



Palmetto West Park III

OFFICE UNITS FOR SALE
7791 NW 46th Street | Doral, FL 33166

Unit Sizes: \pm 965 up to \pm 3,866 RSF

Asking Price: Call for Pricing

For More Information

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For more listings visit: naimia-ftl.com/properties

NAI Miami
Fort Lauderdale

Palmetto West Park III

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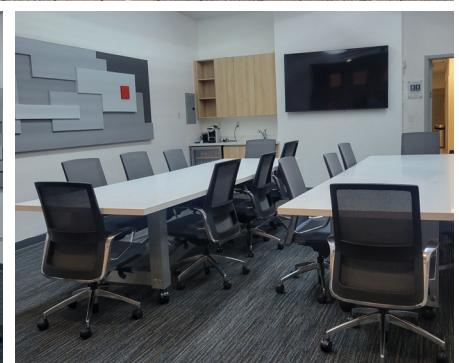
Building Features

- 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 (covered, exterior plus 52 short-term guest parking)



Location Features

- 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.



Demographics



RADIUS



TOTAL POPULATION



AVERAGE HH INCOME

1 Mile

16,168

\$115,350

3 Mile

106,209

\$91,193

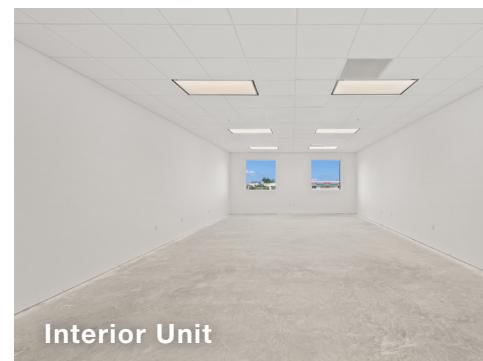
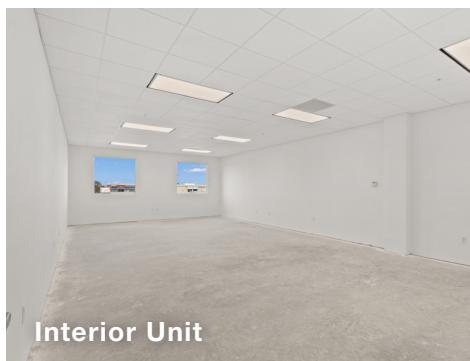
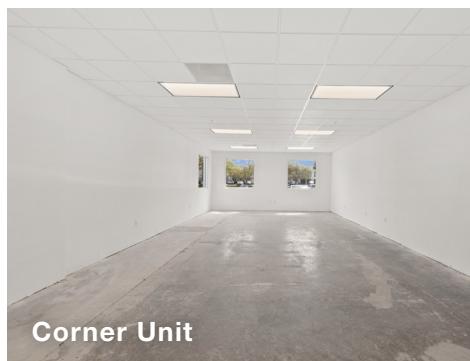
5 Mile

478,779

\$84,835

Unit Features

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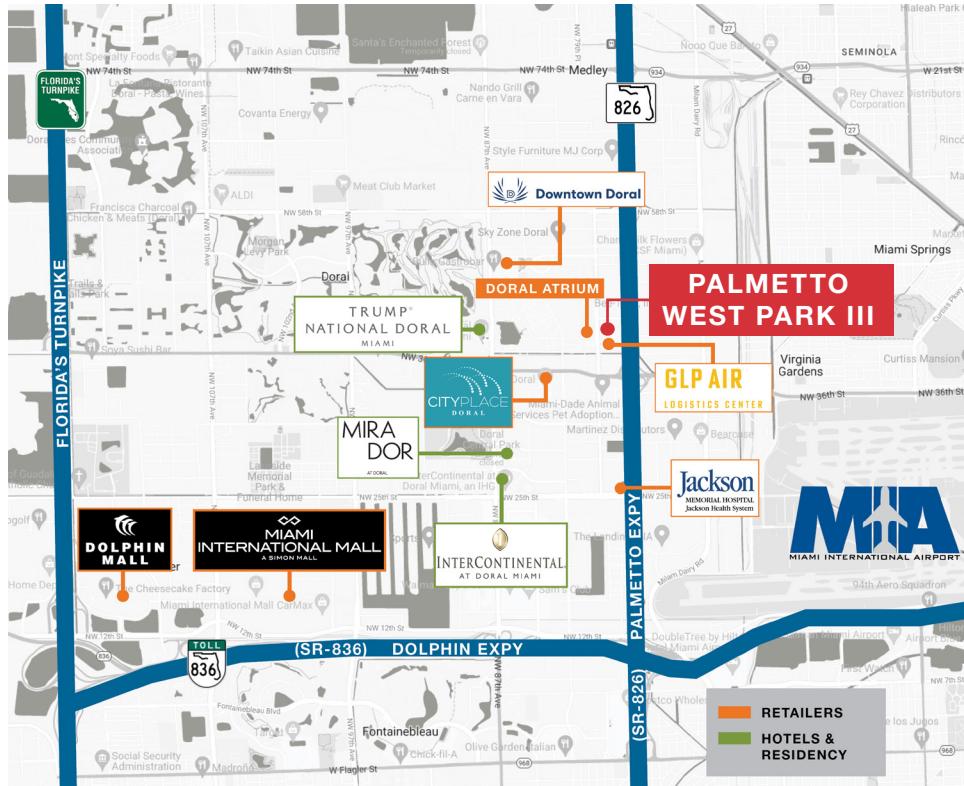


Unit Features

- Open floor plan
- Typical Unit: \pm 965 RSF up to \pm 3,866 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

Location Overview

7791 NW 46th Street | Doral, FL 33166



MIAMI INTERNATIONAL AIRPORT
4.4 Miles



PORT OF MIAMI
13.6 Miles

Palmetto Expressway (SR 826) 0.5 Miles

Doral Boulevard/NW 36th Street 0.53 Miles

Downtown Doral 1.0 Miles

Dolphin Expressway (SR 836) 2.5 Miles

Florida's Turnpike 4.7 Miles

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

- **Home to Trump National Doral**, a world famous golf and hotel resort, home of the future Trump Doral International Towers, a landmark project comprised of luxury residential, retail and restaurants.
- **#1 in Miami-Dade County** with over 3,000 logistics-related companies with over 150,000 employees.
- **#1 Best place** to invest in real estate in Florida - article from NerdWallet.
- 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
- **#2 in Forbes.com list** of America's top 25 towns to live well.

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