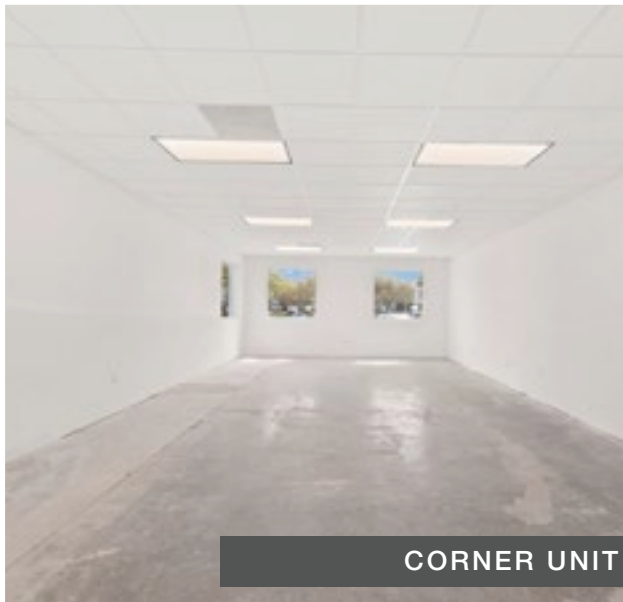
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Unit Features

- Open floor plan
- Typical Unit: ± 965 RSF (up to $\pm 4,833$ 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



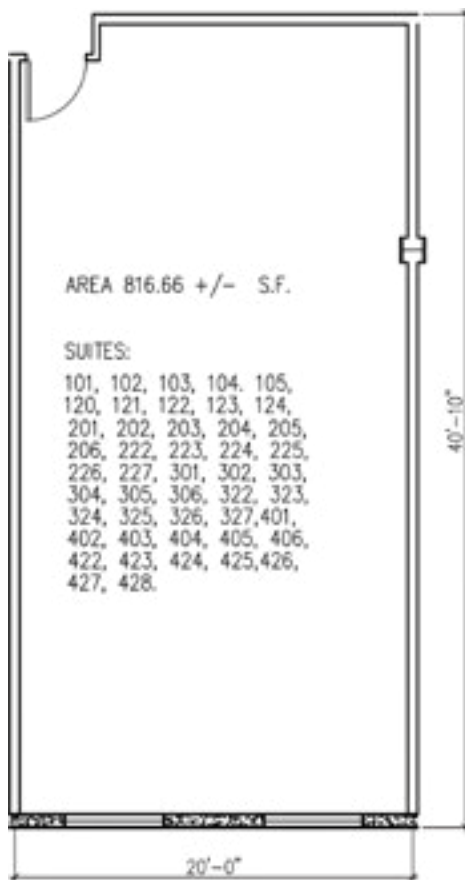
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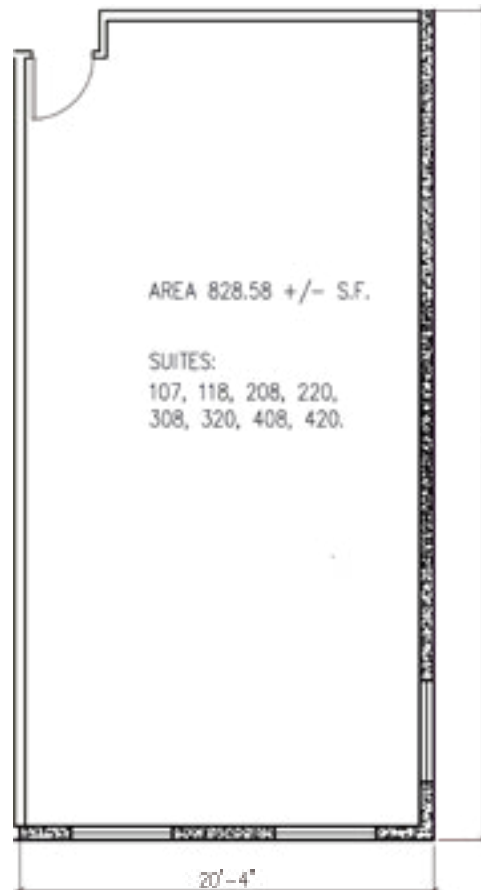
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Floor Plans

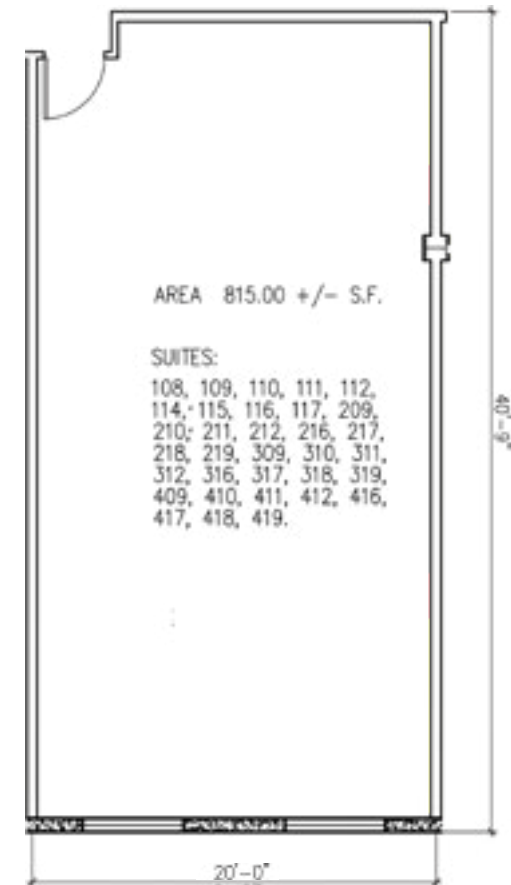
The areas shown within the floor plans reflect the net/usable square footages while those on the bottom include the common area factor. **Prices and condominium fees are based on the gross square footages.**



GA: ±966.59 RSF



GA: ±980.70 RSF



GA: ±964.63 RSF

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Market Overview

Location Advantages

- 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.

Within the prestigious City of Doral (www.cityofdoral.com):



- **#1 in Miami-Dade County** with over 3,000 logistics-related companies with over 150,000 employees.
- 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
- **#22 in Money Magazine's list** of top 50 cities to live in.



Demographics



RADIUS



TOTAL POPULATION



AVERAGE HH INCOME

1 Mile	10,462	\$62,122
3 Mile	105,133	\$69,293
5 Mile	485,476	\$62,396

Proximity to Major Thoroughfares

	DISTANCE
Palmetto Expressway (SR 826)	0.5 Miles
Doral Boulevard/NW 36 th Street	0.53 Miles
Downtown Doral	1.0 Miles
Jackson West Hospital	1.4 Miles
Dolphin Expressway (SR 836)	2.5 Miles
Miami International Airport	4.4 Miles
Florida's Turnpike	4.7 Miles

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PalmettoWestParkLc



@PalmettoWestPark



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<https://palmettowestparklc.business.site>



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