



Retail/Office

# Westend @ 87th Shopping Center

Retail Use or Professional Office

**FOR LEASE**

2600 NW 87th Avenue | Doral, FL 33172

For More Information

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# Westend @ 87th Shopping Center

2600 NW 87th Avenue | Doral, FL 33172

## Location Features

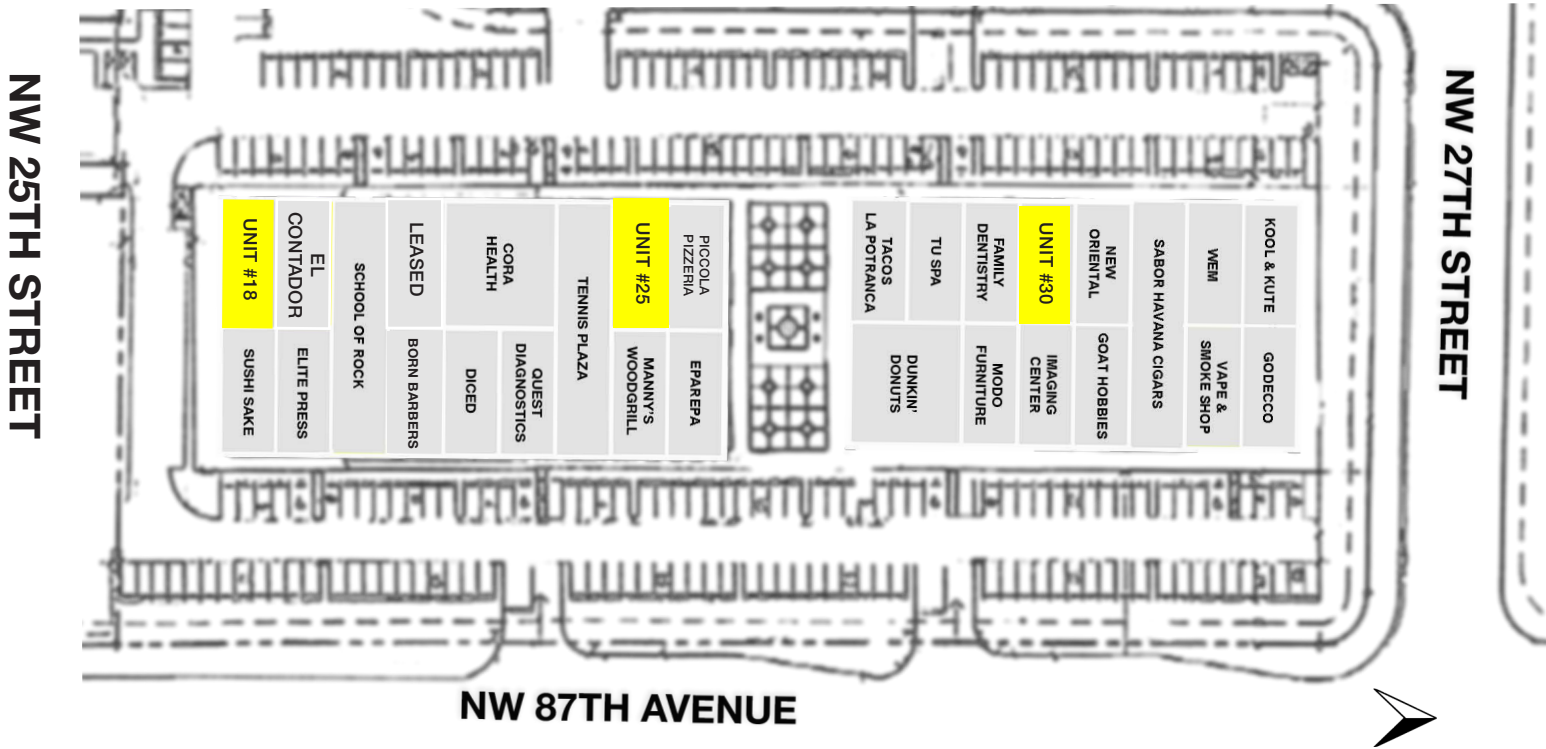
Prime Location in the Heart of Doral. Conveniently located just north of NW 25th Street on 87th Avenue, Westend @ 87th Shops offers unparalleled access in one of Miami-Dade's most dynamic cities

- In the prestigious City of Doral, home to more than 150,000 employees, 50 financial institutions and 23 hotels
- Headquarters and regional offices of major corporations and institutions, including: Carnival Cruise Lines, Hellmann Worldwide Logistics, the Federal Reserve Bank, Walmart, U.S. Southern Command, Amadeus and Univision
- Recognized nationally
- #1 in Miami-Dade County with more than 3,000 companies
- Ranked #22 in Money Magazine's "Best Places to Live" list
- Ranked #51 on CNN/Money.com's "Top 100 Places to live and launch a business" in the U.S.
- Close to significant developments such as Jackson West Hospital, Canarias at Downtown Doral, The Atrium @ Doral, and Doral Square
- Adjacent to Trump National Doral, a world-renowned golf resort and the future site of Trump Doral International Towers, a landmark luxury mixed-use project
- Excellent visibility and signage opportunities (per shopping center guidelines)
- Easy access from major thoroughfares: Palmetto Expressway (SR-826), Dolphin Expressway (SR-836), Florida Turnpike, NW 25th Street, NW 87th Avenue, and NW 41st Street



# Site Plan

2600 NW 87th Avenue | Doral, FL 33172



## Property Features

- Strong tenant mix with a diverse range of retail, dining, and service providers
- Exclusive leasing advantages with non-compete clauses that protect tenants' business interests
- Unmatched connectivity with direct access to major highways and Miami International Airport - ranked #1 in the U.S. for international freight
- Surrounded by thriving residential neighborhoods, hotels, banks, office parks, retail centers, malls, and industrial hubs
- Recognized for excellence with the "Keep Doral Beautiful Award," December 2019

## Availability

Unit 18	1,636 RSF	\$55.00 per RSF NNN + Estimated 2025 CAM
Unit 25	1,711 RSF	\$55.00 per RSF NNN + Estimated 2025 CAM
Unit 30	1,711 RSF	\$40.00 per RSF NNN + Estimated 2025 CAM

# Unit 18

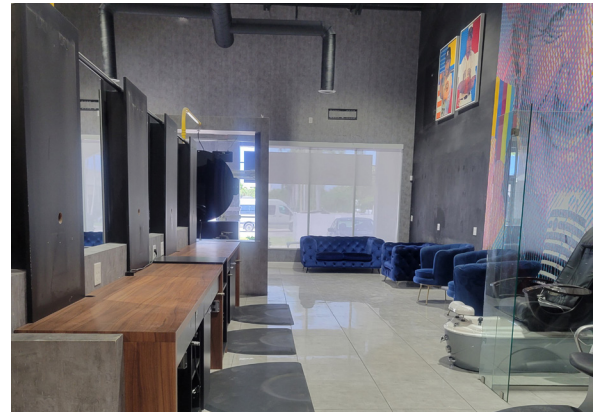
2600 NW 87th Avenue | Doral, FL 33172



## Unit Features

Available Space - Westend @87th Shops

- **Size:** ±1,635 RSF (plus mezzanine storage, not included in RSF)
- **Rental Rate:** \$55.00 per RSF (NNN, per year + Estimated 2025 monthly CAM)
- **Location:** Rear southwest corner with wrap-around storefront.
- **Frontage & Signage:** Visibility along NW 87th Court and side street, with additional signage opportunities on NW 87th Avenue parapet
- **Layout & Features**
  - » One restroom
  - » Private rear room with glass entry
  - » Barber shop furniture included (chairs, stations, mirrors, couches, and more)
  - » Access to storage mezzanine, via a spiral staircase.
  - » Separate AC unit and thermostat
  - » Separate electric meter
- **Utilities, Expenses & Use:**
  - » Tenant responsible for electric, janitorial, telecommunications, and any services not covered by CAM
  - » Ideal for hair salon or related concept (barber shops and nail salons are not permitted)



# Unit 25

2600 NW 87th Avenue | Doral, FL 33172



## Unit Features

Available Space - Westend @87th Shops

- **Size:** ± 1,711 RSF (plus storage mezzanine, not included in the RSF)
- **Rental Rate:** \$55.00 per RSF (NNN, per year + Estimated 2025 monthly CAM).
- **Location:** Rear, in-line unit, with direct frontage to NW 87th Court.
- **Frontage & Signage:** Visibility along NW 87th Court parapet signage facing NW 87th Avenue
- **Layout & Features**
  - » Open floor plan
  - » Exposed ceiling structure
  - » Small kitchenette
  - » Two (2) full bathrooms – including showers
  - » Mirrors
  - » Access to the storage mezzanine area via a spiral staircase
  - » Separate AC unit and thermostat
  - » Separate electric meter
- **Utilities, Expenses & Use:**
  - » Tenant responsible for electric, janitorial, telecommunications, and any services not covered by CAM
  - » Ideal for professional and retail uses that do not compete directly with any of the existing Tenants

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# Unit 30

2600 NW 87th Avenue | Doral, FL 33172



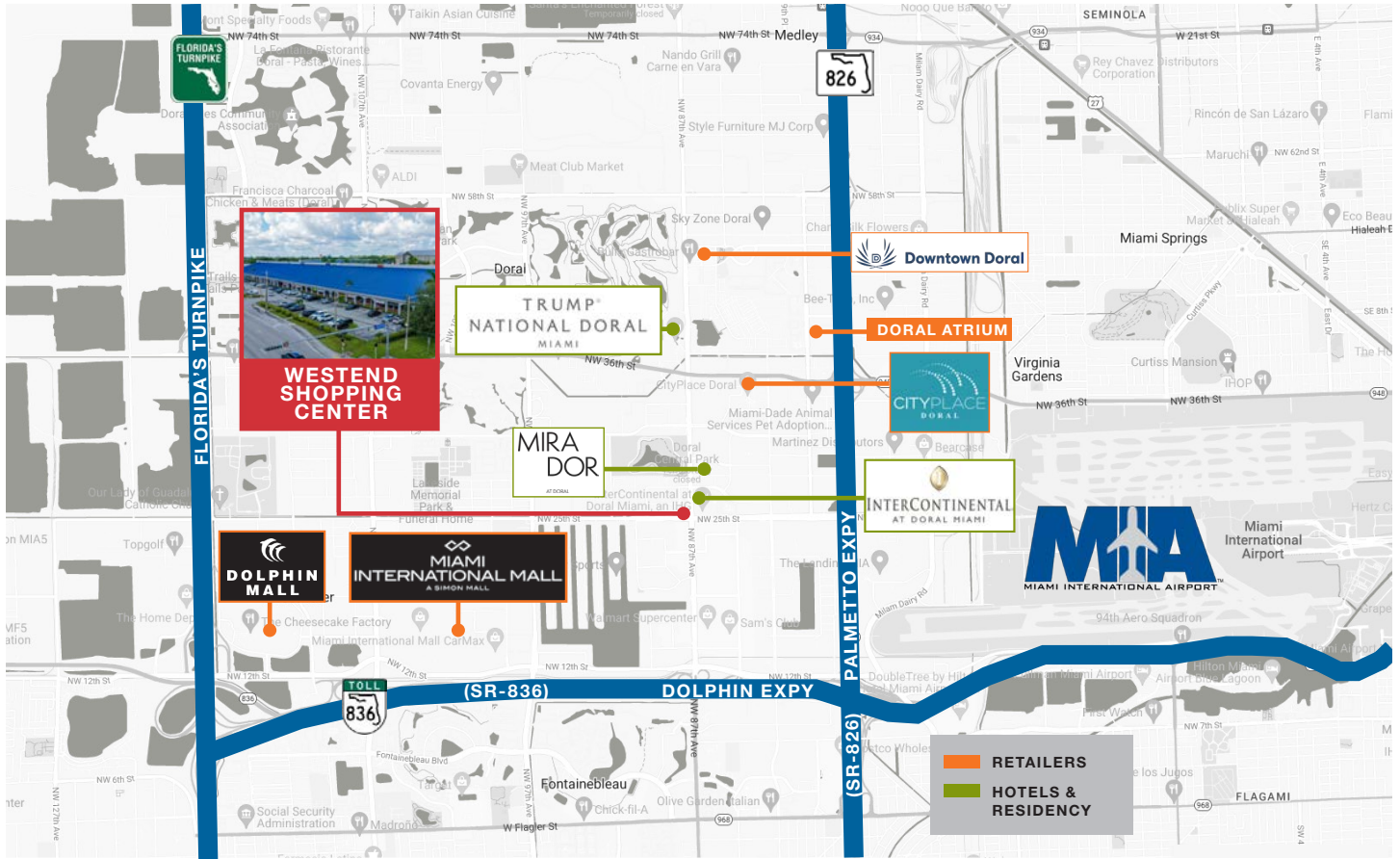
## Unit Features

Available Space - Westend @87th Shops

- **Size:** ± 1,711 RSF (plus potential mezzanine storage, not included in the RSF)
- **Rental Rate:** \$40.00 per RSF (NNN, per year + Estimated 2025 monthly CAM).
- **Location:** Rear, in-line unit, with direct frontage to NW 87th Court.
- **Frontage & Signage:** Visibility along NW 87th Court parapet signage facing NW 87th Avenue
- **Layout & Features**
  - » Open floor plan.
  - » Exposed ceiling structure
  - » Partition wall (splitting the unit in two areas)
  - » Small room with cabinets in the rear
  - » One (1) restroom
  - » Separate AC unit and thermostat
  - » Separate electric meter
- **Utilities, Expenses & Use:**
  - » Tenant responsible for electric, janitorial, telecommunications, and any services not covered by CAM.
  - » Ideal for professional and retail uses that do not compete directly with any of the existing Tenants.

# Location Map

2600 NW 87th Avenue | Doral, FL 33172



\*Trump National Doral Miami soon to expand with major construction projects underway.

## Demographics



RADIUS

1 Mile 3 Miles 5 Miles

Population	4,261	128,423	437,210
Average Household Income	\$85,081	\$86,883	\$83,901

## Traffic Count



CARS PER DAY

NW 87th Avenue	37,000
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## For More Information

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