



Professional
Office
Investment
Opportunity

Palmetto West Park III Suites 305-306

For More Information

Lucia Custer
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PROFESSIONAL OFFICE FOR SALE OR LEASE

7791 NW 46th Street, Suites 305-306 | Doral, FL 33166

Unit Size: \pm 1,934 RSF

Sale Price: ~~\$899,310.00~~ **PRICE REDUCED TO \$835,000.00**

Lease Rate: **\$6,400.00 per month, MG**

(Tenant pays electric, janitorial, and any services contracted by Tenant)

SELLER WILL CONSIDER LEASE-PURCHASE OFFERS

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

NAI Miami
Fort Lauderdale

Photos

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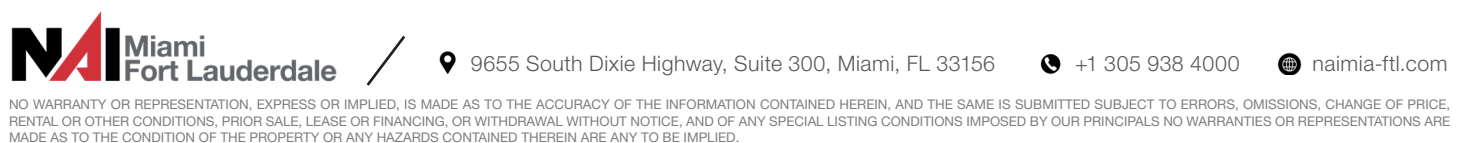


Suite 305-306

- Two (2) connected units
- Private offices and large open bullpen area
- Dry kitchenette
- Four (4) impact glass windows
- Same floor as the common conference rooms
- Acoustical drop ceiling at approximately 9'
- Separate thermostat
- Separate electric meter
- Seven (7) assigned parking spaces: 0081, 0082, 0048, 0049, 0083, 0084, 0050



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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 recently renovated
- 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

1 Mile



TOTAL POPULATION

10,462



AVERAGE HH INCOME

\$62,122

3 Mile

105,133

\$69,293

5 Mile

485,476

\$62,396



9655 South Dixie Highway, Suite 300, Miami, FL 33156

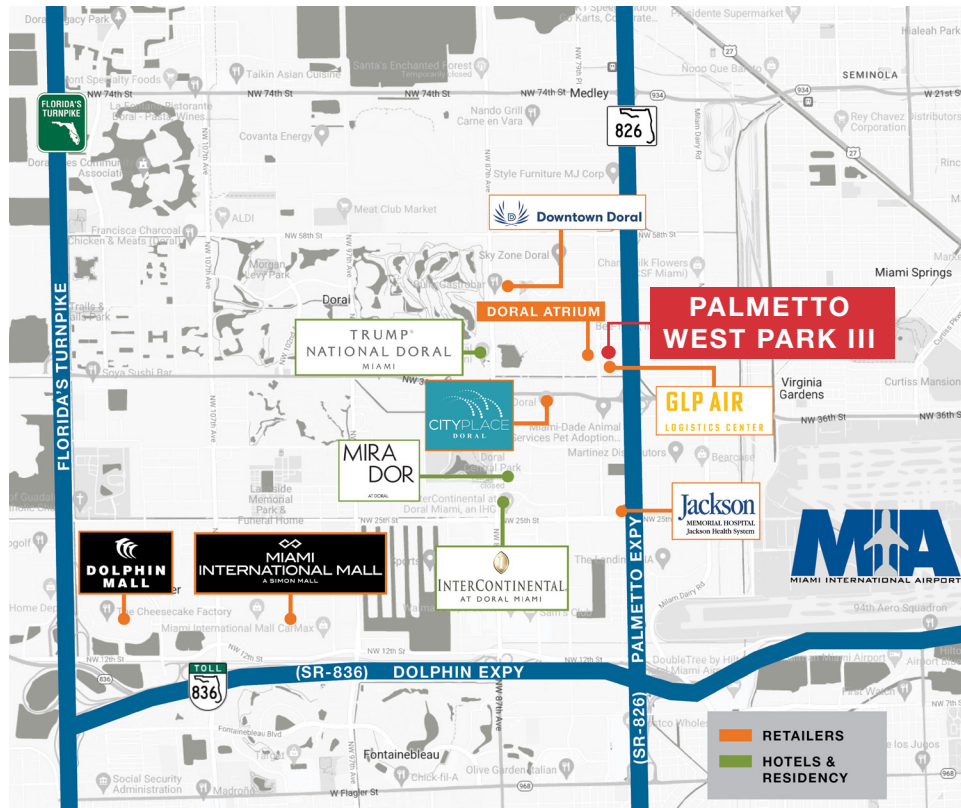
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Location Overview

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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):

- **#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.

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