

# LAKES EDGE INNOVATION CENTER

CLASS A OFFICE | FLEX SPACE | FOR LEASE

11,627 SF  
AVAILABLE

9035 NW 13th Ter, Unit 6-7, Doral, FL 33172

\$29.00 NNN PSF



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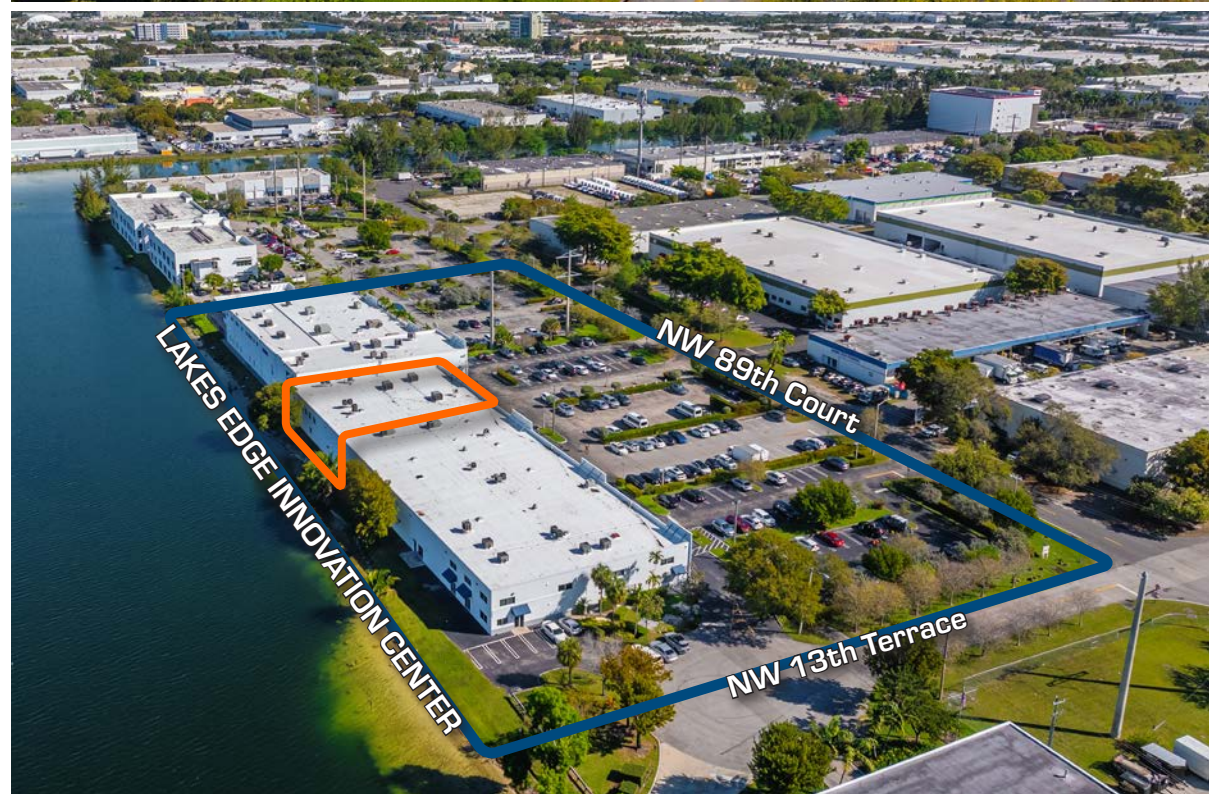
## LAKES EDGE INNOVATION CENTER

This 11,627 SF office flex space is located within Lakes Edge Innovation Center, a one of a kind, mixed use campus with water views located in the highly desirable City of Doral in Florida.

Ownership has continuously updated and maintained the property with full height storefront glass, beautiful landscaping, full air conditioning, abundant parking, heavy power and fresh paint.

Existing tenants in Lakes Edge Innovation Center include companies with uses such as:

- medical products
- pharmaceuticals
- life sciences
- laboratories
- high-value logistics







OFFICE

## PROPERTY FEATURES

- \$3m of Capital Improvements
- 100% Air Conditioned
- Hurricane Impact Windows
- Ample Natural Light & Water Views
- Space Consists of 2 Floors
- Private Elevator
- 1 Street Level Door
- ADA Restrooms on Both Floors
- Abundant Parking

## LOCATION FEATURES

- Access to Numerous Doral Amenities
- Ideally Situated in the Doral Finger Lakes
- Easy Access to Dolphin & Palmetto Expwy.
- Located 3 Miles West of MIA
- Located 5 Miles East of Florida's Turnpike

## PROPERTY SPECIFICATIONS

**80,159 SF**

Total Building SF

**11,627 SF**

Available SF

**5.34 Acres**

Total Acres

**10,927 SF**

Office SF

**276 Spaces**

Total Parking

**700 SF**

Warehouse SF

**100%**

Air Conditioning

**Over \$3m**

Capital Improvements

**1 Street Level**

Loading

**\$29.00 PSF NNN**

Lease Rate



**BREAK ROOM**





**OFFICE**



**KITCHEN**



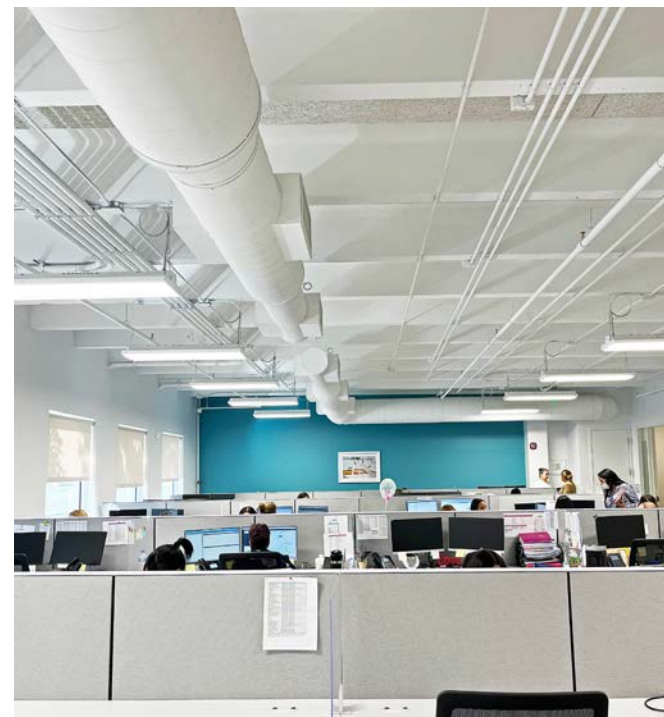
**CONFERENCE ROOM**



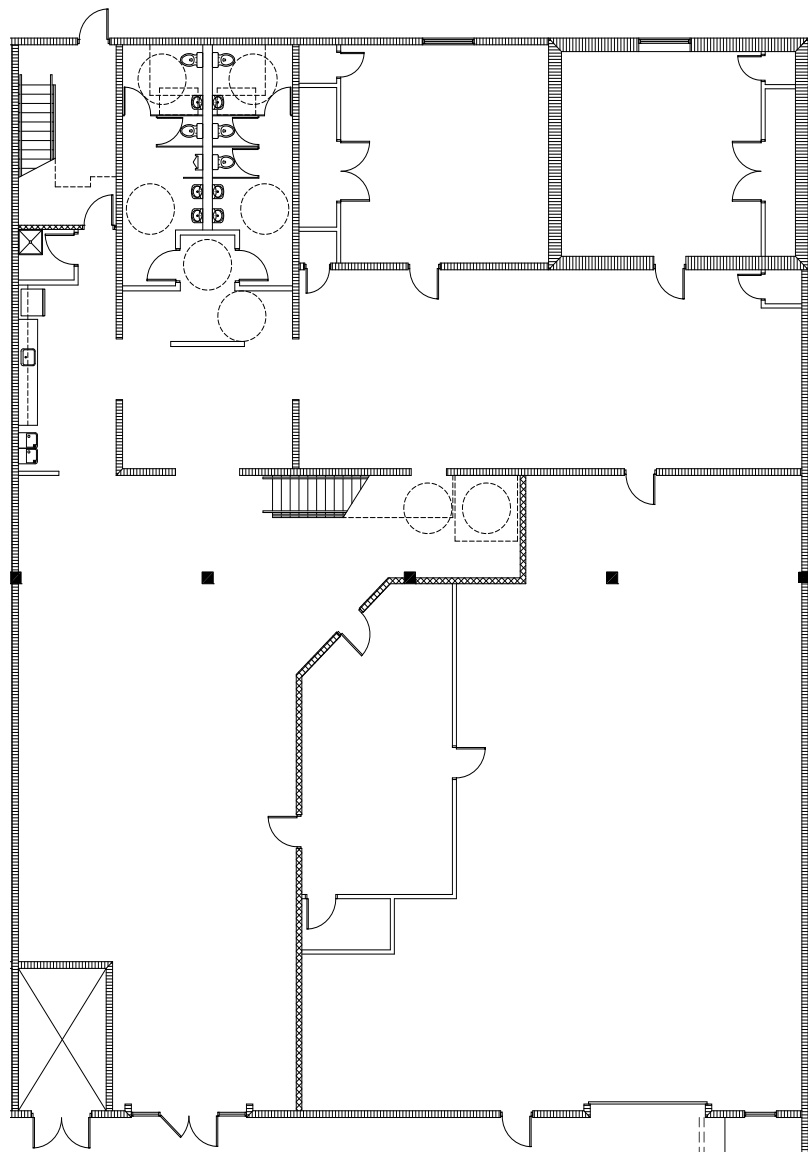
**OFFICE**



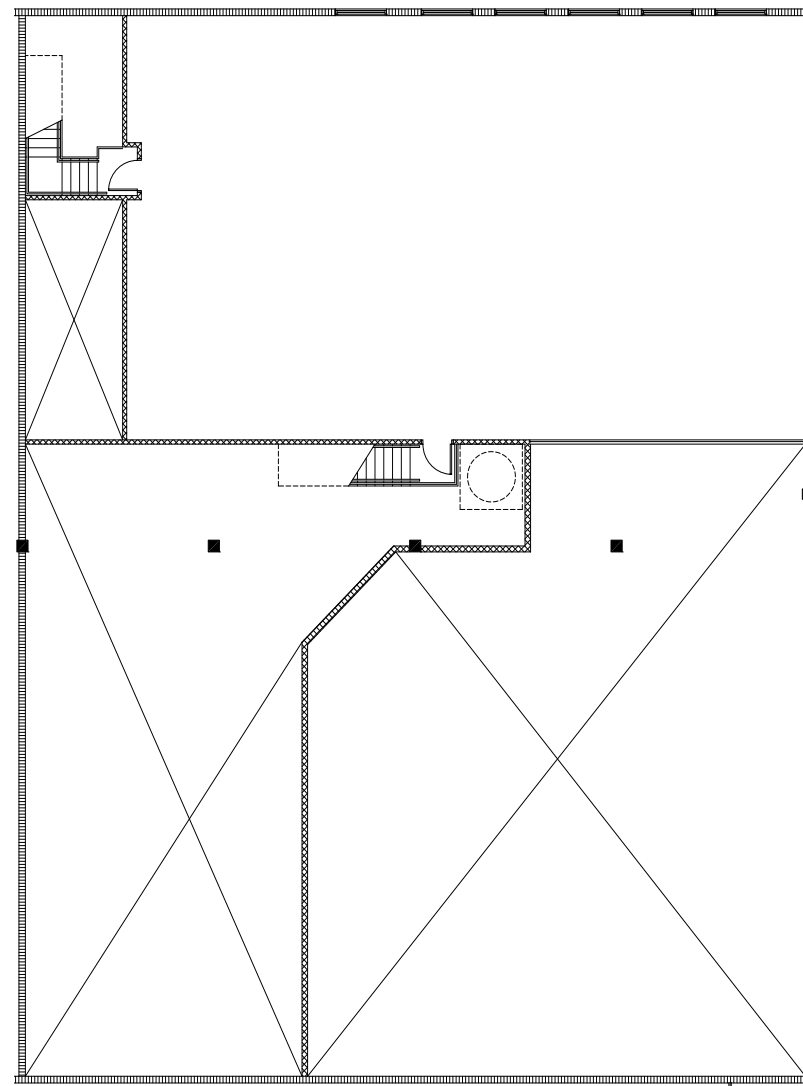
**WAREHOUSE**



**OFFICE**

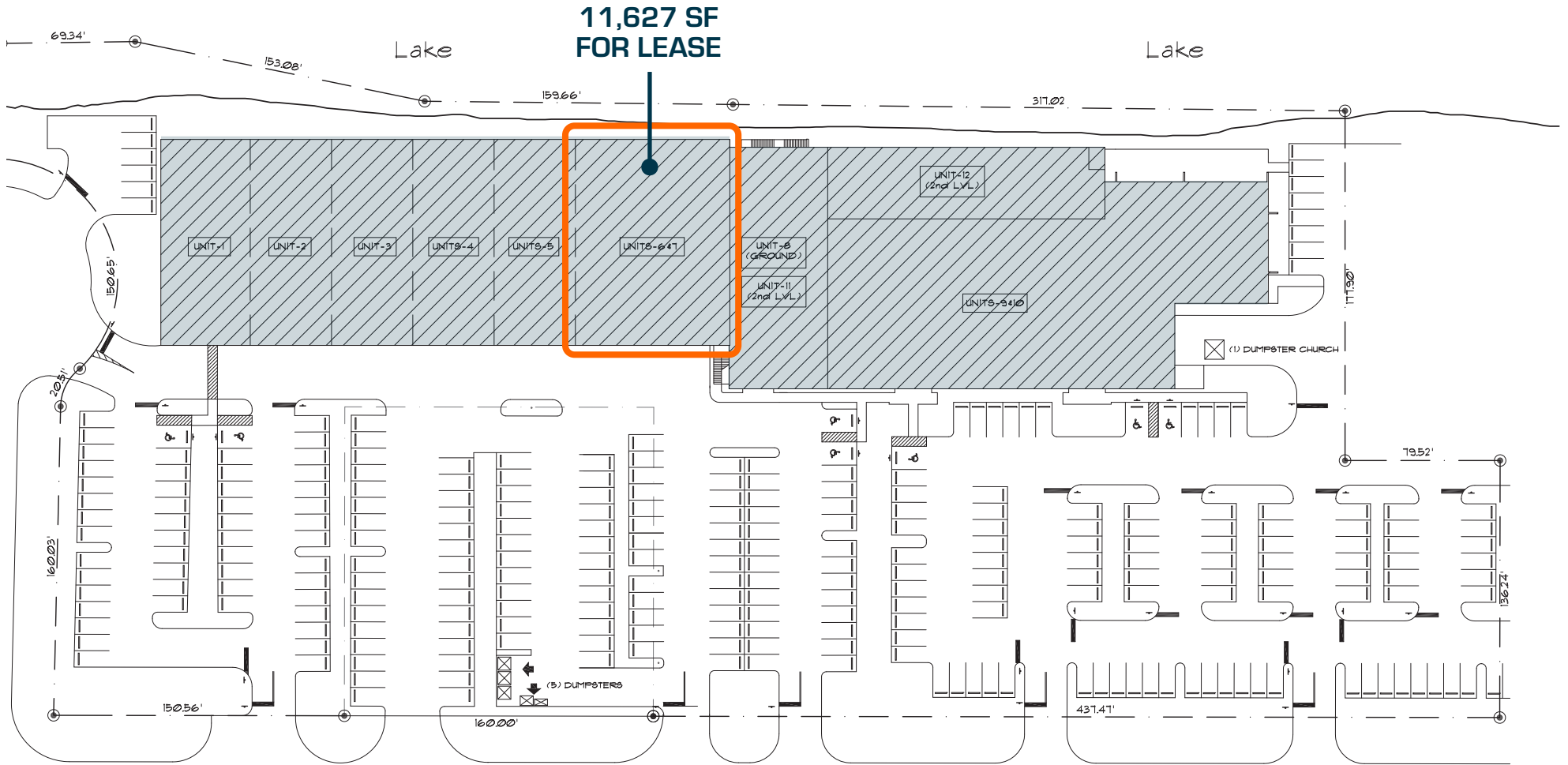


**1ST FLOOR PLAN**



**2ND FLOOR PLAN**









Palmetto Expressway | S.R. 826

NW 87th Avenue

NW 12th Street

Dolphin Expressway | S.R. 836



11,627 SF  
FOR LEASE

LAKE EDGE INNOVATION CENTER

NW 13th Terrace

NW 89th Court

NW 12th Street





## VALUABLE TENANTS

Join a diverse roster of tenants with innovative businesses with state of the art spaces including clean rooms, high security pharmaceutical vaults, high-end offices, FDA approved medical laboratories, a Hollywood quality sound stage and more.

Lakes Edge Innovation Center is home to valuable tenants that invest in the success of their business and the comfort of their clients and employees.







For more information, please contact:



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