



Office

Palmetto West Park III - Unit 412

For More Information

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FOR LEASE

7791 NW 46th Street, Unit 412 | Doral, FL 33166

Space Available: **± 965 SF**

Lease Rate & Type: **\$39.50 PSF, MG**

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NAI Miami
Fort Lauderdale

Palmetto West Park III

7791 NW 46th Street, Unit 412 | Doral, FL 33166

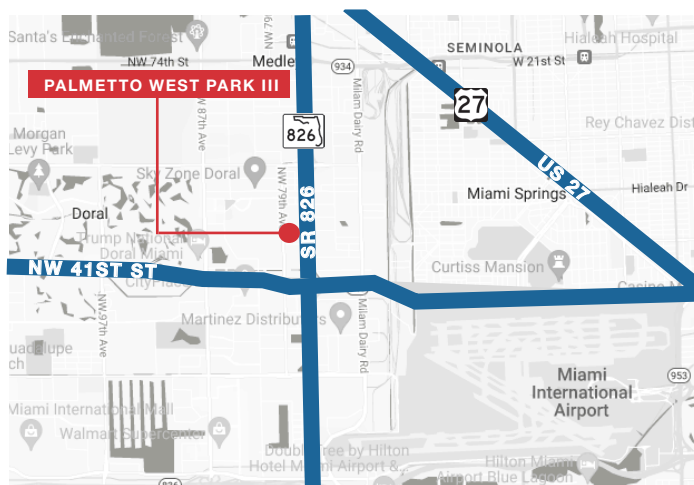
Building Features

- 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 (three-story garage and outside parking plus 52 guest spots)



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

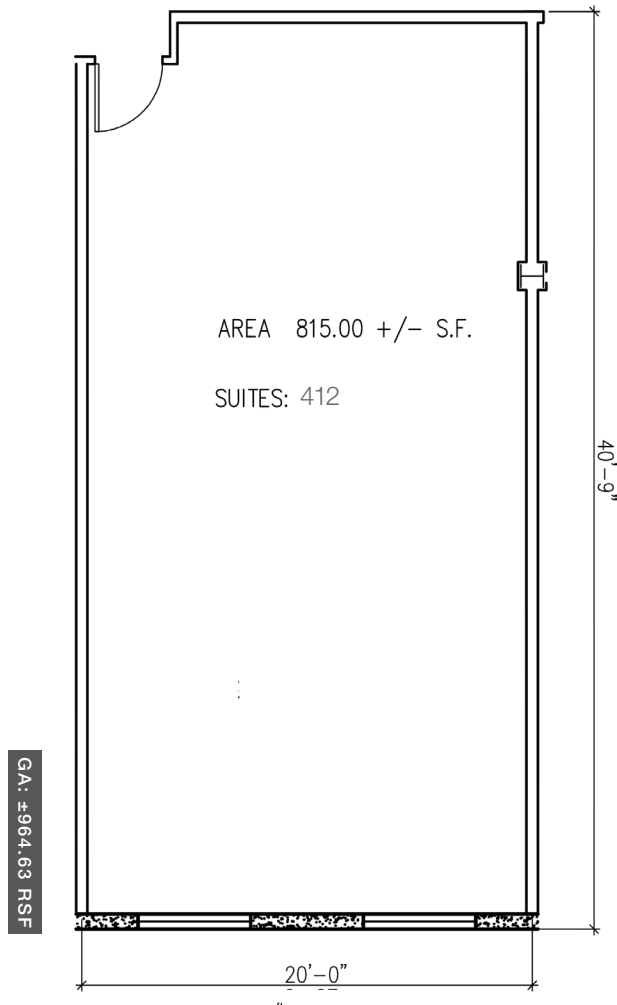
\$62,396

Unit Features and Floor Plan

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Unit 412

- Open floor plan
- 9' Acoustical drop ceiling and lighting
- Two (2) impact glass windows
- Separate electric meter
- Separate A/C unit and control
- Four (4) assigned parking spaces per unit

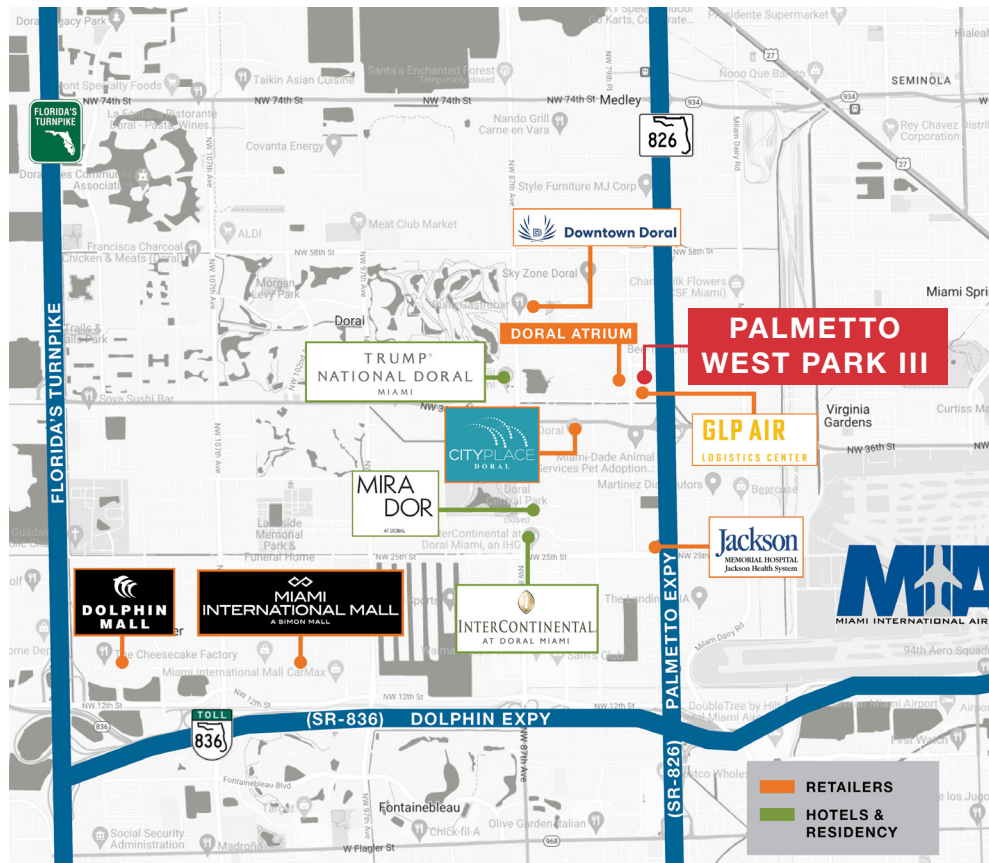


The areas shown within the floor plans reflect the net/usable square footages while those on the bottom include the common area factor.

Lease rates are based on the gross square footages.

Location Overview

7791 NW 46th Street, Unit 412 | 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 36 th 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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