

**PRICE REDUCTION**

# DORAL CENTER

*At 25th*

## FOR SALE

Mixed-Use Office/Flex Warehouse/Retail  
with 25th Street Exposure

8390 NW 25TH STREET // DORAL, FLORIDA 33122



**35,779 SF**  
BUILDING SIZE



**18,068 SF**  
OFFICE



**1997**  
YEAR BUILT



**1.73**  
LOT SIZE



**60±**  
PARKING SPACES



**22'**  
CLEAR HEIGHT



**DOORS**  
3 DOCK HIGH  
1 GRADE LEVEL

# Cushman & Wakefield is proud to represent the Florida Grand Opera in the disposition of Doral Center at 25th

Cushman & Wakefield of Florida, LLC, acting as exclusive advisor, is pleased to offer for sale Doral Center at 25th (the "Property"), a mixed-use (office/warehouse/retail) asset located at 8390 NW 25th Street in the heart of Doral, Florida. The Property comprises 35,779± SF and is situated on 1.73 acres. The IU-2 zoning is flexible, allowing for a variety of uses to include industrial, commercial, office and retail.

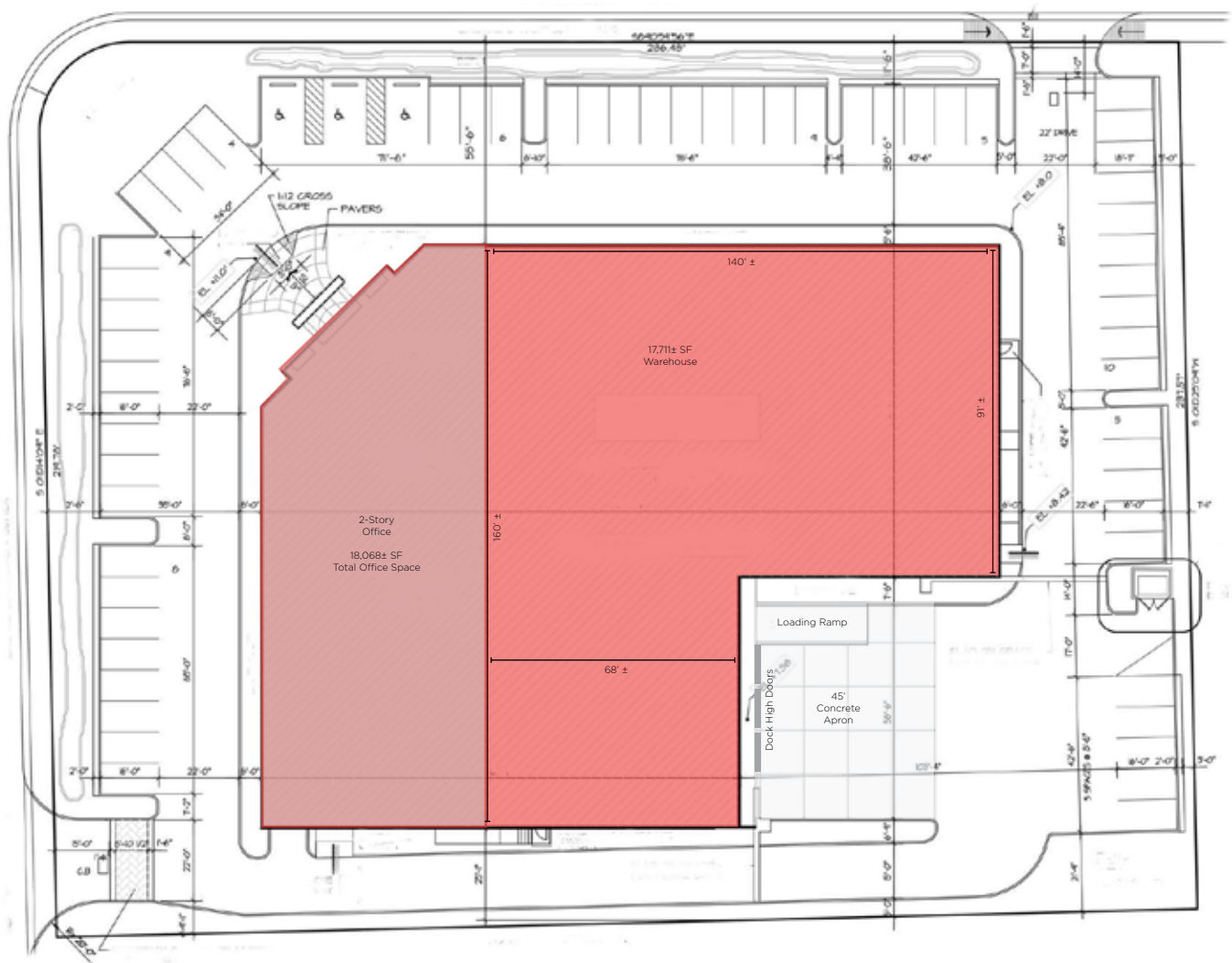
Located directly off of NW 25th Street in Doral at the signalized intersection with NW 84th Avenue, Doral Center at 25th offers excellent main road visibility and easy access to all major throughways in one of Miami's strongest and most dynamic submarkets. This unique offering presents users and investors alike an opportunity to own an asset in one of South Florida's most valued submarkets, convenient to transportation, an abundance of nearby amenities and close proximity to the Miami International Airport.

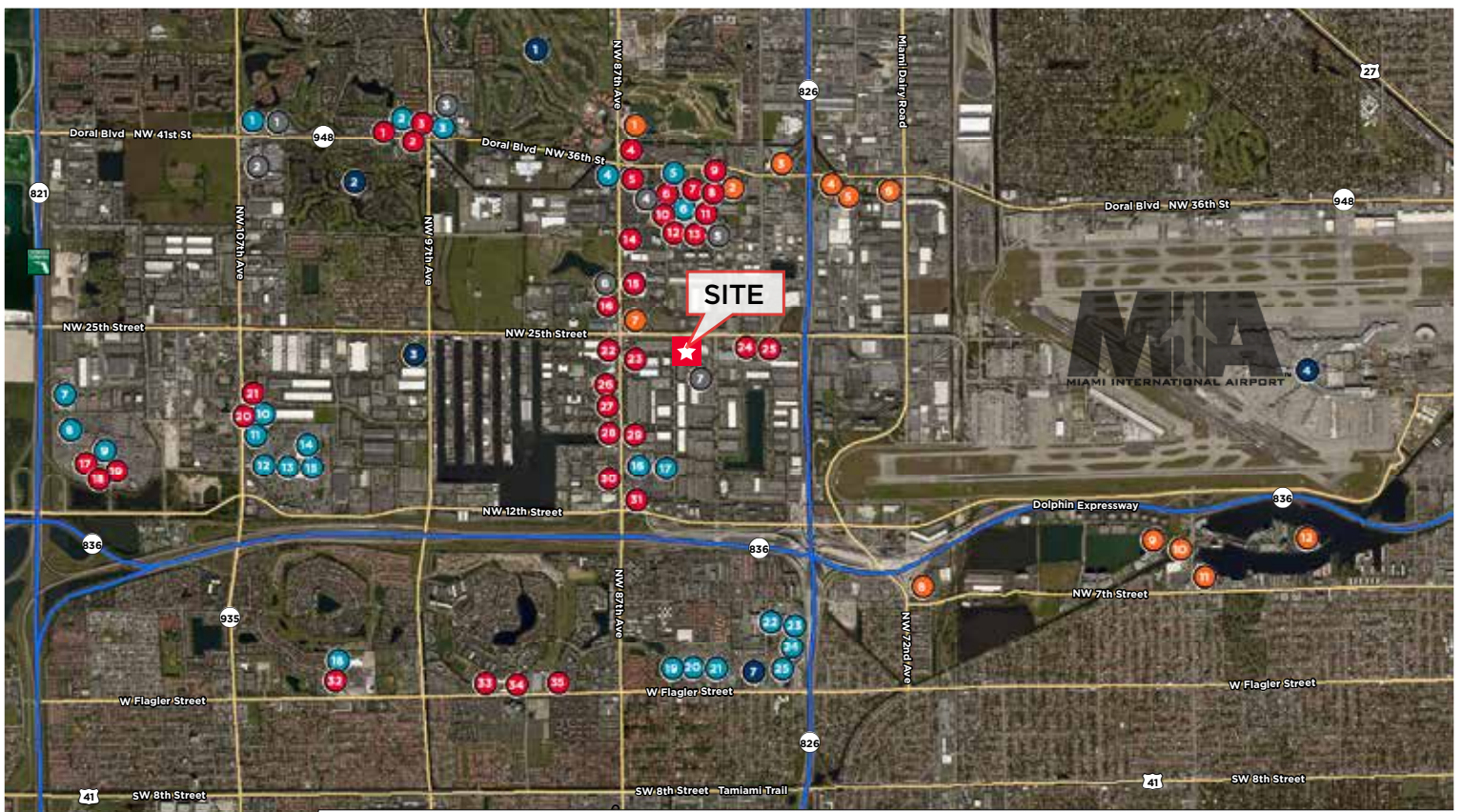
Doral Center at 25th is a great opportunity for an Owner/User to be located on a main throughway for visibility and accessibility or a viable investment for those seeking potential in-place income or redevelopment in an appreciating submarket.

Doral Center at 25th totals 35,779± SF with 18,068± SF of existing Class A Office/Showroom build-out suitable for:

- Corporate Headquarters
- Wholesale/Retail Distribution
- High-tech/Light Manufacturing
- Retail/Entertainment Facility
- Dock-height Office/Warehouse
- Office/Service "Flex"

**ASKING PRICE: \$7,500,000**





- Dining**
  1. Original Pancake House
  2. Five Guys
  3. Panera Bread
  4. Carolina Ale House
  5. Lime Fresh
  6. BurgerFi
  7. Perinola Table & Bar
  8. City Works
  9. Cooper's Hawk Winery
  10. The Cheese Course
  11. Brimstone Grill
  12. King's Dining Entertainment
  13. Salsa Fiesta
  14. Miller's Ale House
  15. Anthony's Coal Fired Pizza
  16. Sushi Sake
  17. The Cheesecake Factory
  18. Texas de Brazil
  19. P.F. Chang's
  20. Jimmy John's
  21. Moe's Southwest Grill
  22. Wendy's
  23. McDonald's
  24. Brazavia Steakhouse
  25. Starbucks
  26. Chipotle
  27. Sukhothai Thai
  28. Longhorn Steakhouse
  29. Red Lobster
  30. Taco Bell
  31. Flanigan's Seafood
  32. PDQ
  33. Chick-Fil-A
  34. Carrabba's
  35. Texas Roadhouse
- Shopping**
  1. Winn Dixie
  2. Publix
  3. Walgreens
  4. CVS Pharmacy
  5. The Fresh Market
  6. CityPlace Doral
  7. IKEA
  8. Bass Pro Shops
  9. Dolphin Mall
  10. Bed Bath & Beyond
  11. Petco
  12. Macy's
  13. Miami International Mall
  14. JcPenney
  15. Kohl's
  16. Walmart
  17. Sam's Club
  18. Target
- Hotels**
  1. Publix
  2. Flagler Plaza
  21. Petsmart
  22. The Home Depot
  23. Costco
  24. Mall of the Americas
  25. Ross
  1. Marriott Villas
  2. Hyatt Place Airport
  3. Courtyard by Marriott
  4. Four Points by Sheraton
  5. Hilton Garden Inn
  6. ALoft Miami Airport
  7. InterContinental Doral
  8. DoubleTree by Hilton
  9. Pullman Miami Airport
  10. Hyatt House Airport
  11. Hampton Inn
  12. Hilton Miami Airport
- Points of Interest**
  1. Trump National Doral
  2. Costa Greens Golf Club
  3. Albizu University
  4. Miami International Airport
  5. Florida Intl. University
  6. Miami-Dade Expo Center
  7. Leon Medical Hospital
- Fitness**
  1. LA Fitness
  2. Orangetheory
  3. CrossFit Doral
  4. Cyclebar
  5. Legacy Fit Doral
  6. Onyx Signature Gym
  7. Doral Fitness



Named the **"fastest growing city"** in Florida by Florida University's Metro Center

	AREA DEMOGRAPHICS		
	1 Mile	3 miles	5 Miles
Estimated Population	2,974	121,979	446,595
Total Daytime Population (Workers)	66,723	189,382	340,179
Estimated Household Income	\$105,709	\$50,758	\$44,300
Median Age	35.5	41.3	42.9





*The Property is located in the Airport West Submarket of Miami-Dade and offers over 300' of main road frontage*

**3.4%**

OVERALL  
VACANCY  
RATE

**46M**

TOTAL  
INVENTORY  
(SF)

**2.7M**

YTD INVESTOR/  
SALES ACTIVITY (SF)

**692**

TOTAL  
BUILDINGS

**100K**

UNDER  
CONSTRUCTION  
(SF)

**766K**

YTD  
CONSTRUCTION  
COMPLETIONS (SF)

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