

PRIME DORAL OFFICES FOR LEASE

VARIOUS LAYOUTS AVAILABLE
9600 NW 25th ST, DORAL, FL



LEASING OPPORTUNITY

Prestigious office building with views of Doral and various office layouts available for immediate occupancy.

AVAILABILITY

Offices ranging from ±350 to ±1500 SF
\$24 - \$26 Full Service per RSF

BUILDING FEATURES

- ▲ Designed by Arquitectonica
- ▲ Full Service Building
- ▲ 24-hr Accessibility
- ▲ Full Generator Back-Up
- ▲ On-site Management

LOCATION

Ideal business location in the heart of Doral on Finger Lakes on a prominent corner with excellent visibility and frontage on NW 25th Street with ±37,500 VPD.

EXCELLENT ACCESSIBILITY

- ▲ ±1.5 miles from City Place Doral
- ▲ ±2 miles from Dolphin Mall and Int'l Mall
- ▲ ±2 miles from Trump National and TopGolf
- ▲ ±2 miles from Palmetto Exwy (SR 826)
- ▲ ±2.5 miles from Downtown Doral
- ▲ ±3 miles from Dolphin Exwy (SR 836)
- ▲ ±3 miles from Florida Turnpike
- ▲ ±5.5 miles from Miami Int'l Airport



FOR MORE INFORMATION
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PREMIER DORAL LOCATION OVERSEAS TOWER, DORAL, FL



826

826

836

836

Palmetto Expressway

Dolphin Expressway

NW 87th Avenue (±34,550 VPD)

NW 12th Street (±49,590 VPD)

FINGER
LAKES

NW 92nd Avenue

NW 93rd Avenue

NW 94th Avenue

NW 95th Avenue

NW 96th Avenue

NW 97th Avenue (±31,680 VPD)

NW 25th Street (±31,000 VPD)

AVAILABLE

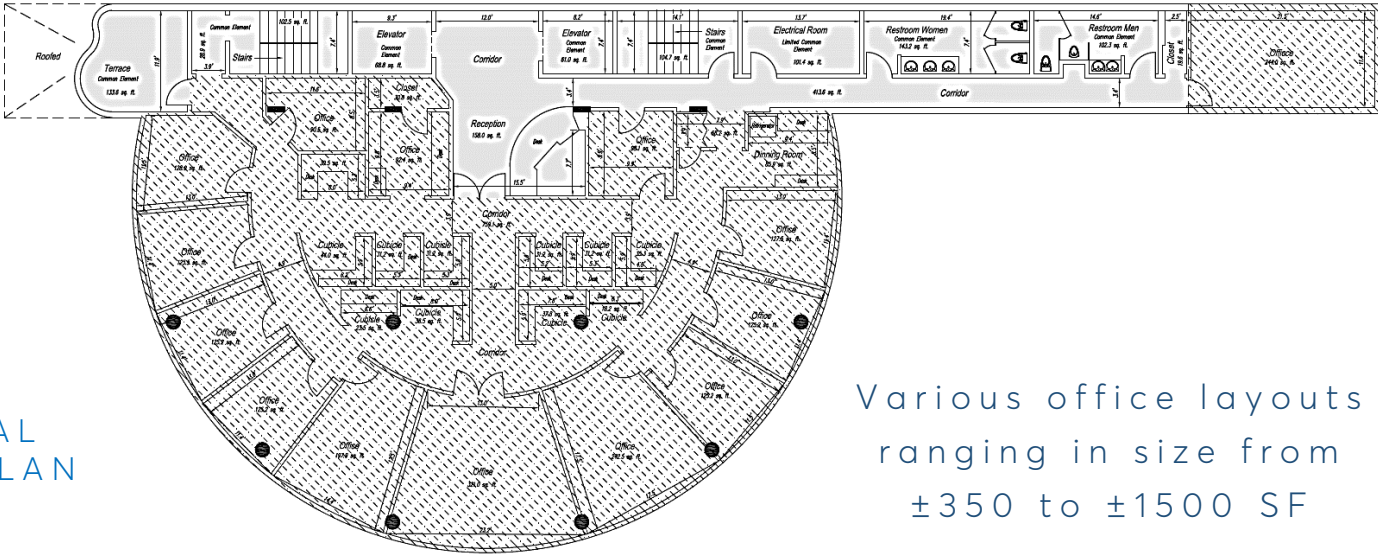
Minutes away from Dolphin (SR 836),
Palmetto (SR 826) Expressways, FL
Turnpike and Miami Int'l Airport



WESTVEST ASSOCIATES, INC
9600 NW 25th Street, Suite 2A
Doral, FL 33172
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VARIETY OF OFFICE FLOORPLANS

±350 to ±1500 SF LAYOUTS FOR LEASE



TYPICAL FLOORPLAN

Various office layouts ranging in size from ±350 to ±1500 SF



2019 DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
POPULATION			
2019 Total Population:	13,962	164,069	405,275
2024 Population:	16,035	175,004	424,154
Pop Growth 2019-2024:	14.85%	6.66%	4.66%
Average Age:	37.90	40.20	41.60
HOUSEHOLDS			
2019 Total Households:	4,599	56,555	132,790
HH Growth 2019-2024:	14.76%	6.60%	4.54%
Median Household Inc:	\$99,372	\$49,018	\$45,370
Avg Household Size:	3.00	2.80	2.90
2019 Avg HH Vehicles:	2.00	2.00	2.00

Radius	1 Mile	3 Mile	5 Mile
HOUSING			
Median Home Value:	\$423,646	\$242,681	\$265,943
Median Year Built:	2011	1995	1984
CONSUMER SPENDING			
Total Specified Consumer Spending (in thousands)	156,642	1,279,578	3,024,653
DAYTIME EMPLOYMENT			
# Businesses	1,524	12,702	24,068
# Employees	23,550	147,119	251,465



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