

FOR LEASE

2600 NW 87th Avenue, Doral, FL 33172

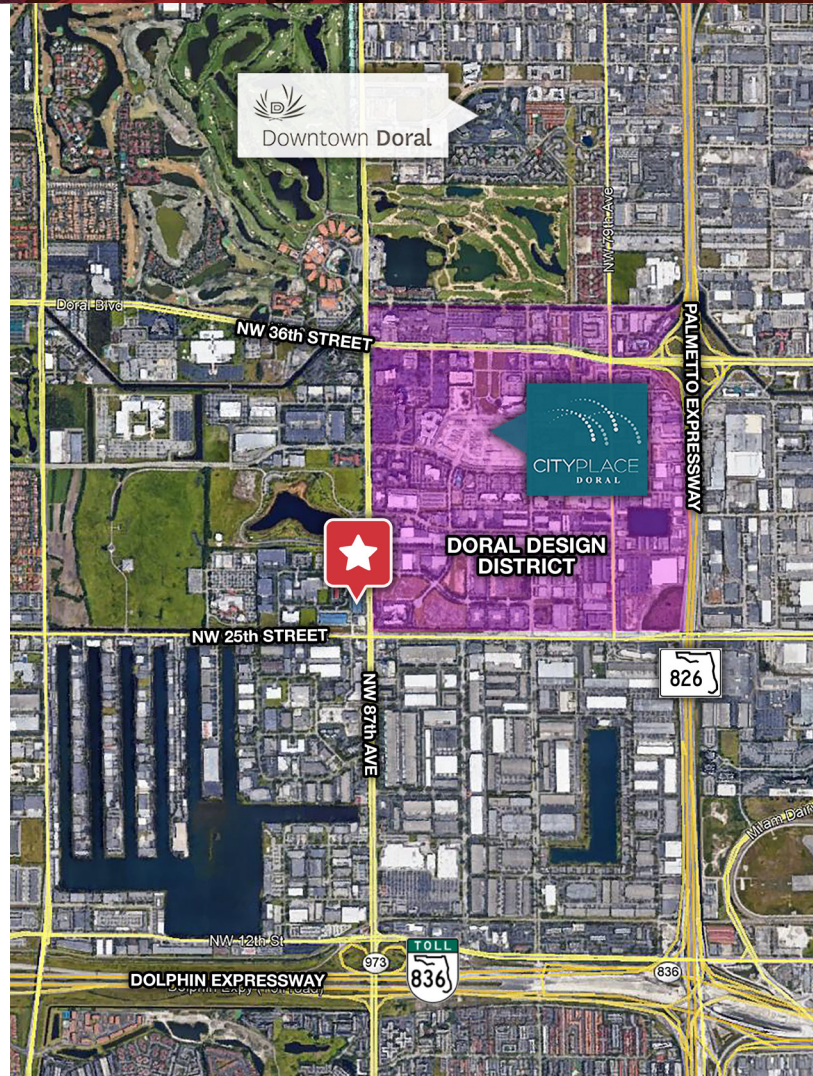
RETAIL & OFFICE SPACE FOR LEASE



Property Features

- Easy access to all major thoroughfares.
- Non-compete business clauses within Westend @ 87th Shopping Center.
- Different sizes and configurations to choose from
- Located in the heart of Doral (right off NW 87th Avenue, just north of NW 25th Street).
- Close proximity to residential communities, hotels, banks, office parks, industrial complexes, retail centers and malls.
- Across the street from Mirador at Doral, the new Residential project next to the Intercontinental Hotel.
- Located in the #1 City in Miami-Dade County with over 3,000 logistic-related companies supporting national and international trade with sister cities in Kizhi District; New Taipei City, Taiwan; Barranquilla, Colombia; and Guatemala City, Guatemala.
- Doral is the #1 Tile District in the United States
- Miami International Airport total employment represents approximately 272,000 direct and indirect jobs.

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Retail & Office Spaces



Transportation Information:

Airport:

Miami International - 17 min drive time / 3.9 mi

Fort Lauderdale/Hollywood International - 39 min drive time / 29.7 mi

Commuter Rail:

Miami Airport (Tri-County Commuter line)

15 min drive time / 8.1 mi

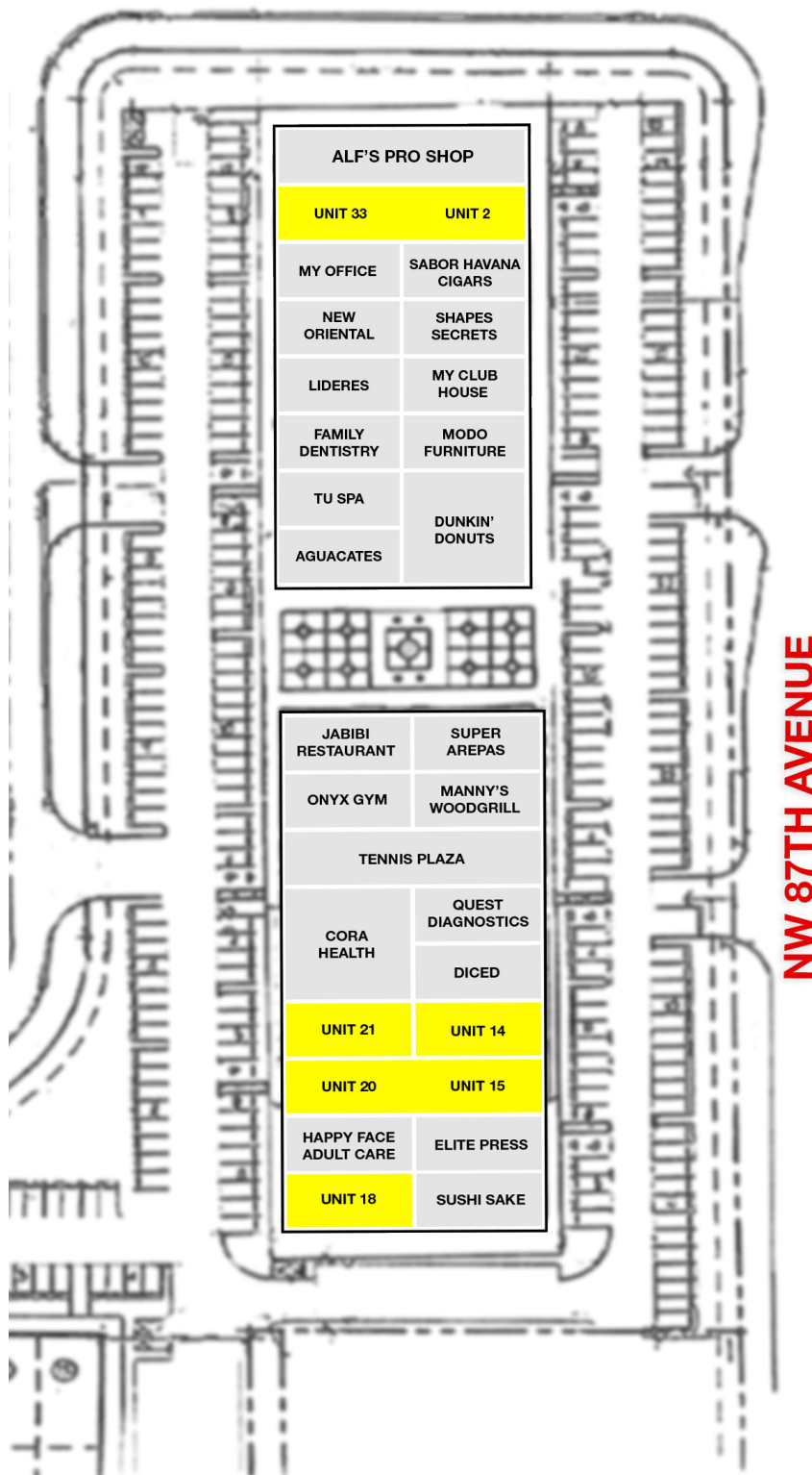
Demographics:

	3 Miles	5 Miles	10 Miles
2016 POPULATION	116,747	433,761	1,632,242
MEDIAN HOUSEHOLD INCOME	\$48,337	\$40,416	\$41,961

SITE PLAN

AVAILABLE SPACE

NW 27TH STREET



NW 25TH STREET

NW 87TH AVENUE

Available Units

- Units 2 and 33: \pm 3,422 RSF
- Unit 14: \pm 1,711 RSF
- Unit 15: \pm 1,711 RSF
- Unit 18: \pm 1,636 RSF
- Unit 20: \pm 1,711 RSF
- Unit 21: \pm 1,711 RSF

Excellent Tentant Mix

- Alf's Pro Shop
- Sabor Havana Cigars at Doral
- Shapes Secrets
- Ball Mania Party Place
- Modo Furniture
- Dunkin' Donuts
- Super Arepas
- Manny's Woodgrill
- Tennis Plaza
- Quest Diagnostics
- Diced
- Elite Press
- Happy Face Adult Care
- Sushi Sake
- Cora Health
- Onyx Signature Gym
- Jabibi Restaurant
- Aguacates Restaurant
- TU Spa
- Family Dentistry
- Lideres
- MyOffice
 - Flexible Office
 - Rental Solutions

AVAILABLE UNITS

WESTEND SHOPPING CENTER

Retail & Office Space For lease

Units 2 and 33: \pm 3,422 RSF Total

Lease Rate: \$30.00/RSF (NNN) + \$5.81/RSF CAM

- Frontage/Signage to NW 87th Ave & NW 87th Ct
- Lots of windows (front and rear store fronts)
- Two (2) private bathrooms
- Open floor plan
- High ceiling. Exposed structure

Unit 14: \pm 1,711 RSF Total

Lease Rate: \$37.50/RSF (NNN) + \$5.81/RSF CAM

May be combined with Unit 21

- Frontage to NW 87th Avenue
- Signage to NW 87th Avenue & NW 87th Court
- Store Front. Lots of windows
- One (1) private bathroom
- Open Floor Plan
- High ceiling. Exposed structure

Unit 15: \pm 1,711 RSF Total

Lease Rate: \$41.50/RSF NNN + \$5.81/RSF CAM

- May be combined with #20
- Frontage to NW 87th Avenue
- Signage to NW 87th Avenue & NW 87th Court
- Store Front. Lots of windows
- One (1) private bathroom
- Open Floor Plan
- High acoustical drop ceiling

Unit 18: \pm 1,636 RSF Total

Lease Rate: \$25.00/RSF (NNN) + \$5.81/RSF CAM

- Rear corner unit (behind Sushi Sake) with frontage to NW 87 Court
- Signage to NW 87th Avenue & NW 87th Court
- Additional southwest signage may be available
- Store Front. Wrap around windows
- One (1) private bathroom
- Open floor plan
- High-ceiling. Exposed structure

Unit 20: 1,711 RSF Total

Lease Rate: \$25.00/RSF (NNN) + \$5.81/RSF CAM

- May be combined with Unit 15
- Frontage to NW 87th Court
- Signage to NW 87th Court & NW 87th Avenue
- Store Front. Lots of windows.
- One (1) private bathroom
- Improved: Private offices, open bullpen area, kitchenette.
- High acoustical drop ceiling

Unit 21: 1,711 RSF Total

Lease Rate: \$23.00/RSF (NNN) + \$5.81/RSF CAM

- May be combined with Unit 14
- Frontage to NW 87th Court
- Signage to NW 87th Court & NW 87th Avenue
- Store Front. Lots of windows.
- One (1) private bathroom
- Open floor plan
- High ceiling. Exposed structure

