

Doral Technology Center

3701 NW 82nd Avenue, Doral, FL 33166

9,760 SF Space For Lease



CBRE

Property Overview

- Ideal space for a Colocation Operator (“CoLo” operator)
- Strategically located only 11.43 miles from the NAP of the Americas (Equinix MI1)

Total Building Size	17,500 SF
Available SF (Unit B)	9,760 SF
Parking	TBD
Loading	Grade Level Overhead Doors
Ceiling Height	19 feet
Year Built	1999
HVAC	Three 22-ton AirFlow units with roof top condensers (1 ton per 148 SF)
Power	Total 1600 Amps with two 3 phase voltages 120/208 and 277/480



Space Available
(Unit B)

9,760 SF



Parking

TBD



Ceiling Height

19 ft



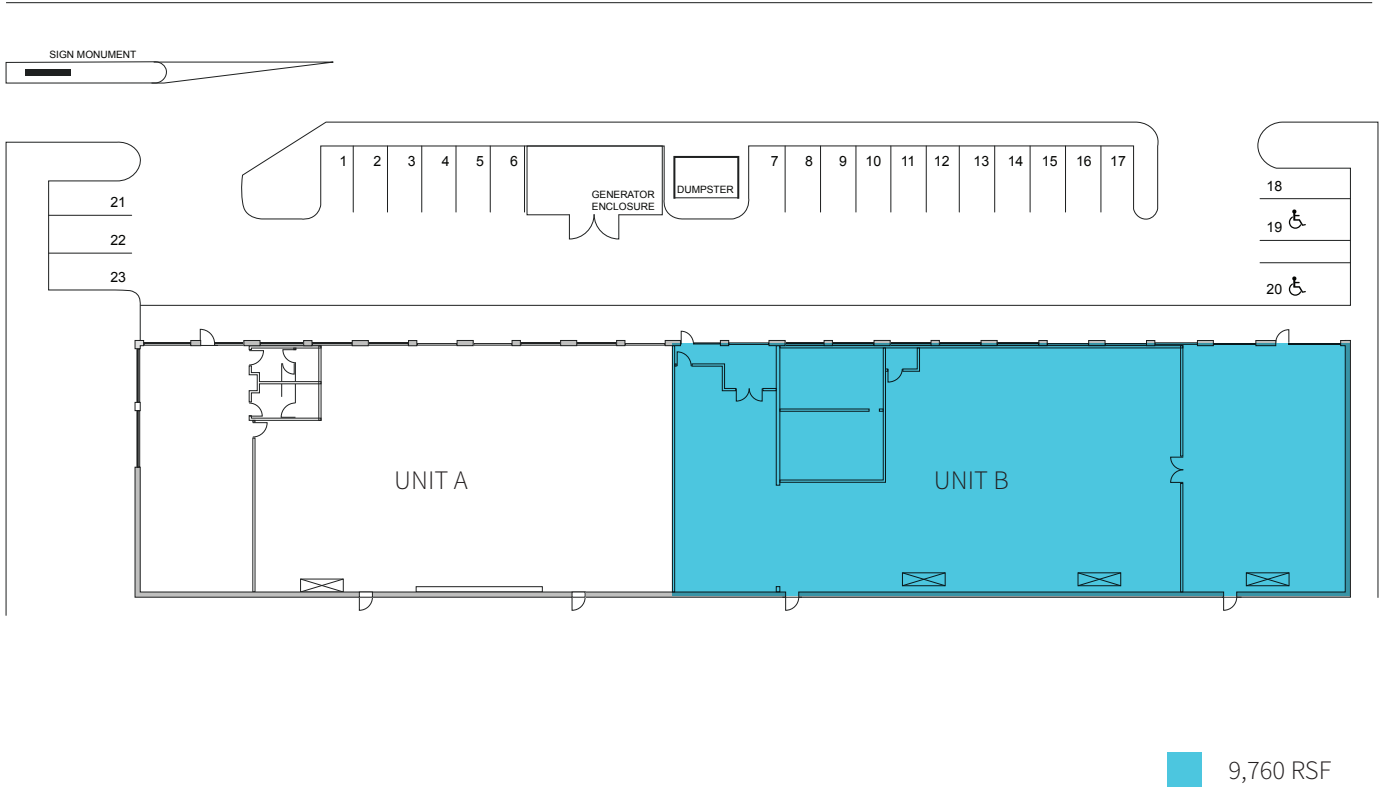
Year Built

1999



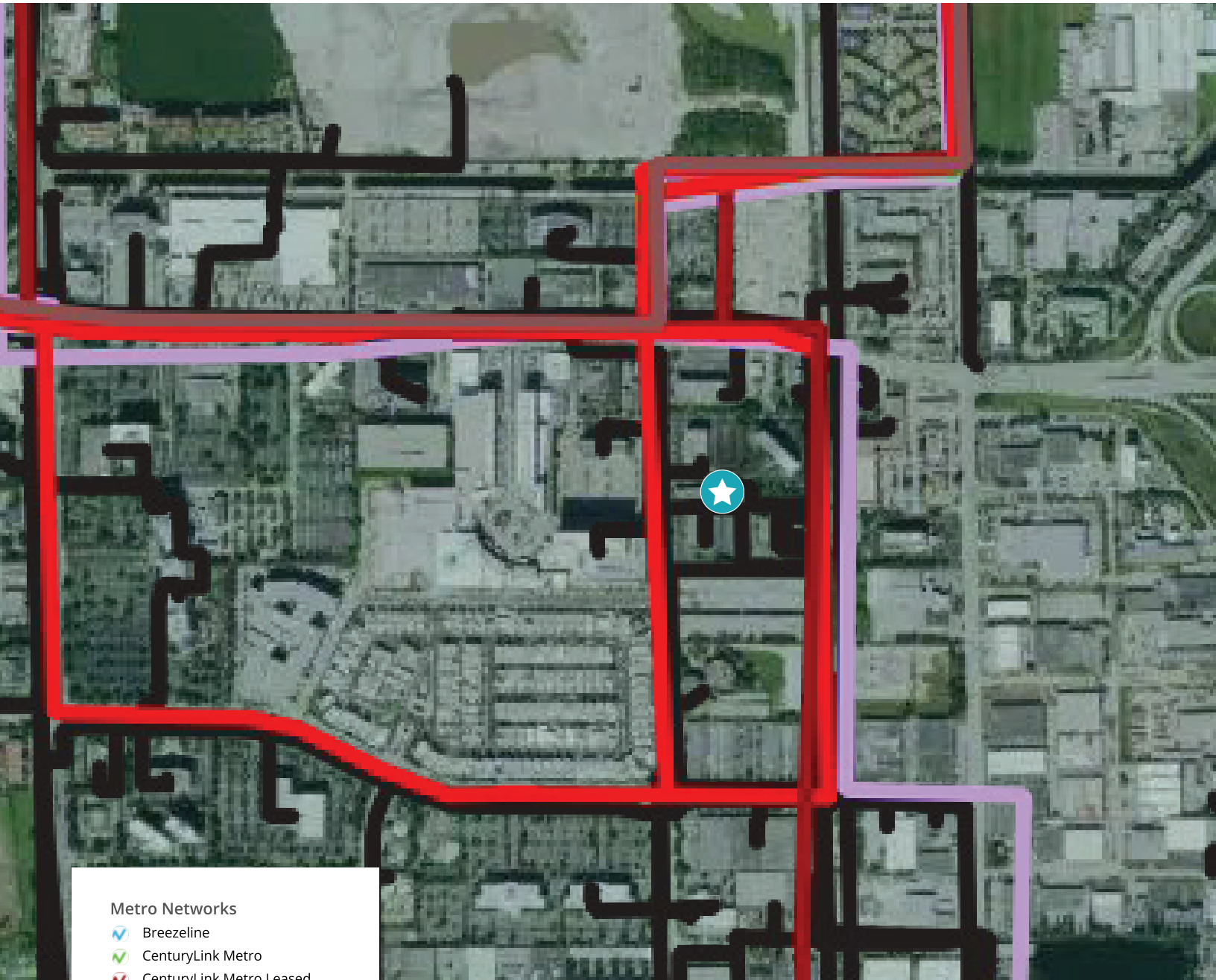
Site Plan

Unit B - 9,760 RSF











Ideal Space for a Colocation Operator (“CoLo” Operator)




FiberLocator Map



Metro Networks

-  Breezeline
-  CenturyLink Metro
-  CenturyLink Metro Leased
-  Crown Castle
-  Level3 Metro
-  Parallel Infrastructure ROW
-  Summit Broadband
-  Windstream

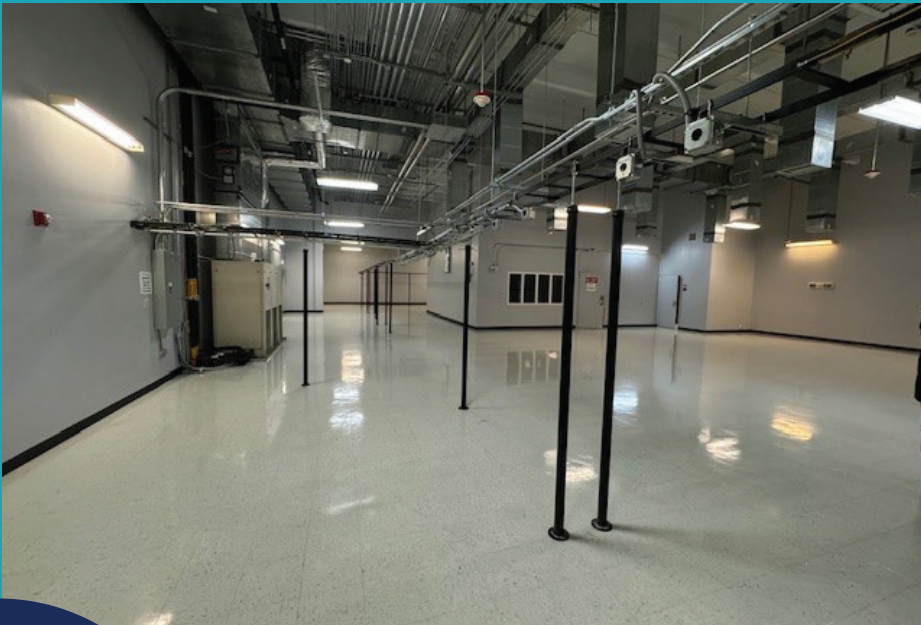
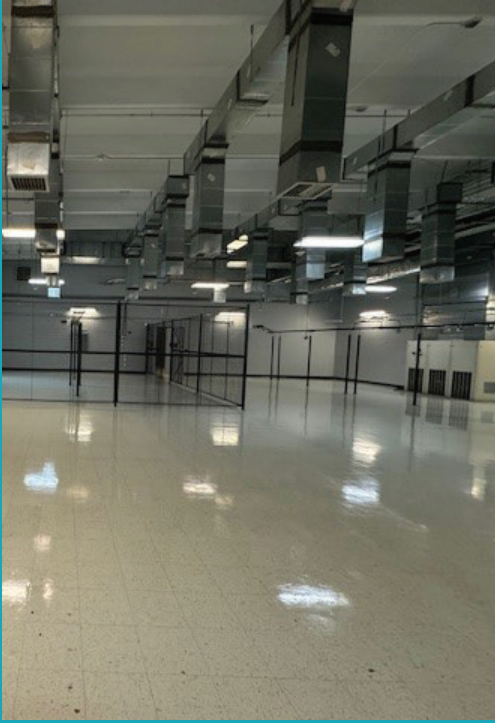
Long Haul Networks

-  Arelion - North America
-  CenturyLink Long Haul
-  Level 3 Long Haul

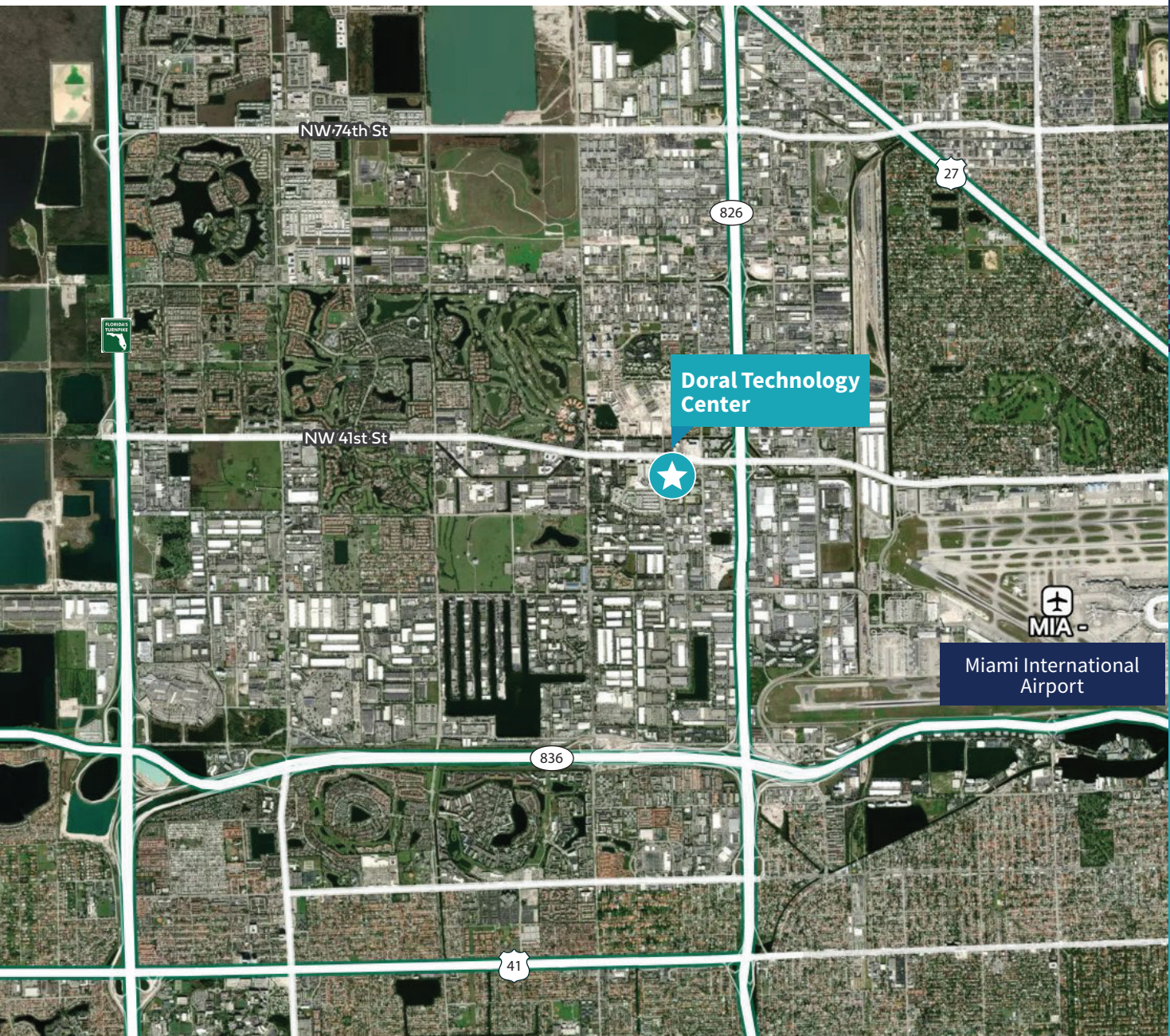


3701 NW 82nd Ave, Doral, FL 33166





Aerial Map



Drive Times

FL-826

3 minutes

FL-836

8 minutes

US-41

8 minutes

US-27

8 minutes

**Miami Int'l
Airport**

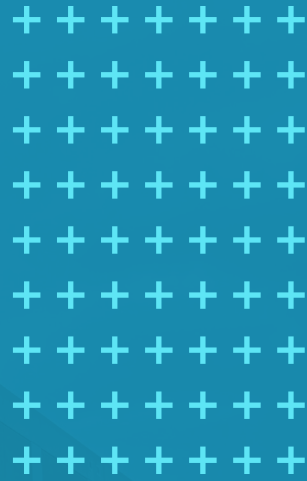
11 minutes

**Florida's
Turnpike**

13 minutes

Doral Technology Center

3701 NW 82nd Avenue, Doral, FL 33166



Contacts

Ed Lyden, SIOR

First Vice President
+1 305 562 1001
ed.lyden@cbre.com

Bobby Benton

Vice President
+1 305 332 0143
bobby.benton@cbre.com

Bruce N. Jackson, CCIM

First Vice President
+1 904 563 3163
bruce.jackson@cbre.com

**CBRE**

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.