



Westend @ 87th Shopping Center

2600 NW 87th Avenue, Doral, FL 33172

Property Features:

- Easy Access to all major thoroughfares
- Non compete 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
- Located in the #1 City in Miami-Dade County with over 3,000 logistic-related companies supporting national and international trade
- Doral is the #1 Tile District in the United States
- Miami International Airport total employment represents approximately 272,000 direct and indirect jobs

For more information:

Lucia Custer

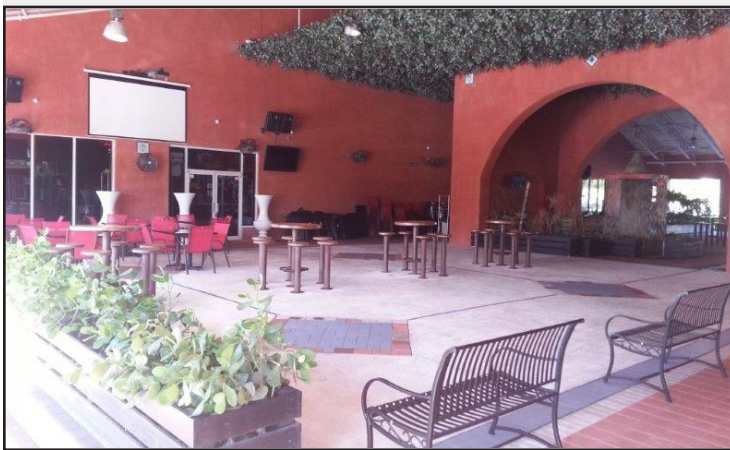
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Retail & Office Space

2600 NW 87th Avenue,
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Excellent Tenant Mix:

- Alf's Pro Shop
- Sabor Havana Cigars at Doral
- Ball Mania Party Place
- Modo Furniture
- Dunkin' Donuts
- Salud Fitness & Sport Bar
- Quiznos Subs & Sandwiches
- Tennis Plaza
- Quest Diagnostics
- Pastel Gourmet
- PHXtreme
- Banco Do Brasil
- Elite Press
- Sushi Sake
- Concept Real Estate
- Cora Health
- Tre Pazzi Ristorante
- Aguacates Restaurant
- Spatacular Nails
- Family Dentistry
- Onyx Signature Gym
- Lideres
- MyOffice
 - Flexible Office Solutions

Transportation Information:

Airport:

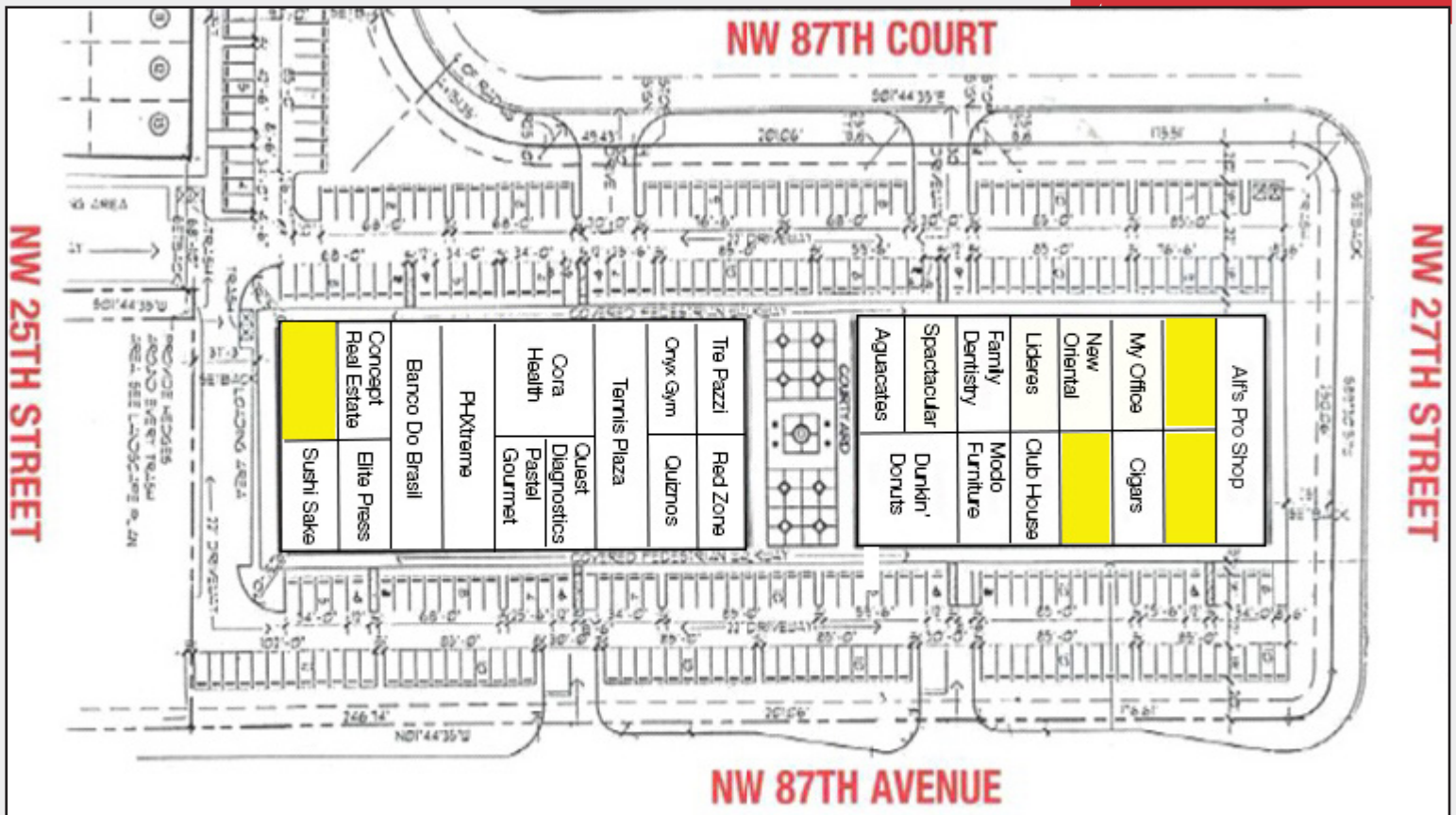
Miami International - 17 min drive time / 3.9 mi
Fort Lauderdale/Hollywood International - 39 min
drive time / 29.7 mi

Commuter Rail:

Miami Airport (Tri-County Commuter line)
15 min drive time / 8.1 mi

Demographics:

	3 Miles	5 Miles	10 Miles
2013 POPULATION	105,276	410,959	1,530,553
MEDIAN HOUSEHOLD INCOME	\$43,493	\$36,928	\$37,432



Availabilities:

Units 2 and 33: ± 3,422 SF Total

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

- Units must be leased together
- Available Immediately
- Frontage to NW 87th Avenue
- Signage to NW 87th Avenue & NW 87th Court
- Lots of windows (store front)
- Two (2) private bathrooms
- Open floor plan
- High-ceiling open structure

Unit 4: 1,711 SF

Lease Rate: \$33.00/SF (NNN) + \$5.81/SF CAM

- Available Immediately
- Frontage to NW 87th Avenue
- Signage to NW 87th Avenue & NW 87th Court
- Lots of windows (store front)
- Private bathroom
- Open floor plan
- High-ceiling open structure

Unit 18: ± 1,636 SF Total

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

- Available Immediately
- Rear corner location with frontage to NW 87 Court
- Signage to NW 87th Avenue & NW 87th Court
- Wrap-around windows / store front
- Private bathroom
- Open floor plan
- High-ceiling open structure

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