



Professional
Office
Investment
Opportunity

Palmetto West Park III Suites 305-306

For More Information

Lucia Custer
+1 786 433 0308
lcuster@naimiami.com

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



Photos

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



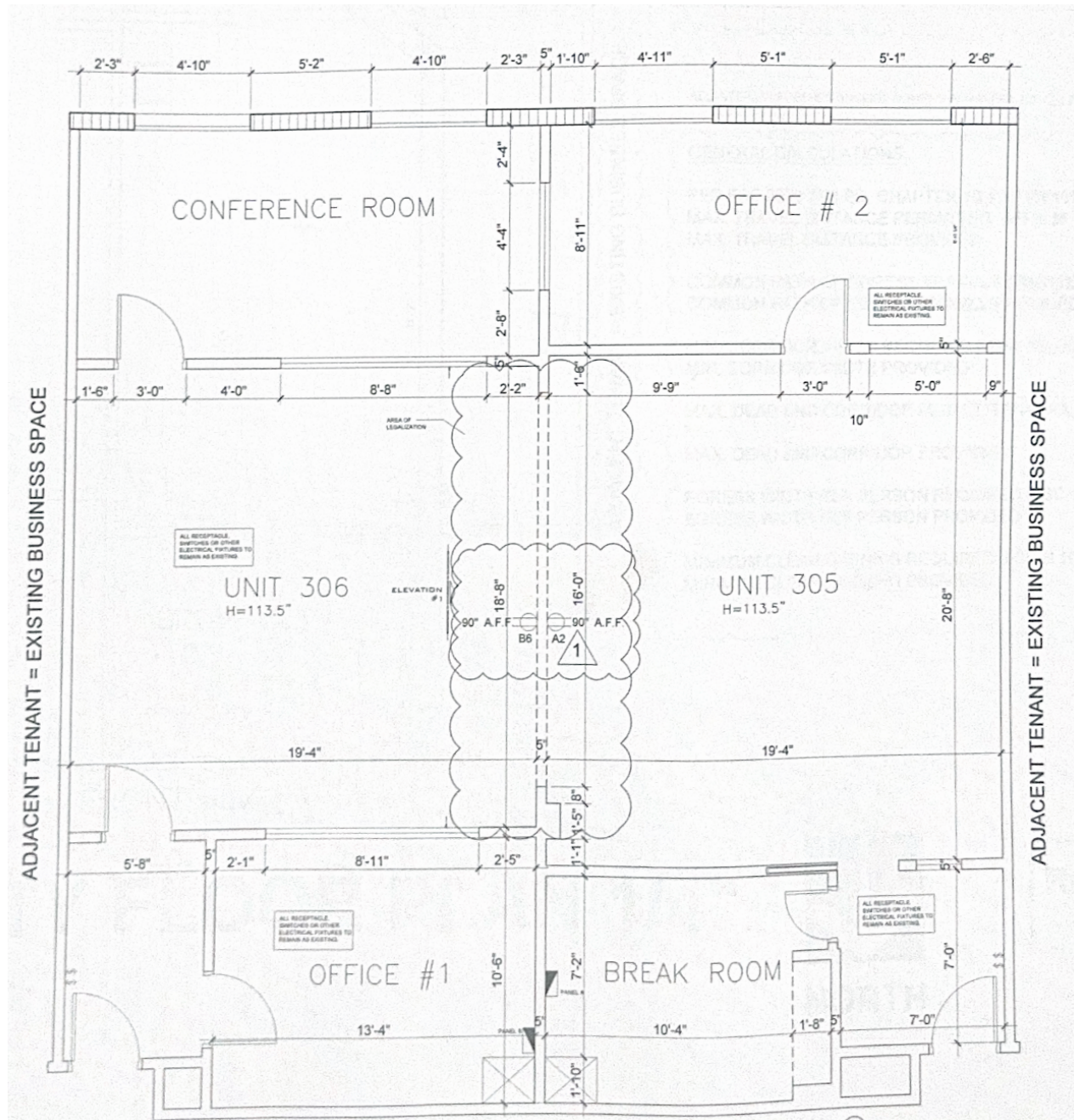
Suites 305-306

- 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



Floor Plan

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



Palmetto West Park III

7791 NW 46th Street, Suites 305-306 | 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 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

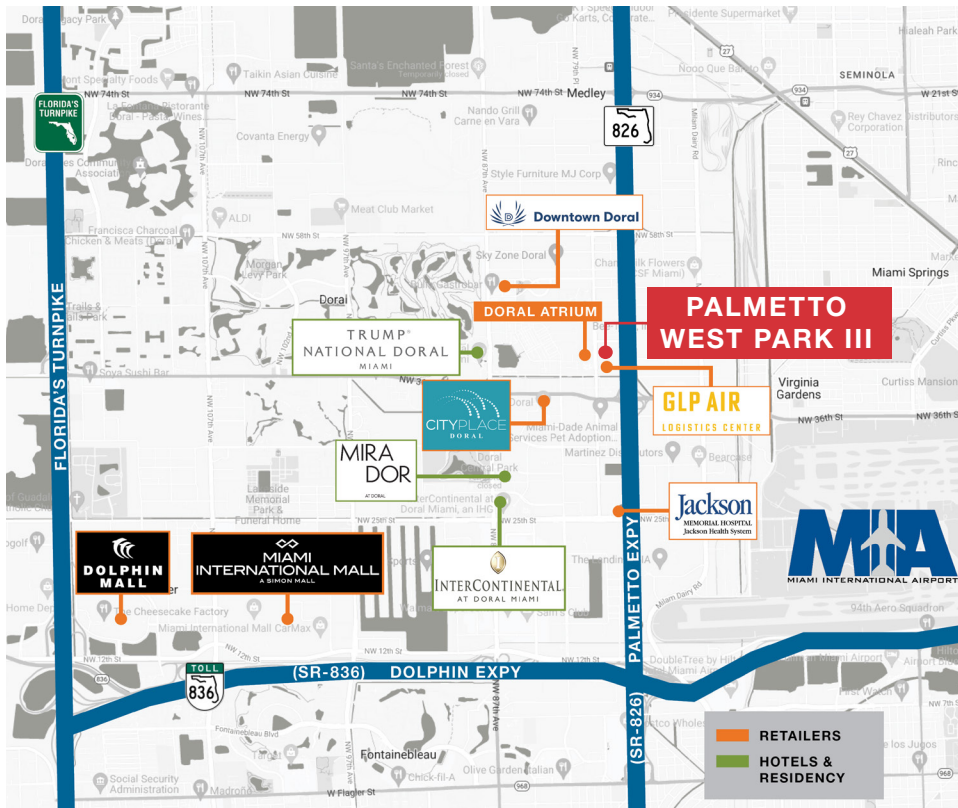
+1 305 938 4000

naimia-ftl.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Location Overview

7791 NW 46th Street, Suites 305-306 | 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 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.

For More Information

Lucia Custer
+1 786 433 0308
lcuster@naimiami.com



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

+1 305 938 4000

naimia-ftl.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.