

# OFFICE FOR LEASE

WATERFORD BUSINESS DISTRICT  
MIAMI FL

EAL

5959 WATERFORD DISTRICT DR



WILSHIRE  
ADVISORY GROUP

# FOR LEASE -5959 WATERFORD DISTRICT DR

## SUITES AVAILABLE:

~~Suite 101 - 1,239 RSF~~ (Leased)

Suite 103 - 1,931 RSF (Nov 2026)

Suite 104 - 3,377 RSF (Jan 2027)

Suite 200 - 17,000 RSF divisible (Nov 2026)

Suite 301 - 2,000 RSF (Nov 2026)\*

Suite 305 - 3,041 RSF (Nov 2026)\*

*\*both can be combined for 5,041 RSF*



## PROPERTY HIGHLIGHTS:

- Stand-alone office building in the Waterford Business District with recently renovated common areas.
- Impressive views of surrounding lakes and MIA Airport
- Unique architectural design which differentiates the project from other Blue Lagoon buildings
- On-site security, property management, and ownership.
- Conference room available to tenants.
- Covered reserved parking available.
- Centrally located in Miami, with fantastic freeway access from 826, 836, Turnpike and minutes from Brickell/Downtown Miami.
- Many amenities and nearby restaurants.
- Signage opportunities available

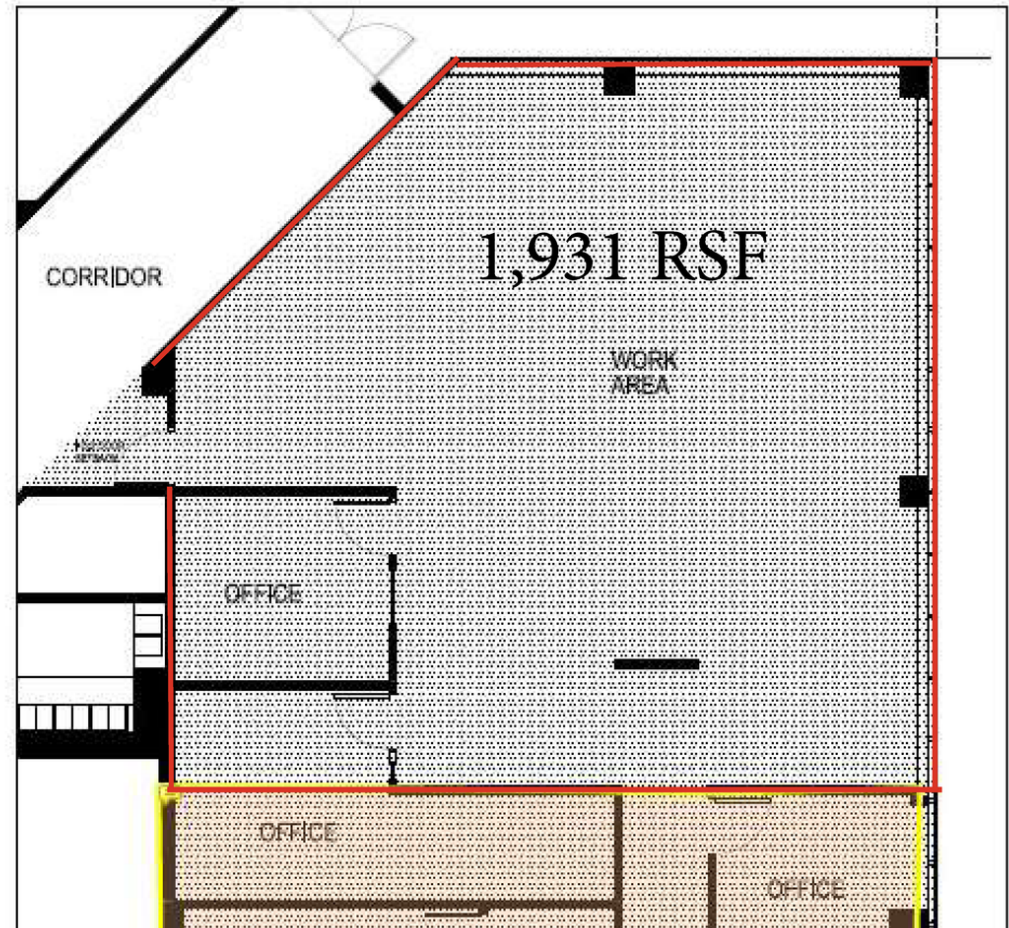


  
**WILSHIRE**  
ADVISORY GROUP

# GROUND FLOOR – 5959 WATERFORD DISTRICT DR.

## Suite 103

|                 |                       |
|-----------------|-----------------------|
| Size            | 1,931 RSF             |
| Asking Rent     | \$26.50 per RSF (NNN) |
| NNNs (est 2026) | \$16.50 per RSF       |
| Available       | Nov 2026              |
| Term            | 3 to 10 year          |
| Parking         | free surface 3/1000   |

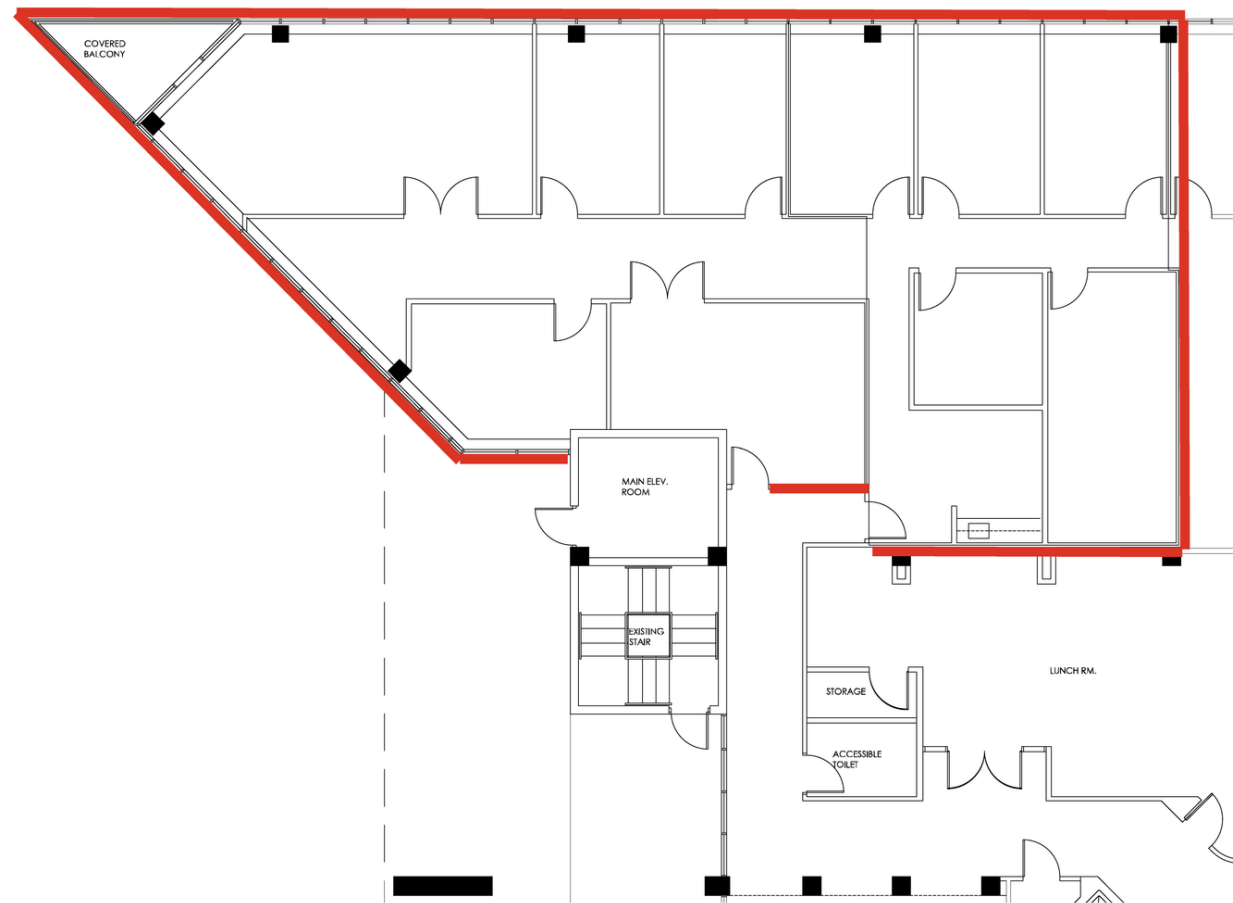


# GROUND FLOOR –5959 WATERFORD DISTRICT DR.

## Suite 104

|                 |                       |
|-----------------|-----------------------|
| Size            | 3,377 RSF             |
| Asking Rent     | \$26.50 per RSF (NNN) |
| NNNs (est 2026) | \$16.50 per RSF       |
| Available       | Vacant                |
| Term            | 3 to 10 year          |
| Parking         | free surface 3/1000   |

- Ground floor space facing MIA Airport.
- Small premises, flexible layout.
- Natural light and small conf room.



# 2nd FLOOR - 5959 WATERFORD DISTRICT DR.

## Suite 200 - FULL FLOOR

|                 |                        |
|-----------------|------------------------|
| Size            | 17,000 RSF (divisible) |
| Asking Rent     | \$26.50 per RSF (NNN)  |
| NNNs (est 2026) | \$16.50 per RSF        |
| Available       | Nov 2026               |
| Term            | 3 to 10 year           |
| Parking         | free surface 3/1000    |

- Full floor opportunity suite.
- Exclusive access to the floor via elevators.
- Efficient layout - perimeter window offices.
- Direct views of the airport and nearby lakes.
- Plenty of natural light and window line.
- Private bathrooms.
- Building pylon signage available.

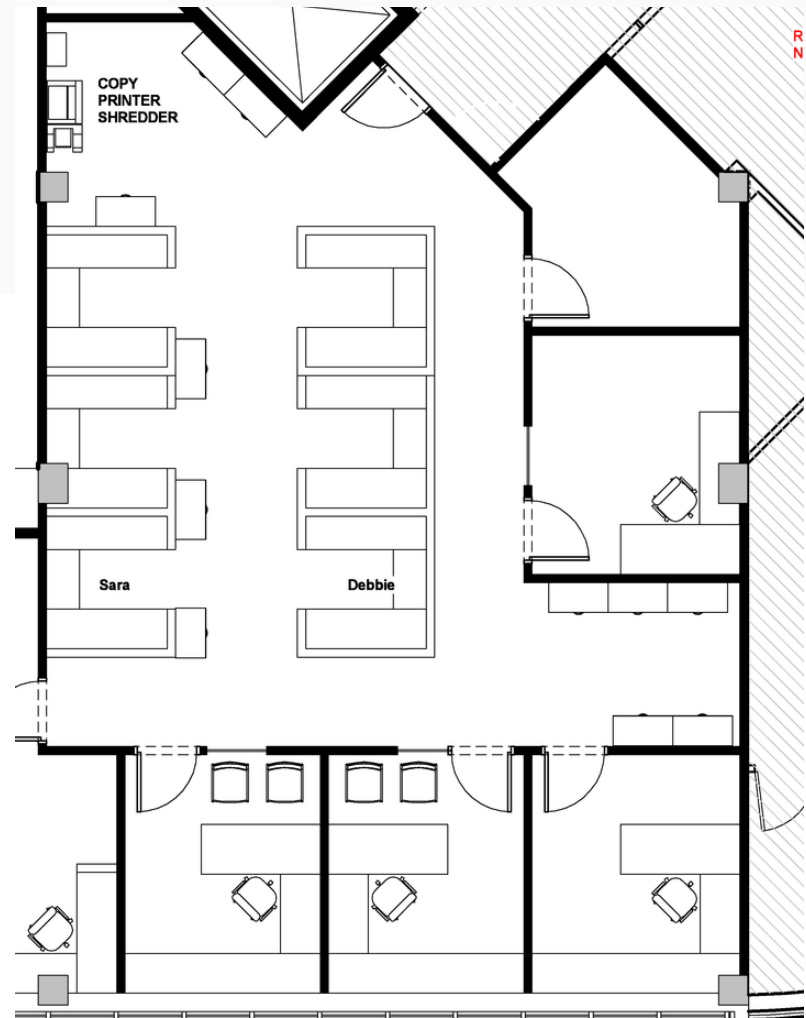


# 3rd FLOOR - 5959 WATERFORD DISTRICT DR.

## Suite 301

|                 |                       |
|-----------------|-----------------------|
| Size            | 2,000 RSF (divisible) |
| Asking Rent     | \$26.50 per RSF (NNN) |
| NNNs (est 2026) | \$16.50 per RSF       |
| Available       | Nov 2026              |
| Term            | 3 to 10 year          |
| Parking         | free surface 3/1000   |

- Second generation space.
- Direct exposure to elevator lobby.
- Plenty of natural light and window line.
- Airport and freeway views
- Efficient layout with small conf room

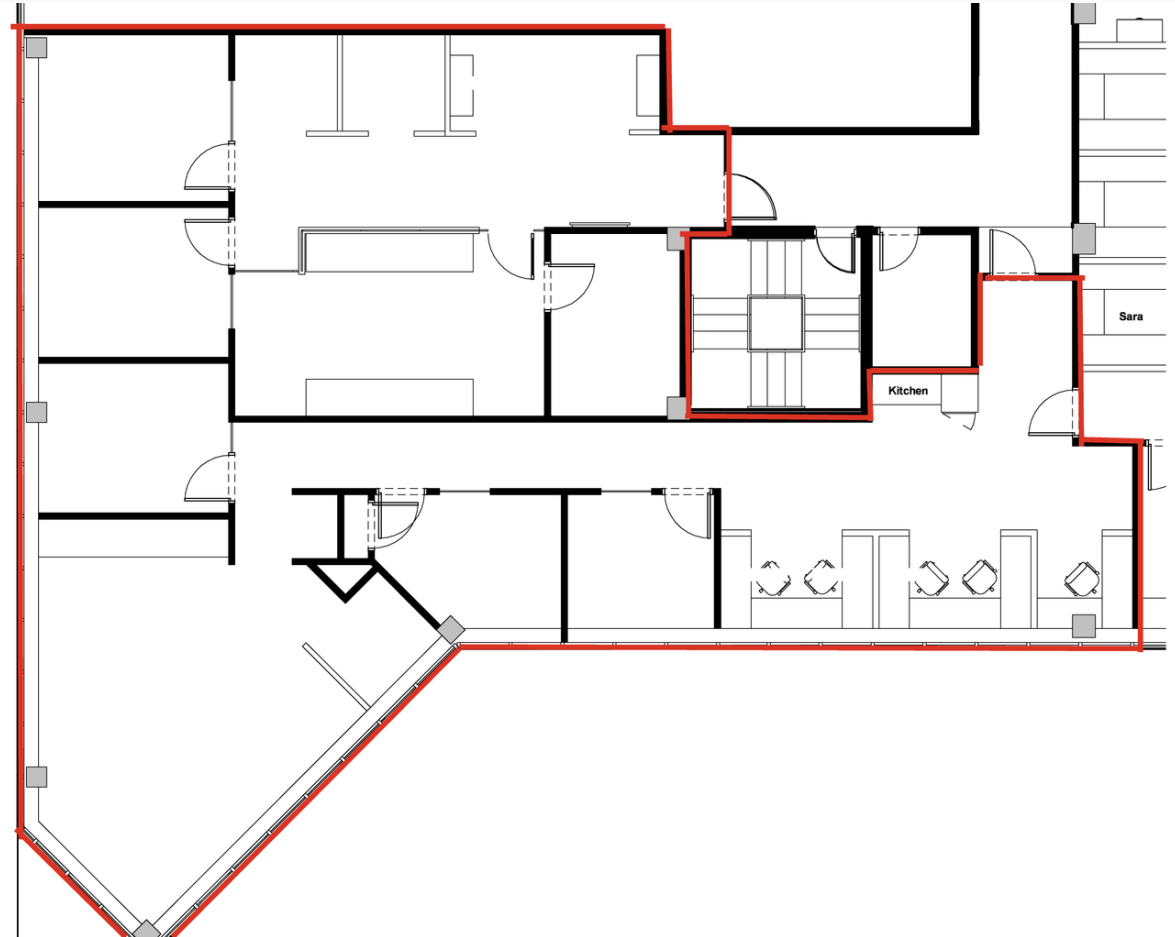


# 3rd FLOOR - 5959 WATERFORD DISTRICT DR.

## Suite 305

|                 |                       |
|-----------------|-----------------------|
| Size            | 3,041 RSF (divisible) |
| Asking Rent     | \$26.50 per RSF (NNN) |
| NNNs (est 2026) | \$16.50 per RSF       |
| Available       | Nov 2026              |
| Term            | 3 to 10 year          |
| Parking         | free surface 3/1000   |

- Second generation space.
- Perimeter window offices - corner suite.
- Direct exposure to elevator lobby.
- Plenty of natural light and window line.
- Airport and freeway views
- Large sales office





FOR MORE INFORMATION PLEASE CONTACT:

GONZALO RIOJA

5201 Waterford District Dr

Suite 530

Miami FL 33126

Office (305) 262-0246

Cell (305) 322-8530

[grioja@wilshireag.com](mailto:grioja@wilshireag.com)

