

# OFFICE FOR LEASE

WATERFORD BUSINESS DISTRICT

UP TO 29,063 RSF FOR LEASE

EAL



WILSHIRE

ADVISORY GROUP

# FOR LEASE -5959 WATERFORD DISTRICT DR

## SUITES AVAILABLE:

Suite 100 - 2,381 RSF (Nov 2026)

Suite 101 - 1,239 RSF (Vacant)

Suite 103 - 3,402 RSF (Nov 2026)

Suite 200 - 17,000 RSF (Full floor - Nov 2026)

Suite 305 - 5,041 RSF (Nov 2026)

See floor plans in next pages



## PROPERTY HIGHLIGHTS:

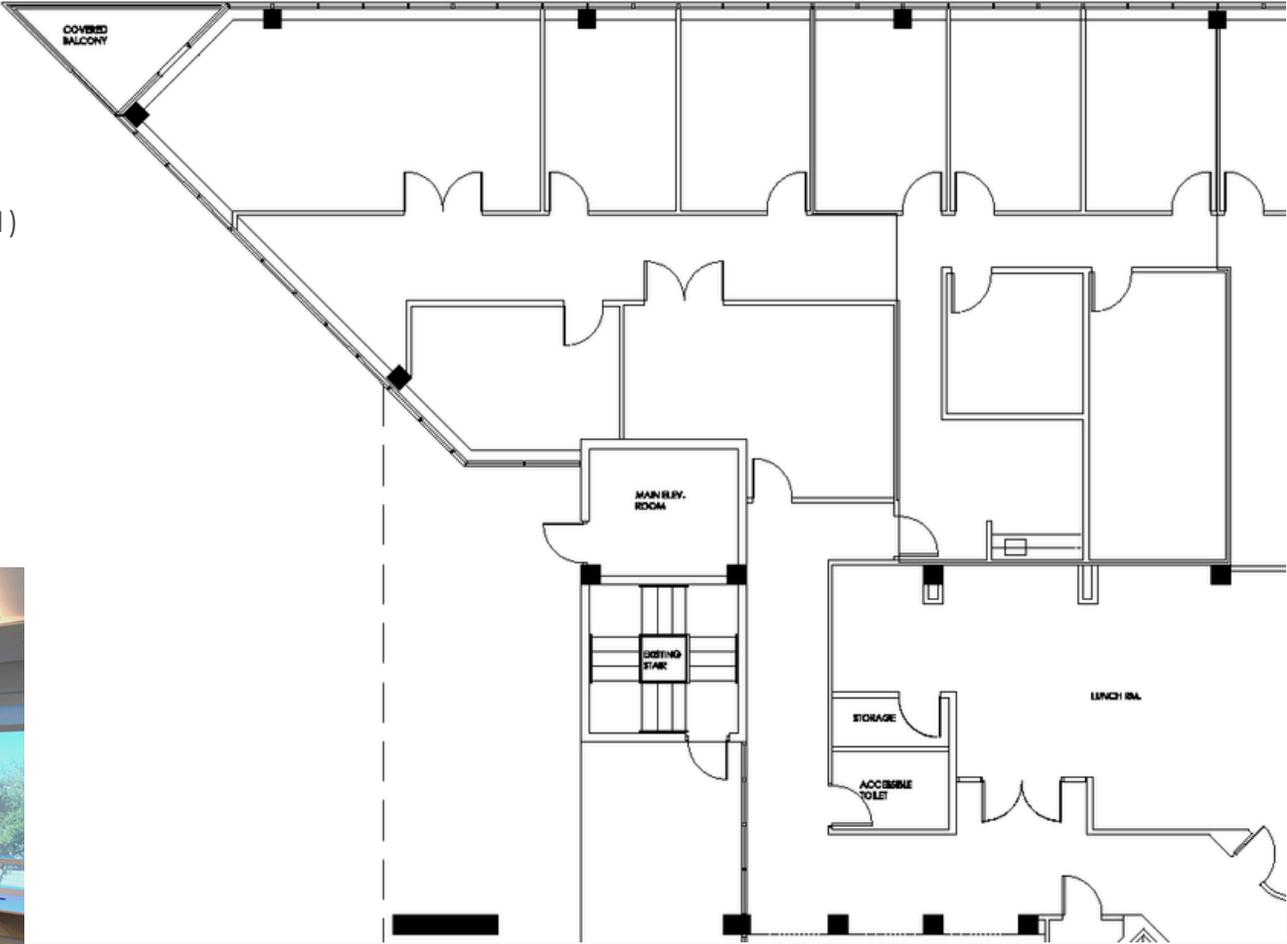
- Stand-alone office building in the Waterford Business District with recently renovated common areas.
- Impressive views of surrounding lakes and MIA Airport
- Unique architectural design which differentiates the project from other Blue Lagoon buildings
- On-site security, property management, and ownership.
- Conference room available to tenants.
- Covered reserved parking available.
- Centrally located in Miami, with fantastic freeway access from 826, 836, Turnpike and minutes from Brickell/Downtown Miami.
- Many amenities and nearby restaurants.
- Signage opportunities available



# GROUND FLOOR – 5959 WATERFORD DISTRICT DR.

## Suite 100

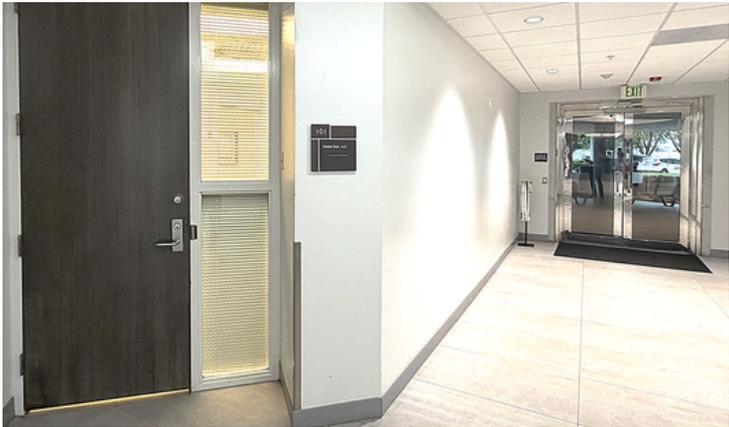
Size 2,381 RSF  
Asking Rent \$26.50 per RSF (NNN)  
NNNs (est 2025) \$16.50 per RSF  
Available Now  
Term 3 to 10 year  
Parking free surface 3/1000



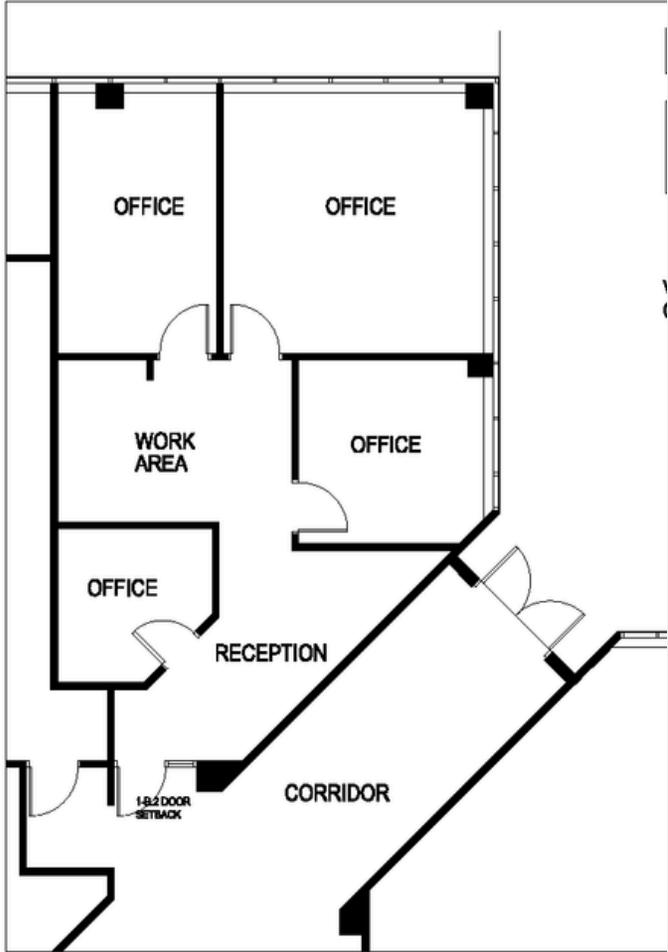
# GROUND FLOOR – 5959 WATERFORD DISTRICT DR.

## Suite 101

Size	1,239 RSF
Asking Rent	\$26.50 per RSF (NNN)
NNNs (est 2025)	\$16.50 per RSF
Available	Vacant
Term	3 to 10 year
Parking	free surface 3/1000



- Ground floor space facing MIA Airport.
- Small premises, flexible layout.
- Natural light and small conf room.



# GROUND FLOOR – 5959 WATERFORD DISTRICT DR.

## Suite 103

Size 3,402 RSF  
Asking Rent \$26.50 per RSF (NNN)  
NNNs (est 2025) \$16.50 per RSF  
Available Nov 2026  
Term 3 to 10 year  
Parking free surface 3/1000

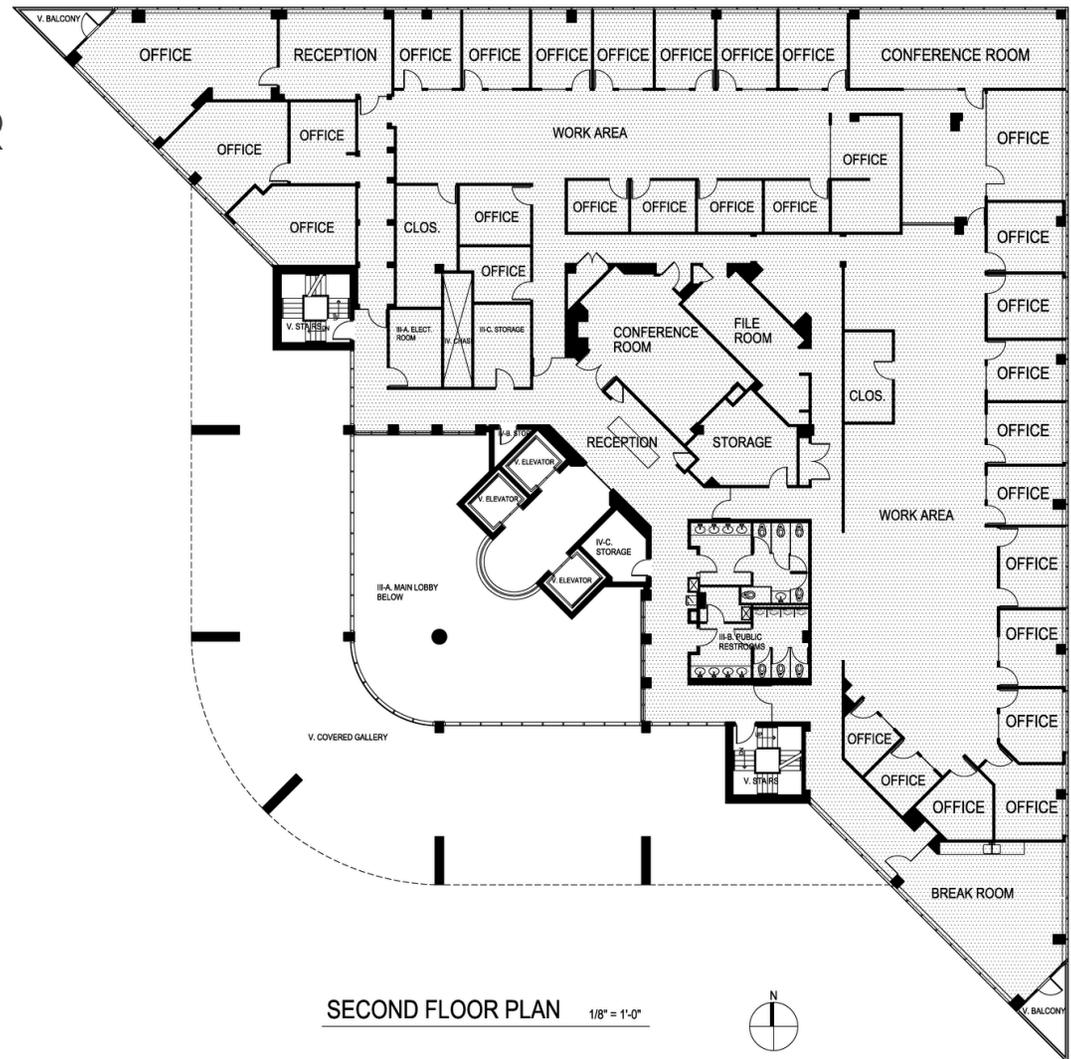


# 2nd FLOOR - 5959 WATERFORD DISTRICT DR.

## Suite 200 - FULL FLOOR

Size	17,000 RSF (divisible)
Asking Rent	\$26.50 per RSF (NNN)
NNNs (est 2025)	\$16.50 per RSF
Available	Nov 2026
Term	3 to 10 year
Parking	free surface 3/1000

- Full floor opportunity suite.
- Exclusive access to the floor via elevators.
- Efficient layout - perimeter window offices.
- Direct views of the airport and nearby lakes.
- Plenty of natural light and window line.
- Private bathrooms.
- Building pylon signage available.

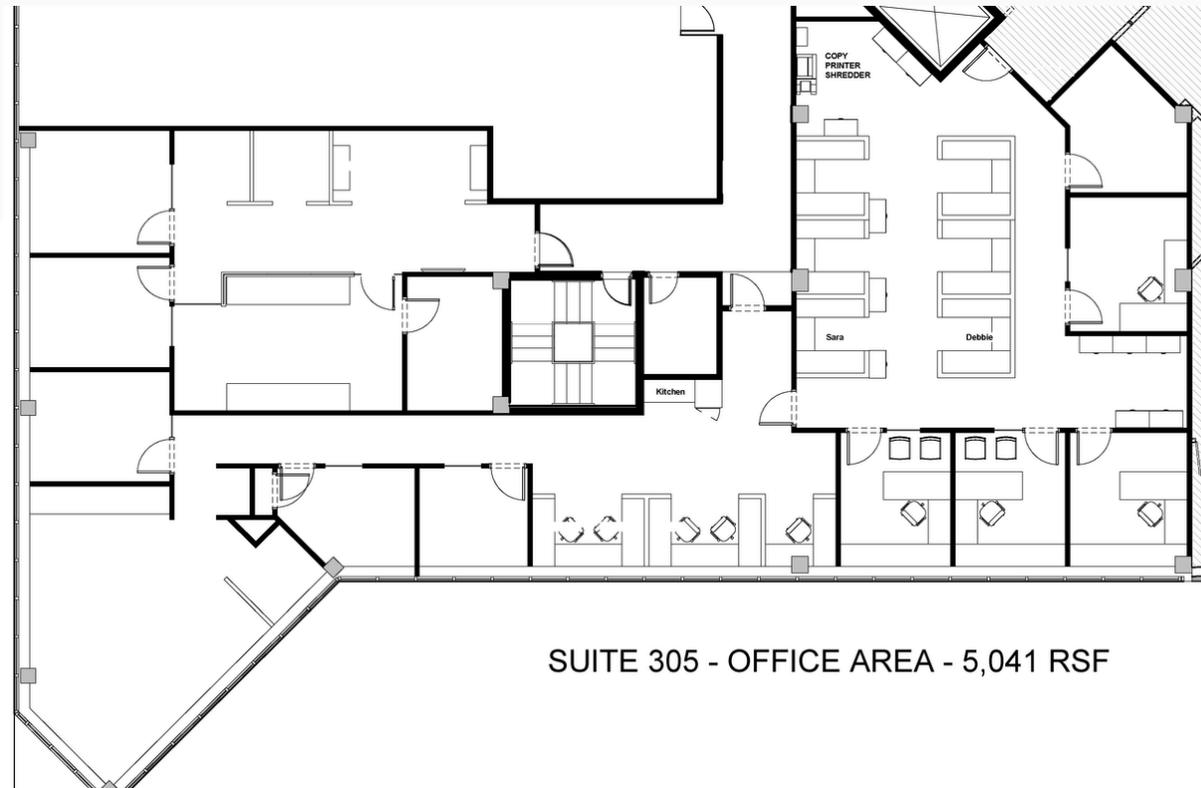


# 3rd FLOOR - 5959 WATERFORD DISTRICT DR.

## Suite 305

Size	5,041 RSF (divisible)
Asking Rent	\$26.50 per RSF (NNN)
NNNs (est 2025)	\$16.50 per RSF
Available	Nov 2026
Term	3 to 10 year
Parking	free surface 3/1000

- Second generation space.
- Perimeter window offices - corner suite.
- Direct exposure to elevator lobby.
- Plenty of natural light and window line.
- Plenty of natural light and airport views



SUITE 305 - OFFICE AREA - 5,041 RSF



FOR MORE INFORMATION PLEASE CONTACT:

GONZALO RIOJA

5201 Waterford District Dr

Suite 530

Miami FL 33126

Office (305) 262-0246

Cell (305) 322-8530

[grioja@wilshireag.com](mailto:grioja@wilshireag.com)

