



WATERFORD

BUSINESS DISTRICT

Build To Suit Opportunity



Vision and experience converge to create the ultimate corporate campus.



- ✓ Proven Institutional Ownership
- ✓ Unmatched Access
- ✓ Premier Brand Exposure
- ✓ Optimal Campus Life
- ✓ Ideal for Business

Proven Institutional Ownership





Delivering success for over 30 years.

A JOINT VENTURE OF
nuveen REAL ESTATE | **Allianz**



Nuveen Real Estate, a top five global real estate investment manager overseeing \$130bn of RE AUM, purchased 250 acres at Waterford in 1988 and have since led the development of 2.8MM SF of office within the park, representing nearly 90% of what exists today.

LEGEND

-  Buildings Currently Owned NRE/Allianz
-  Owned, Developed or Sold by NRE
-  Hotel
-  Residential
-  Retail/Shopping



Unmatched Access



Centrally located within South Florida's major residential and business hubs.

Perfectly situated near major airports and highways.

Strategic location to attract and retain a regional talent pool.

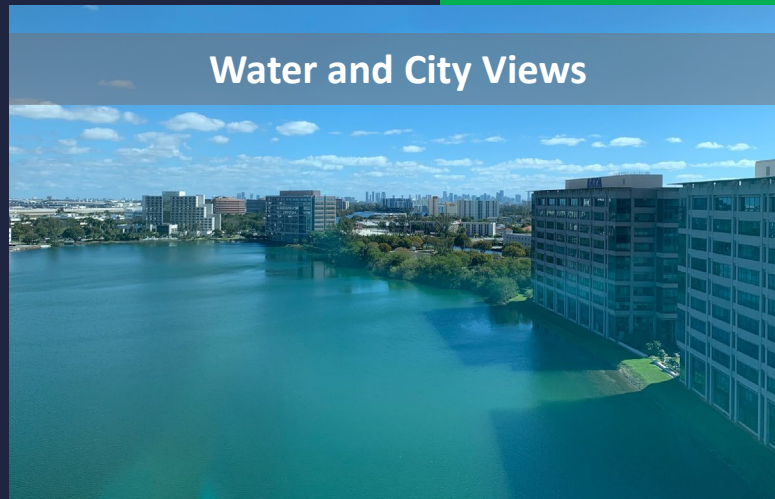
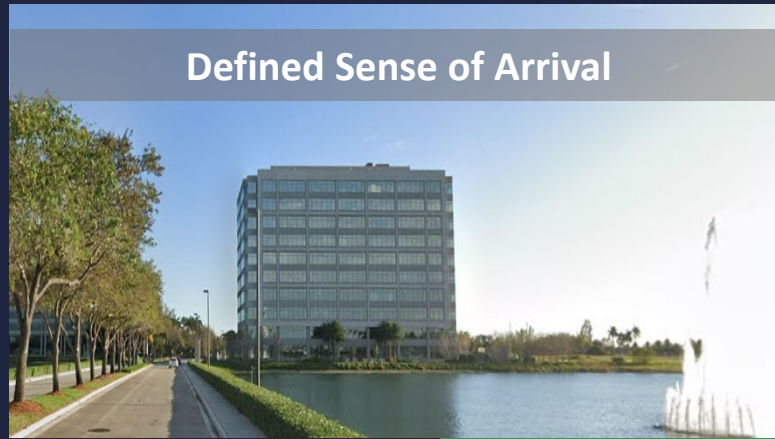
Premier Brand Exposure

- Maximum brand visibility from Dolphin (836) Expressway with 65,000 daily traffic count
- Aerial brand exposure to over 1,000 daily flights to and from Miami International Airport
- Access to more than 10,000 employees currently working within the Waterford Business District
- Access to over 100 major global and international brands



Optimal Campus Life

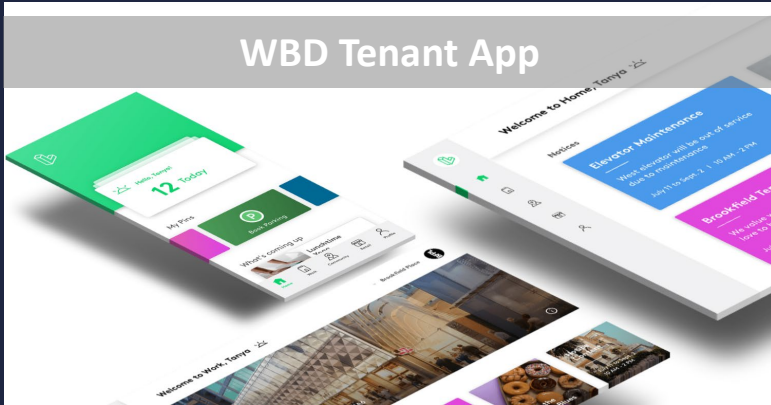
Elevated sense of arrival, onsite amenities and unique services designed to transform the employee experience



Optimal Campus Life

Transformative Employee Experience

WBD Tenant App



Annual Waterford 5K



F&B Pop-ups



Yoga and Bootcamps



Bike Share Program



Tesla and Shuttle Service



Networking

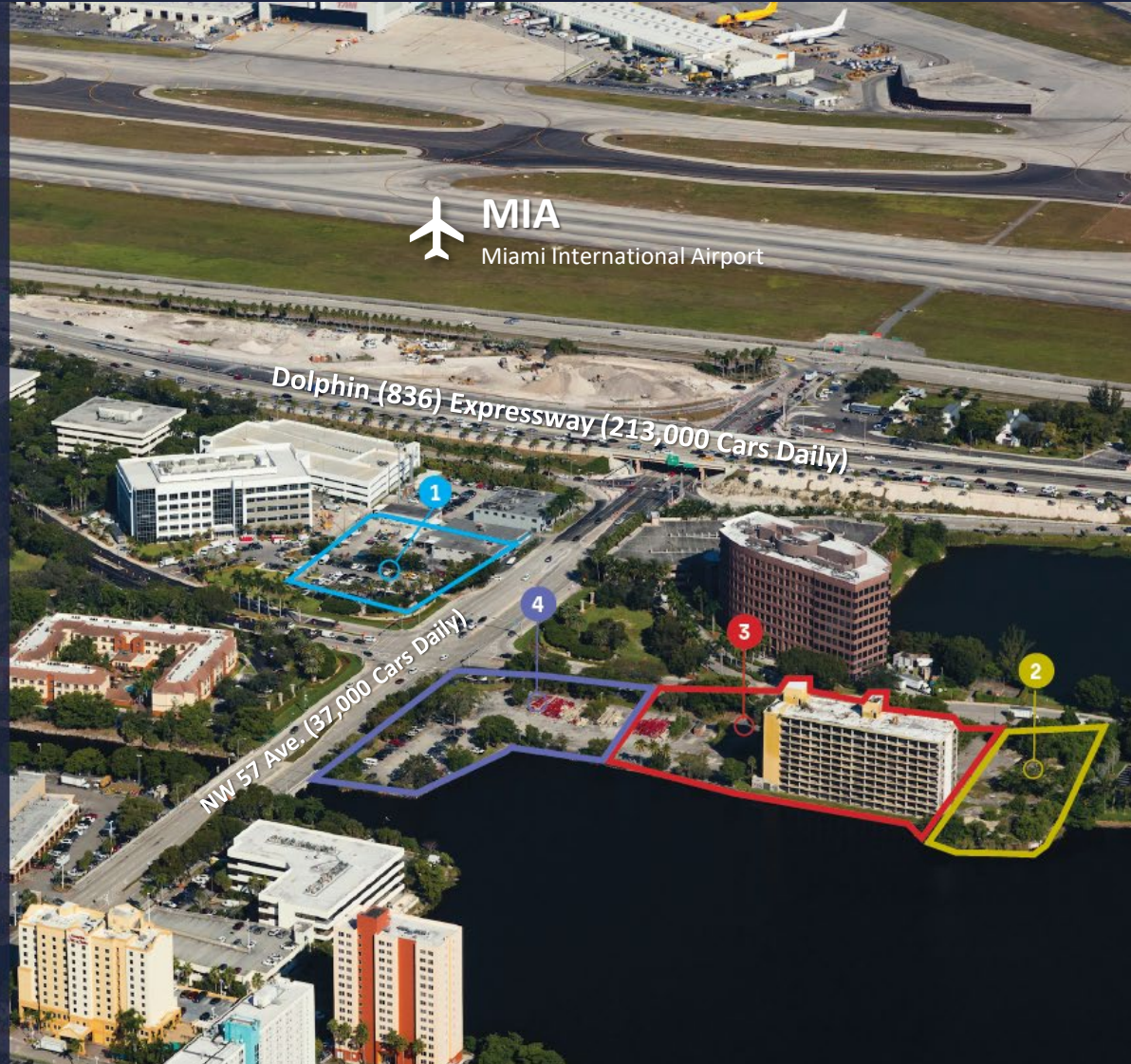


Optimal Campus Life



AREA DEVELOPMENTS UNDERWAY

- 1** 195 MULTIFAMILY UNITS, WITH 2,000 OF RETAIL
- 2** PROPOSED 169 ROOM HILTON GARDEN HOTEL
- 3** PLANNED TO DELIVER 3Q 2021 218 ROOM HOME2SUITES AND TRU, BOTH BY HILTON HOTEL
- 4** THE SHOPPES AT BLUE LAGOON 30,000 SF RETAIL INCLUDING STARBUCKS, PANDA EXPRESS, CHIPOTLE, PANERA BREAD, AND BANK UNITED



Total Residential Units in WBD

Existing:	272
Planned:	195
Total:	467

Total Hotel Rooms in WBD

Existing:	1,679
Planned:	387
Total:	2,066

Ideal for Business



- Two best in class development sites
- A campus within a campus
- Pad ready with entitlements in place for up to:
 - 1 Million SF of office
 - 30,000 SF of retail
 - 500 restaurant seats
 - 10,000 SF health club
 - 962-room hotel (4 hotels)
- No environmental issues
- Utilities to the site
- No traffic or concurrency issues



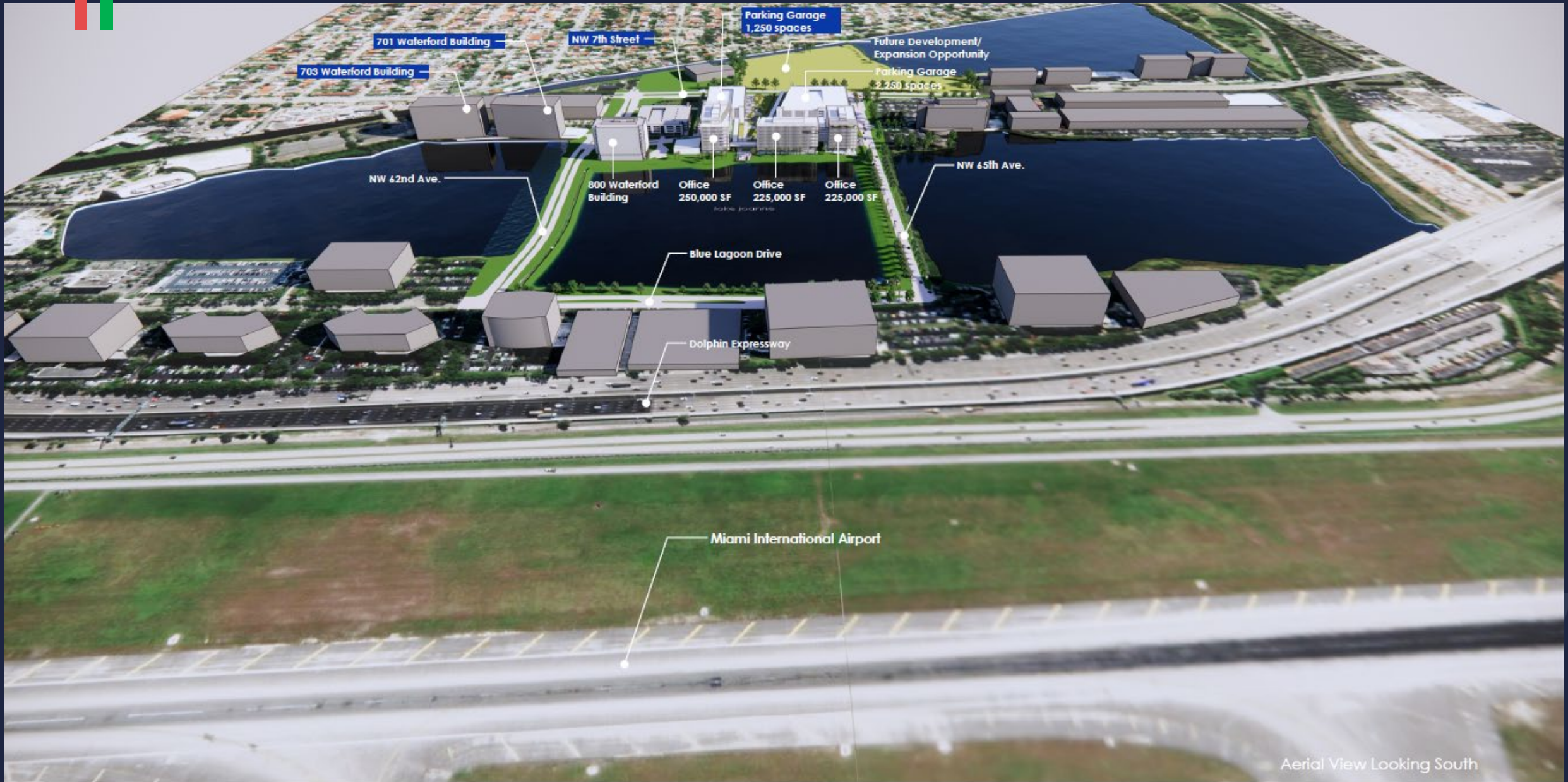
Ideal for Business



Ideal for Business



Ideal for Business



Aerial View Looking South

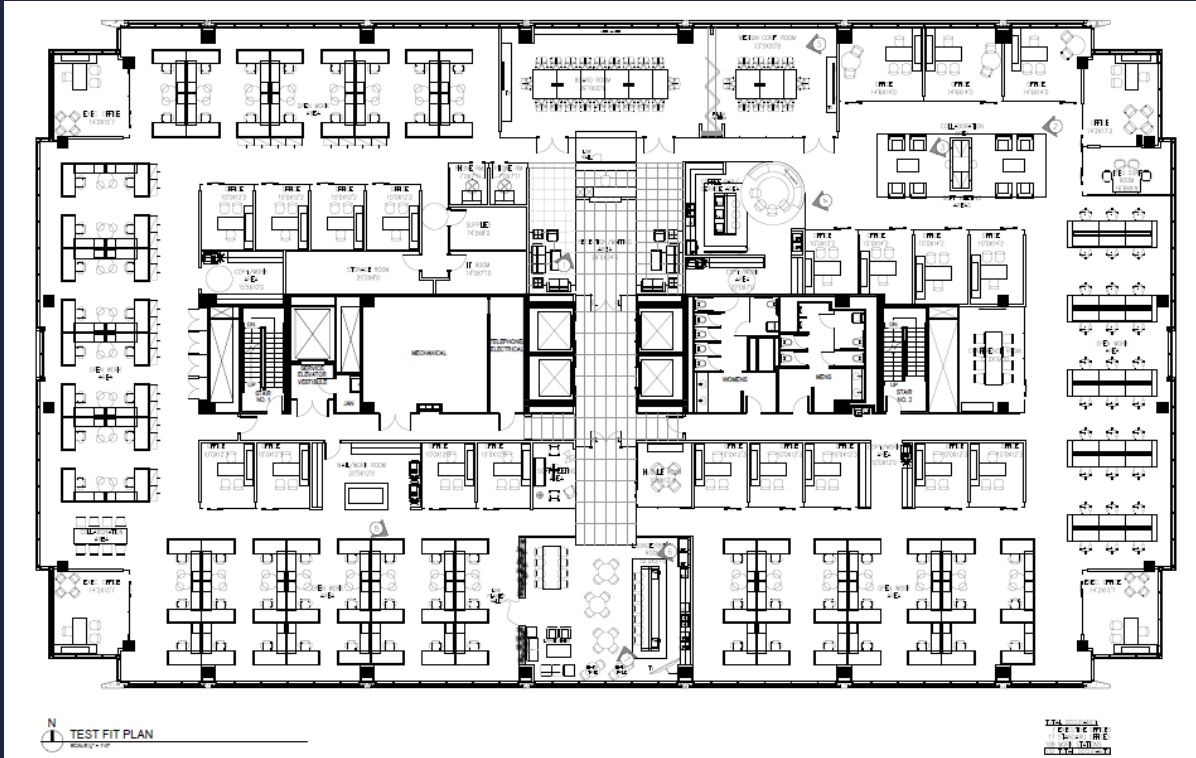


Ideal for Business

360° Degree Views



Ideal for Business



SAMPLE SPEC BUILDING | QUICK FACTS

- 10 story, Class-A office space
- 246,085 SF / typical floor, 26,014 SF
- Efficient Floorplates:
 - 17% add on factor for multi-tenant
 - 12% add-on factor for single tenant
- Ceiling height:
 - Floors 1-2: +/- 13' slab to slab / 9' clear
 - Floors 3-10: +/- 14' slab to slab / 9'9" clear
- 5-Story parking deck
- LEED Gold Certified



Ideal for Business

Conceptual Renderings



Love Where You Work



www.waterfordbusinessdistrict.com

