



DORAL
ATRIUM

Doral Atrium is a proposed redevelopment of an existing office complex and is located on the Northwest corner of Doral Blvd. and 79th Avenue. The project would consist of approximately 78,340 SF of commercial space, plus 350 multi-family units in an 8 level residential project developed by Trammell Crow Residential.

The residential tower will also include a 562 space garage. New development would include 228 parking spaces. The project is a couple of blocks from the City Place Doral which includes Cine Bistro, Fresh Market, 1000 residential units and 150 single family homes, and is minutes away from Downtown Doral with over 2,840 residential units and 180,000 SF of retail.

Location	Northwest corner of 36th Street (Doral Blvd.) and 79th Avenue.
Leasable Area	78,340 SF
Acreage	5.23 Acres
Parking	225 Spaces
Traffic Counts	50,500 ADT on 36th Street 23,500 ADT on 79th Avenue

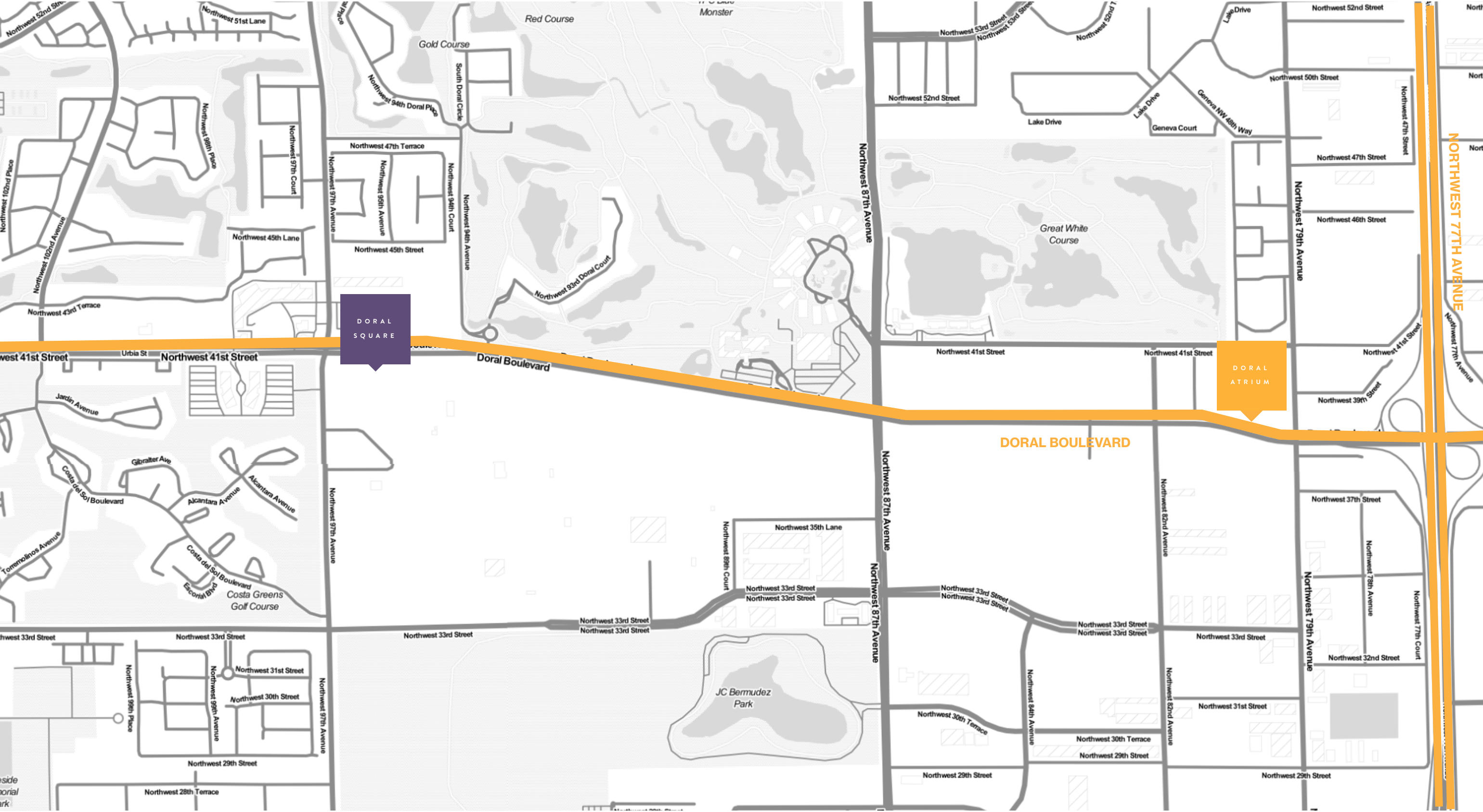


View from 79th Ave.

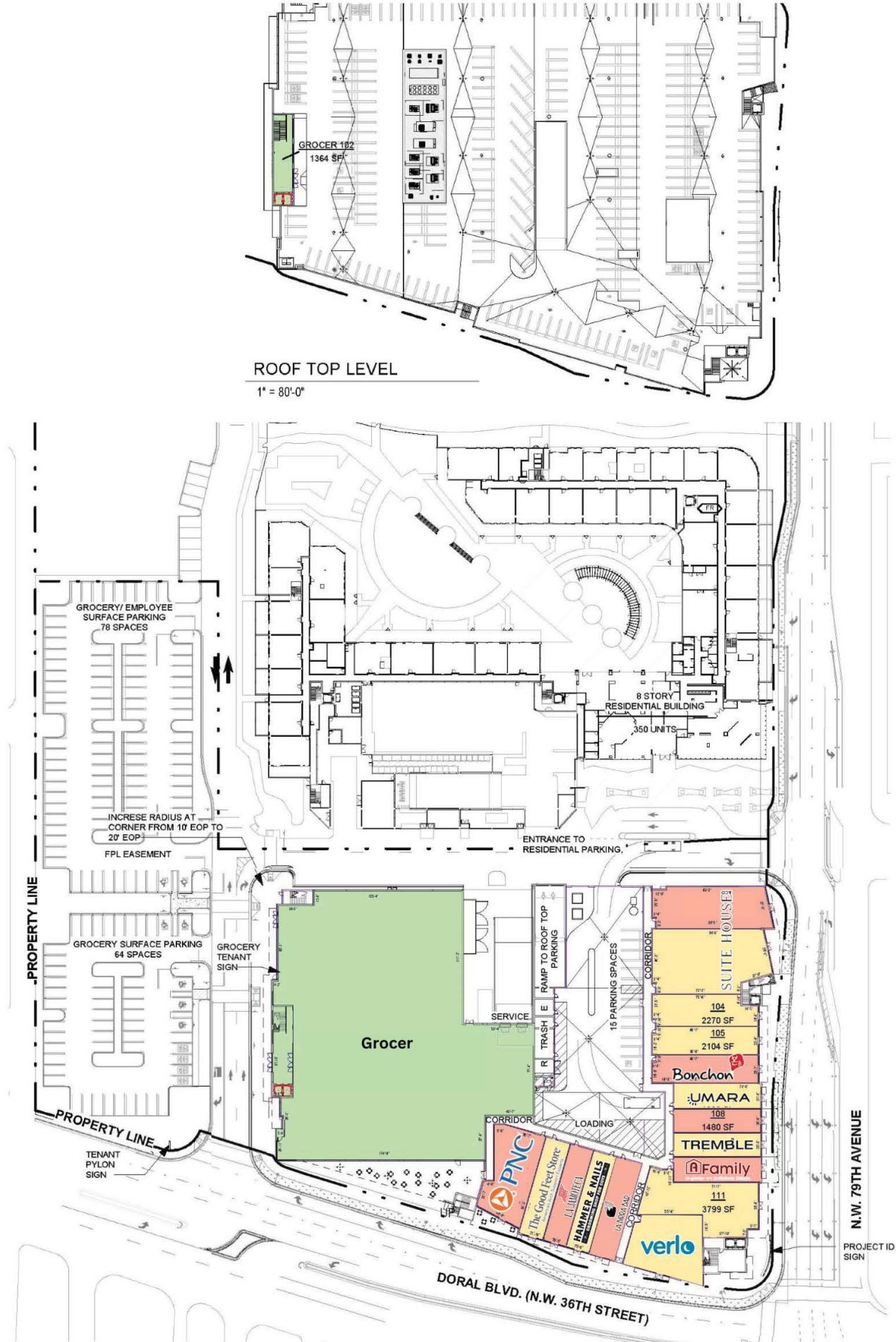


View from NW 36th Street (Doral Blvd)

Location Map



Site Plan



GROCER STORE AREA

GROCER 101	40,344 SF
GROCER 102	1,364 SF
TOTAL GROCER STORE AREA	41,708 SF

GROSS LEASEABLE AREA (GLA)							
Name	Use	Area	HVAC	Electrical	Grease	Gas	Plumbing

GROCERY							
GROCER 101	GROCERY	40344 SF	TBD	TBD	YES	YES	
GROCERY 2ND FLOOR VESTIBULE							
GROCER 102	GROCERY 2ND FLOOR VESTIBULE	1364 SF					

RESTAURANT							
101	RESTAURANT	3494 SF	1 TON per 125sf	300 AMPS AT 277/480V 3 PH SERVICE W/ (6) 4" EMPTY CONDUITS	YES	YES	4" SANITER SEWER LINE, 2" DOMESTIC WATER LINE
106	RESTAURANT	2113 SF	1 TON per 125sf	200 AMPS AT 277/480V 3 PH SERVICE W/ (6) 4" EMPTY CONDUITS	YES	YES	4" SANITER SEWER LINE, 2" DOMESTIC WATER LINE
108	RESTAURANT	1480 SF	1 TON per 300sf	200 AMPS AT 277/480V 3 PH SERVICE W/ (6) 4" EMPTY CONDUITS	YES	YES	4" SANITER SEWER LINE, 2" DOMESTIC WATER LINE
110	RESTAURANT	1574 SF	1 TON per 125sf	200 AMPS AT 277/480V 3 PH SERVICE W/ (6) 4" EMPTY CONDUITS	YES	YES	4" SANITER SEWER LINE, 2" DOMESTIC WATER LINE
115	RESTAURANT	1869 SF	1 TON per 125sf	200 AMPS AT 277/480V 3 PH SERVICE W/ (6) 4" EMPTY CONDUITS	YES	YES	4" SANITER SEWER LINE, 2" DOMESTIC WATER LINE
117	RESTAURANT	1700 SF	1 TON per 125sf	200 AMPS AT 277/480V 3 PH SERVICE W/ (6) 4" EMPTY CONDUITS	YES	YES	4" SANITER SEWER LINE, 2" DOMESTIC WATER LINE
119	RESTAURANT	3030 SF	1 TON per 125sf	200 AMPS AT 277/480V 3 PH SERVICE W/ (6) 4" EMPTY CONDUITS	YES	YES	4" SANITER SEWER LINE, 2" DOMESTIC WATER LINE

RETAIL							
102	RETAIL	5031 SF	1 TON per 300sf	300 AMPS AT 277/480V 3 PH SERVICE W/ (3) 4" EMPTY CONDUITS	NO	NO	4" SANITER SEWER LINE, 1.5" DOMESTIC WATER LINE
104	RETAIL	2270 SF	1 TON per 300sf	100 AMPS AT 277/480V 3 PH SERVICE W/ (3) 4" EMPTY CONDUITS	NO	NO	4" SANITER SEWER LINE, 1.5" DOMESTIC WATER LINE
105	RETAIL	2104 SF	1 TON per 300sf	100 AMPS AT 277/480V 3 PH SERVICE W/ (3) 4" EMPTY CONDUITS	NO	NO	4" SANITER SEWER LINE, 1.5" DOMESTIC WATER LINE
107	RETAIL	1580 SF	1 TON per 300sf	100 AMPS AT 277/480V 3 PH SERVICE W/ (3) 4" EMPTY CONDUITS	NO	NO	4" SANITER SEWER LINE, 1.5" DOMESTIC WATER LINE
109	RETAIL	1480 SF	1 TON per 300sf	100 AMPS AT 277/480V 3 PH SERVICE W/ (3) 4" EMPTY CONDUITS	NO	NO	4" SANITER SEWER LINE, 1.5" DOMESTIC WATER LINE
111	RETAIL	3799 SF	1 TON per 300sf	100 AMPS AT 277/480V 3 PH SERVICE W/ (3) 4" EMPTY CONDUITS	NO	NO	4" SANITER SEWER LINE, 1.5" DOMESTIC WATER LINE
113	RETAIL	3126 SF	1 TON per 300sf	100 AMPS AT 277/480V 3 PH SERVICE W/ (3) 4" EMPTY CONDUITS	NO	NO	4" SANITER SEWER LINE, 1.5" DOMESTIC WATER LINE
116	RETAIL	1700 SF	1 TON per 300sf	100 AMPS AT 277/480V 3 PH SERVICE W/ (3) 4" EMPTY CONDUITS	NO	NO	4" SANITER SEWER LINE, 1.5" DOMESTIC WATER LINE
118	RETAIL	1801 SF	1 TON per 300sf	100 AMPS AT 277/480V 3 PH SERVICE W/ (3) 4" EMPTY CONDUITS	NO	NO	4" SANITER SEWER LINE, 1.5" DOMESTIC WATER LINE

Grand total 79860 SF



Parking Schedule			
Description	Level	Type	Count
ANCHOR	GROUND LEVEL	ACCESSIBLE PKG 2	7
ANCHOR	GROUND LEVEL	LOW EMISSION VEHICLE (LEV) PKG 3	4
ANCHOR	GROUND LEVEL	SURFACE PKG 2	53
ANCHOR	ROOF TOP LEVEL	ACCESSIBLE PKG 2	2
ANCHOR	ROOF TOP LEVEL	LOW EMISSION VEHICLE (LEV) PKG 2	3
ANCHOR	ROOF TOP LEVEL	ROOF TOP PKG 2	152
ANCHOR: 221			
RETAIL/ COMMERCIAL	GROUND LEVEL	GROCERY/ EMPLOYEE SURFACE PKG	78
RETAIL/ COMMERCIAL	GROUND LEVEL	STANDARD PKG	25
RETAIL/ COMMERCIAL	ROOF TOP LEVEL	ACCESSIBLE PKG	6
RETAIL/ COMMERCIAL	ROOF TOP LEVEL	LOW EMISSION VEHICLE (LEV) PKG	7
RETAIL/ COMMERCIAL	ROOF TOP LEVEL	STANDARD PKG	129
RETAIL/ COMMERCIAL: 245			
Grand total: 466			



Description
ROOF LEVEL
Sheet No.

EXH-03.

Project
ATRIUM
NW 36th St & NW
79th Ave
Date
09/17/2020

RSP Architects
3059 Grand Avenue
Suite 440
Miami, FL 33133
305.444.7100
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Downtown Doral



Residential Units - 2000 Units built
| 5,000 Units at build out.
Retail - 225,000 SF
Offices - 660,000SF existing
| 1.5M SF at build out.
UHealth Medical Building - 100,000 SF
Baptist Health, Publix.

Leon Medial Corporate Offices



760 Employees

Doral Square



Anchor Tenants - Marshalls, ROSS.
157,925 SF of Retail / Restaurant Space
Florida Blue - 350 Employees

Trump Resort Doral



643 Hotel Rooms
900 Resort Employees

Doral Atrium



49,634 SF of Retail / Restaurant Space
Trammell Crow - 350 Luxury Apartments

City Place Doral



- 250,000 SF of Retail
- Fresh Market
- Cinebistro
- Cooper's Hawk
- 852 Multifamily Units
- Amadeus - 450 Employees

AMLI 8800 Doral Apartments



550 Multifamily Units

Carnival Cruise Headquarters Doral



2,380 Employees

Intercontinental Hotel Doral



265 Hotel Rooms

Univision Doral

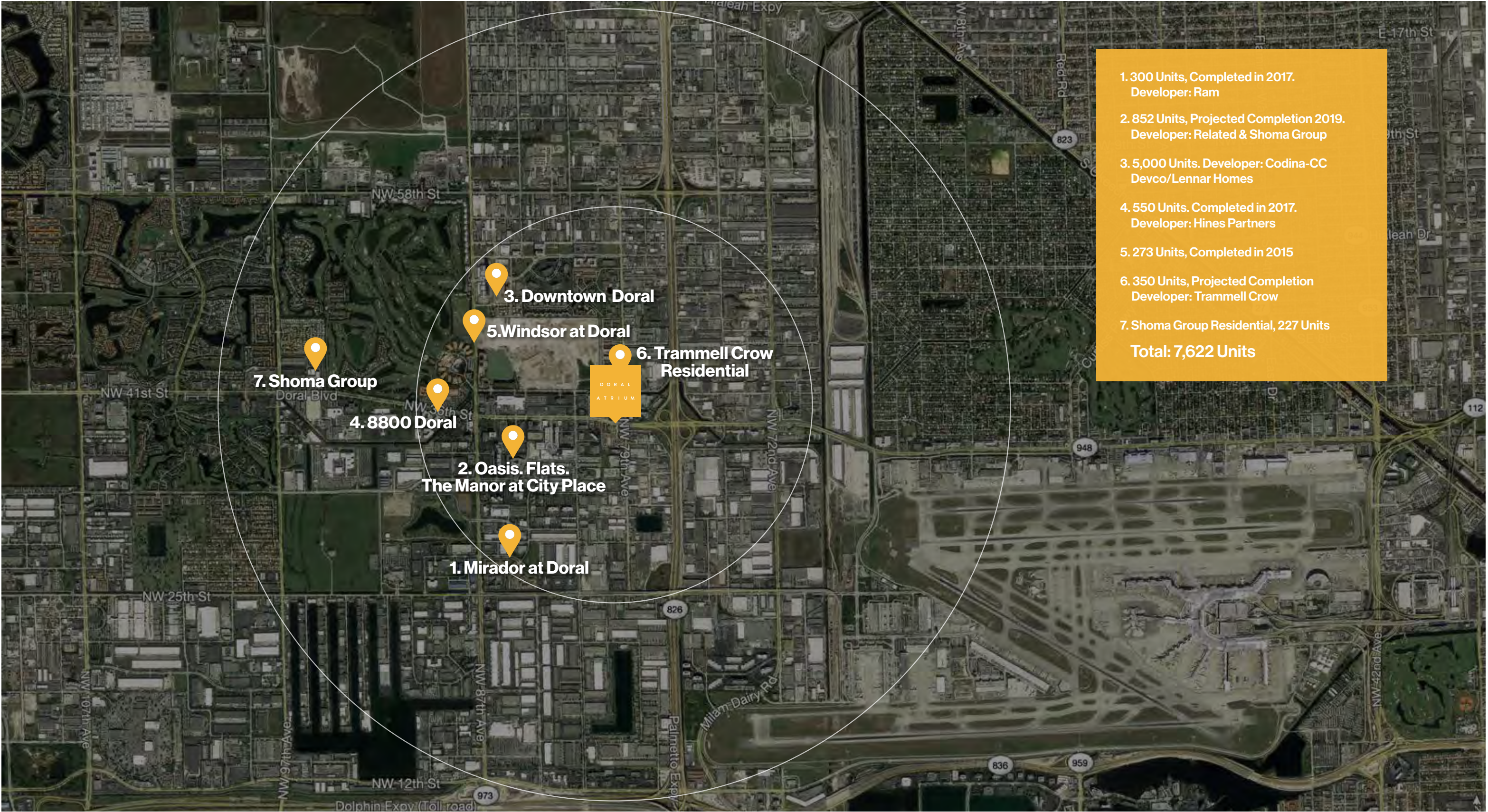


800 Employees

Jackson Hospital West Doral

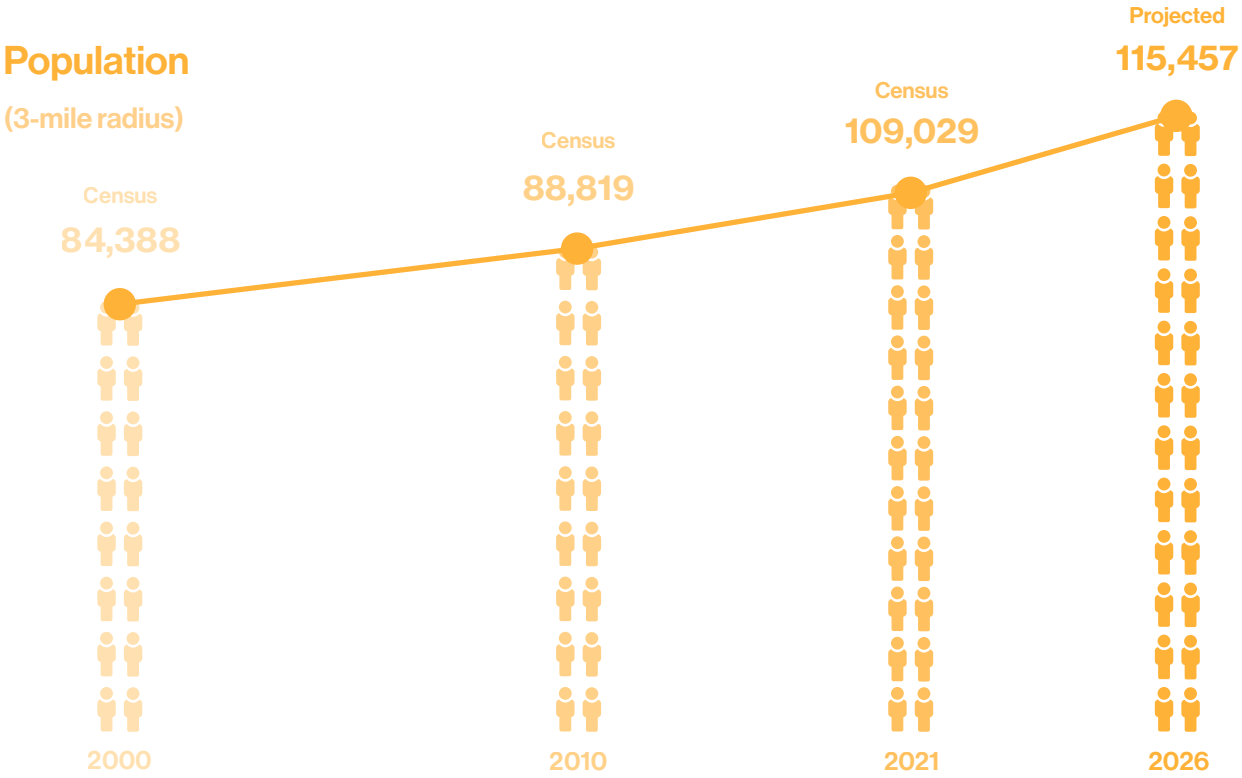


100 Hospital Beds

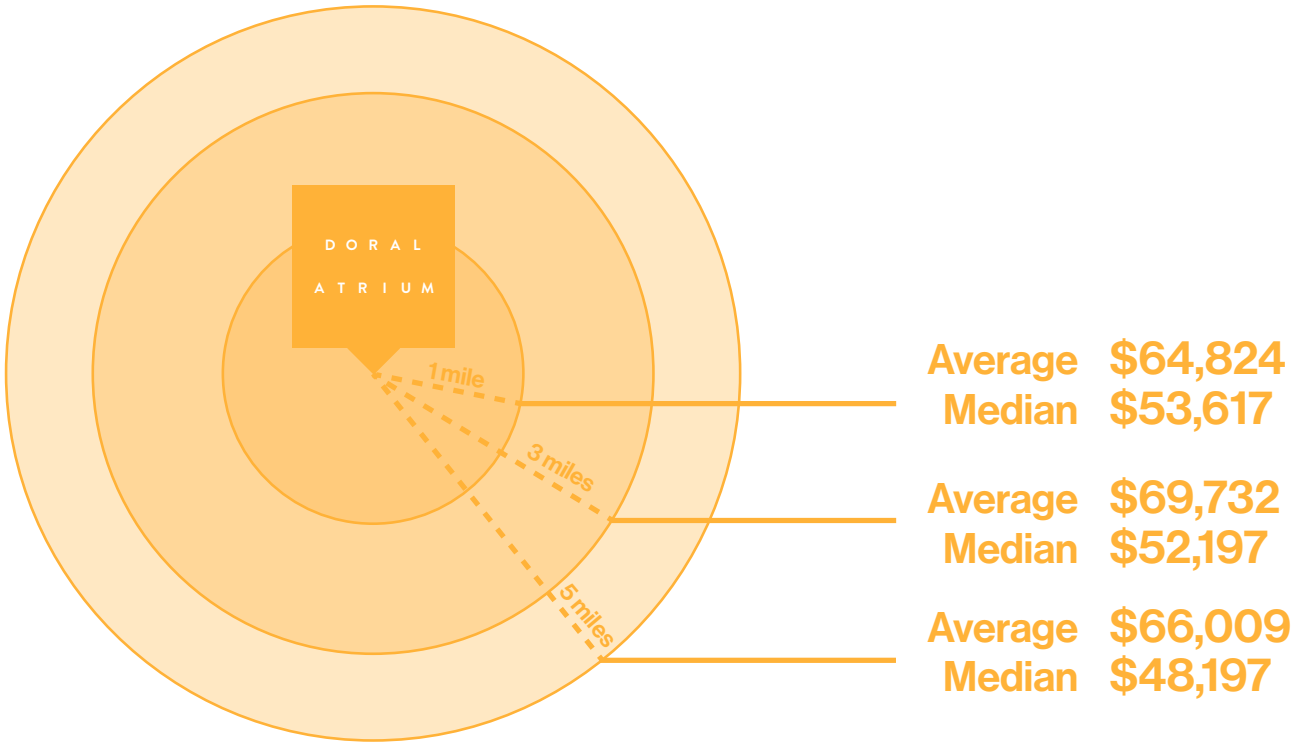


Population

(3-mile radius)

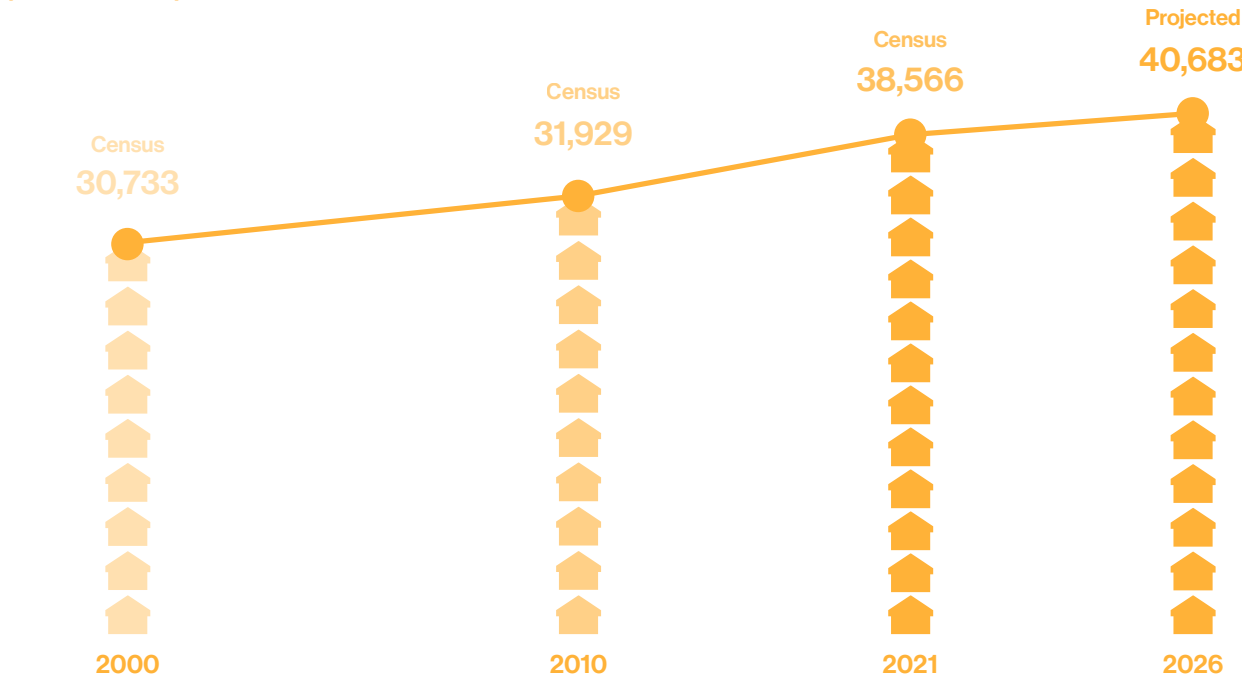


Household Income

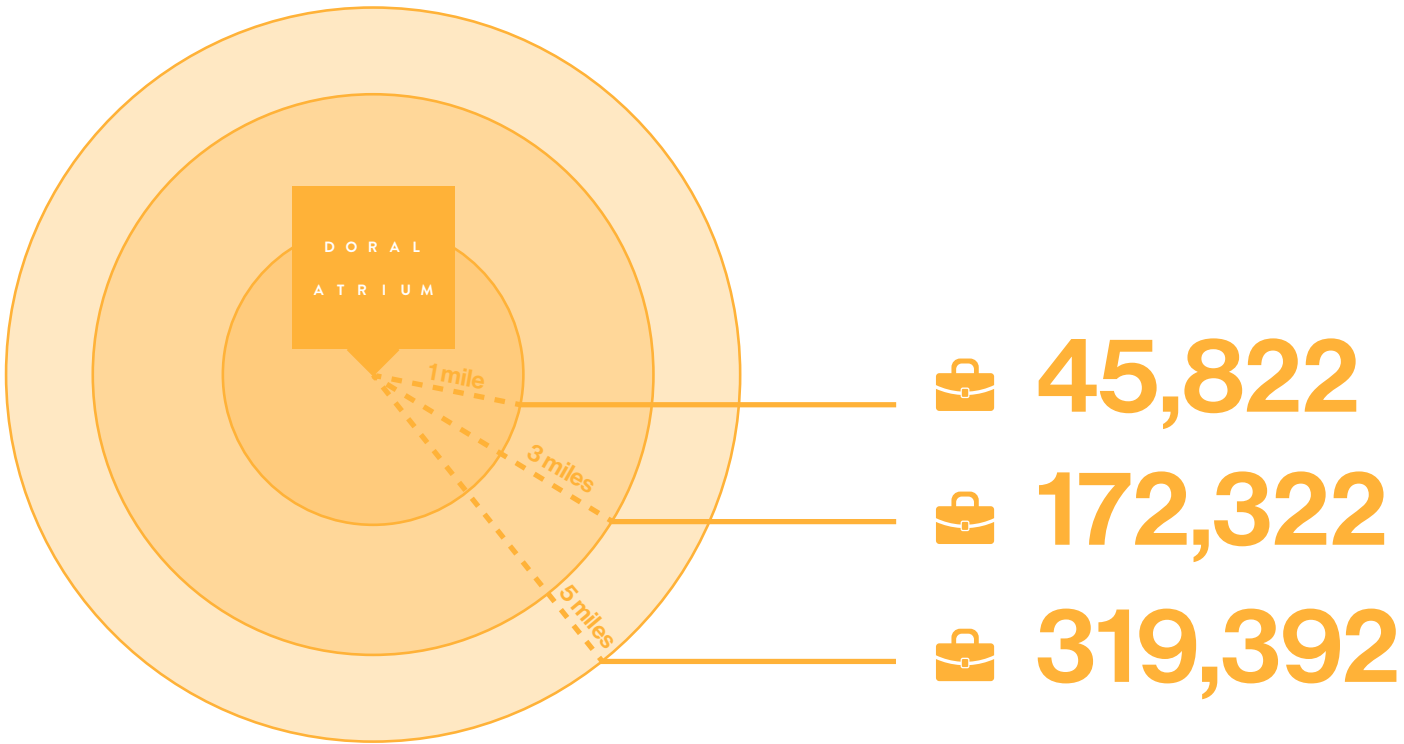


Households

(3-mile radius)



Estimated Total Employees



In the late 1950s, real estate pioneer Doris and Alfred Kaskel purchased 2,400 acres of swampland between NW 36 Street and NW 74 Street and from NW 79 Avenue to NW 117 Avenue for about \$49,000 with the intention of building a golf course and hotel. In 1962, the Kaskel's dream came true when they opened a hotel and country club that featured the Blue, Red and Par 3 golf courses. They named it Doral - a combination of Doris and Alfred. Today, the Doral Golf Resort & Spas internationally famous for its golf courses, especially the Blue Monster, and still hosts the PGA Tour Tournament every year.

By the early '80s, Doral started to experience the first spurts of growth, especially from 1983-1985. Younger families started flooding the area but had to travel to purchase even the most basic essentials, because there were no stores - or schools or parks. Although the majority of the original homes were investment properties or second homes, the early fulltime residents believed that the quality of life and the low housing costs far exceeded the lack of amenities and started coming together as a community.

The West Dade Federation of Homeowner Associations was formed in 1989 and a police station was built, higher development standards were implemented, and more lighting, roads and landscaping appeared throughout the area.

Doral, incorporated on January 28, 2003, in one of thirty-four municipalities in Miami-Dade County, Florida. Conveniently located just one mile from Miami International Airport and twelve miles from Downtown Miami, the City is home to approximately 50,213 residents and regularly hosts in excess of 100,000 people who work within the City. The City of Doral occupies a land area of 15 square miles bordered on the west by the Ronald Reagan Turnpike, to the north by the Town of Medley, to the east by the Palmetto Expressway and to the South by the City of Sweetwater.

The City of Doral has come a very long way in a very short time and is attracting positive attention from Fortune 100 corporations, mom-and-pop businesses, young families and retirees. Described as the premier place to live, work and play, the many assets provide for a superior quality of life in an urban center known for its commerce.



Team

DEVELOPER		
Terra	Terra is an integrated development firm in South Florida focused on creating sustainable, design-oriented communities that enhance neighborhoods and bring people together. Founded in 2001 by father and son Pedro and David Martin, the company has played a significant role in the prosperous transformation of the region. The firm’s portfolio	includes luxury high-rises, single family homes, townhouses, retail shopping centers, office space and multifamily apartments, both in urban and suburban areas. Terra’s land acquisitions are strategically located throughout South Florida. Each development is a strategic investment in the region, with the impact on individual communities always carefully considered.
LEASING AGENT		
Metro Commercial	An industry leader in national, full-service, retail real estate brokerage and advisory services, Metro Commercial provides access to a dedicated, specialized team to help solve each project’s retail real estate needs, wherever	they’re needed. Metro is a landlord-focused retail real estate provider with a 35-year history of established relationships, giving its clients a leading edge in the market. Metro has offices in New Jersey, Pennsylvania, and Florida.
ARCHITECT		
RSP Architectural Partnership	Beame Architectural Partnership, P.A., based in Coconut Grove, is a full service architecture, planning and interior design firm specializing in the design of retail, entertainment, condominium, office, hospitality, amusement, mixed-use, and aviation facilities.	Established in 1984, the office embodies a partnership of design professionals with individual strengths and diverse capabilities.

Contact

Terra

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