

8200 DORAL

The Location Advantage
8200doraloffice.com

Colliers

8200 NW 41st St,
Doral, FL 33166



8200 DORAL

Minutes to the best of Doral, 8200 Doral is a unique office opportunity that balances value with experience and convenience.

Ideally situated and conveniently reachable, our boutique building is nestled within a backdrop of natural beauty. Offering captivating, verdant vistas, you'll relish the sensation of working in a serene, refined environment while still being close to the bustling commerce and lifestyle amenities of one of the nation's rapidly expanding cities.

Combine business and lifestyle seamlessly in a diverse city that Forbes has ranked among the top 50 cities with the best mix of business advantages and lifestyle appeal. Doral has also been rated as the #1 place to invest in real estate in Florida and the #2 town to live well for its cultural amenities, pro-business environment, and highly educated workforce.

Leading Employers

Doral boasts a workforce of over 150,000 individuals who commute daily for employment. Among its notable occupants are Fortune 500 corporations and government entities, including:



BRINKS

Walmart

Carnival
LENNAR



UNIVISION

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Attributes

- 101,000 RSF Class A Office Building in the heart of Doral.
- Recent renovations: new impact windows, renovated corridors, restrooms, and updated elevators.
- One of the few Class A buildings with easy access to SR 826 (Palmetto Expressway).
- Conveniently situated just minutes from Miami International Airport and the Miami Intermodal Center.
- Features beautifully landscaped grounds.
- Within walking distance of City Place Doral, offering 300,000 RSF of premier dining, retail, and entertainment options for tenants.
- Doral is among the fastest-growing submarkets in Miami, attracting a diverse range of businesses and boasting a daytime population of nearly 150,000 people.
- Awarded LEED Silver certification from the U.S. Green Building Council and EPA's ENERGY STAR® rating.
- Abundant parking with a 4/1,000 parking ratio.

Gallery



Suite 125



Panoramic View

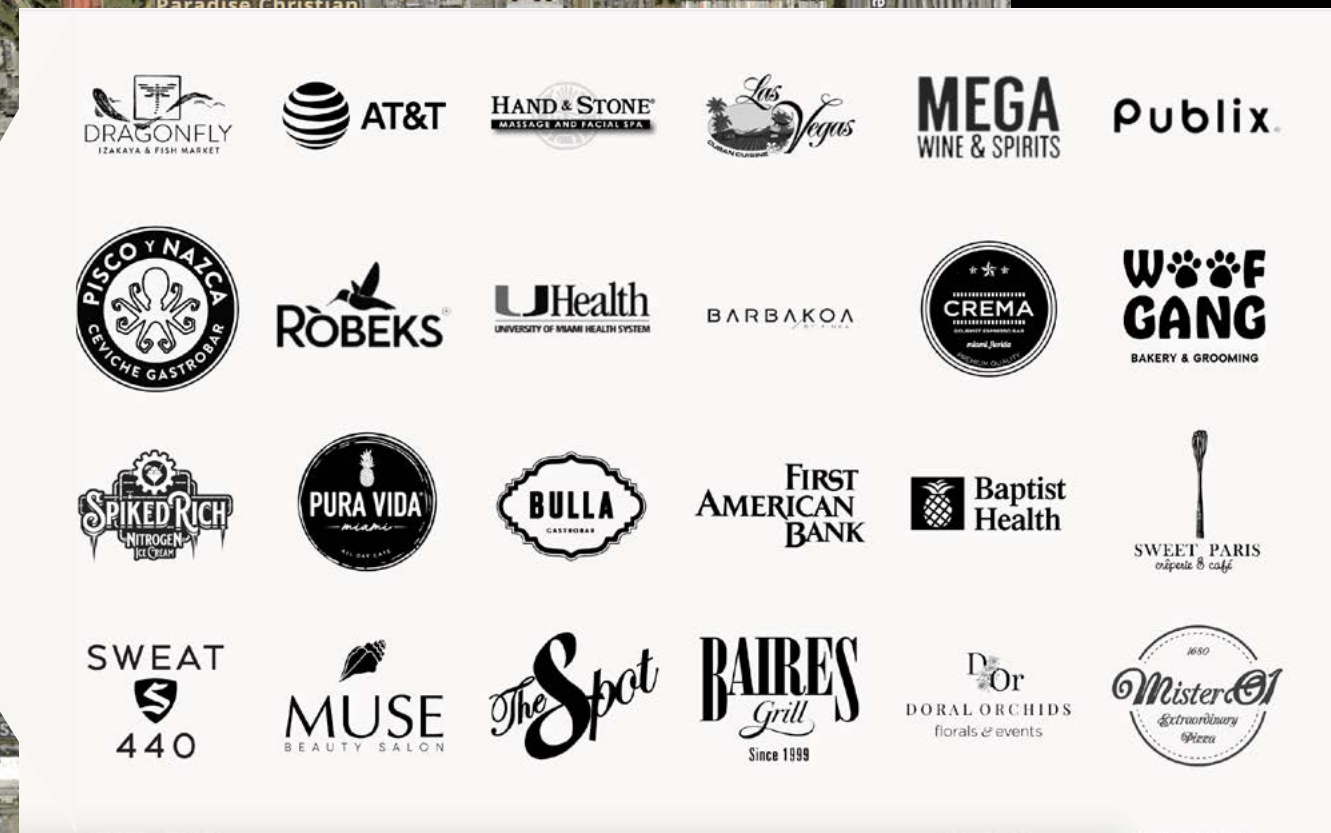


Penthouse Terrace




Downtown Doral

CITYPLACE




 **Conveniently Near Entertainment**

Just across the street lies CityPlace, a vibrant shopping destination showcasing the latest attractions in the area. CityPlace Doral features top-tier restaurants and entertainment options, including the renowned Improv Comedy Club, Copper Blues Rock Pub & Kitchen, Kings bowling alley, and a CMX Ciné Bistro movie theater.

 **Discover Doral's Finest Dining**

Explore a plethora of dining experiences within a 2-mile radius, from upscale eateries to charming outdoor cafes and bistros. CityPlace Doral and Downtown Doral are just around the corner.

 **Convenient Access to Transportation**

Freebee Doral: Freebee is a FREE, door-to-door, on-demand transportation service.

Doral Trolley: Doral Trolley Tracker provides real-time trolley information for all Routes. Providing free transportation to malls, restaurants, parks and connecting with the Metrorail.

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