

DORAL CLASS A OFFICE | FLEX SPACE

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

11,627 SF | FOR LEASE







OFFICE



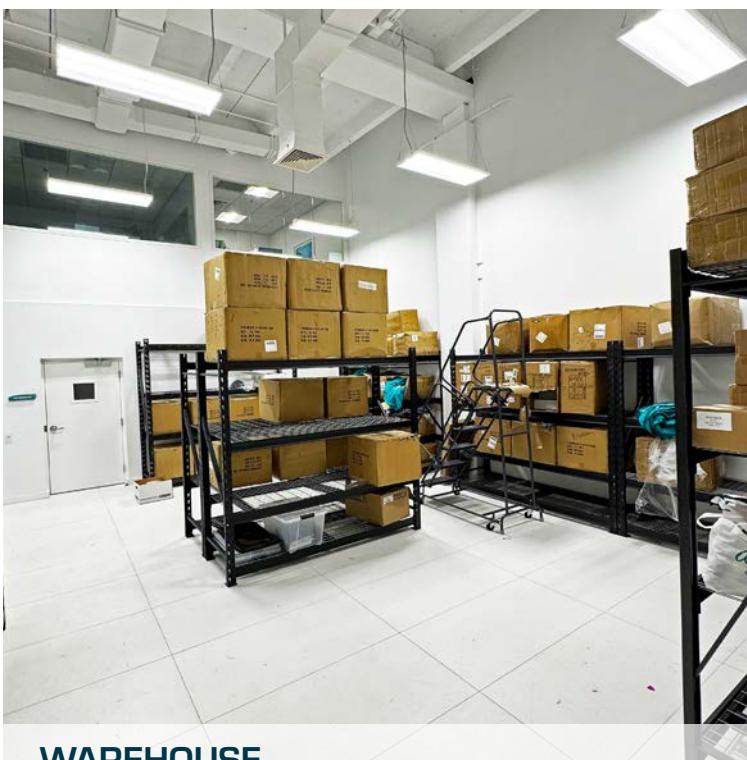
KITCHEN



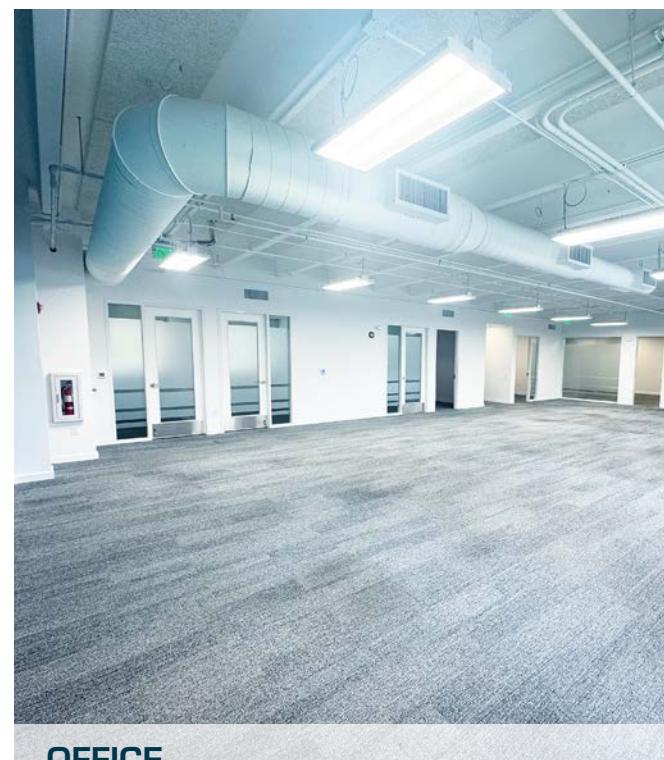
CONFERENCE ROOM



OFFICE



WAREHOUSE



OFFICE



PROPERTY FEATURES

Prime Doral Location

Water Views + Natural Light

Ample Parking

\$3m of Capital Improvements

Excellent Signage Opportunity

Multi-Use Space

PROPERTY SPECIFICATIONS

11,627 SF

Available SF

276 Spaces

Total Parking

8,514 SF

First Floor SF

3,113 SF

Second Floor SF

700 SF

Warehouse SF

1 Street Level

Loading

1 Lift

Handicap Lift

Over \$3m

Capital Improvements

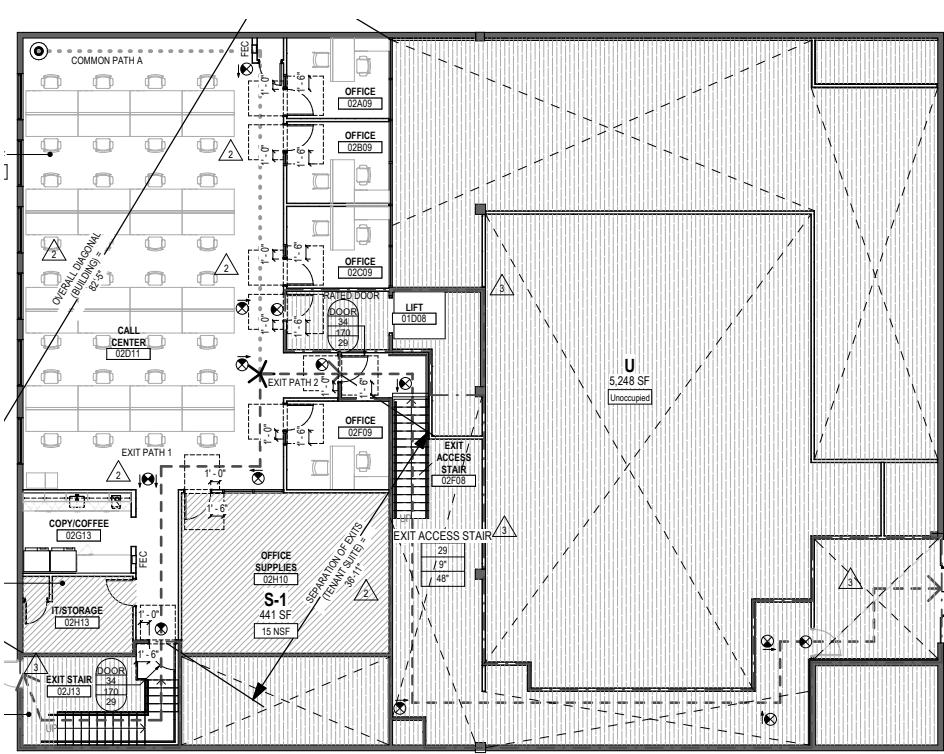
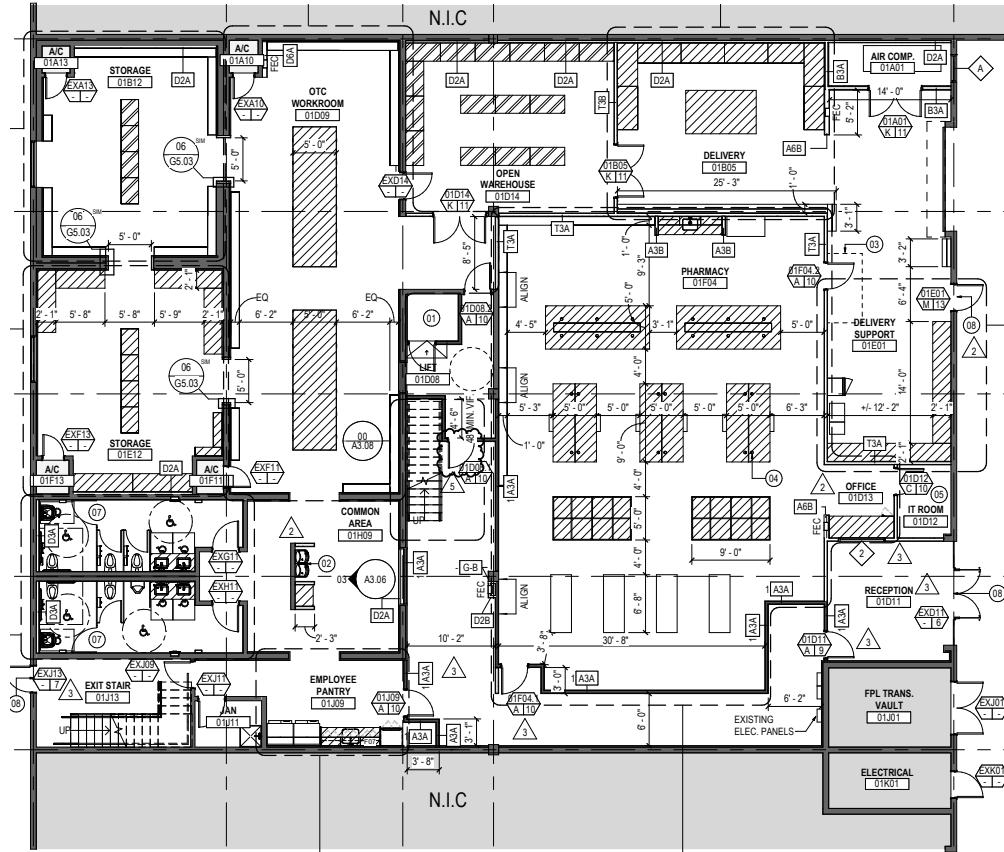
\$26.00 PSF NNN

Lease Rate

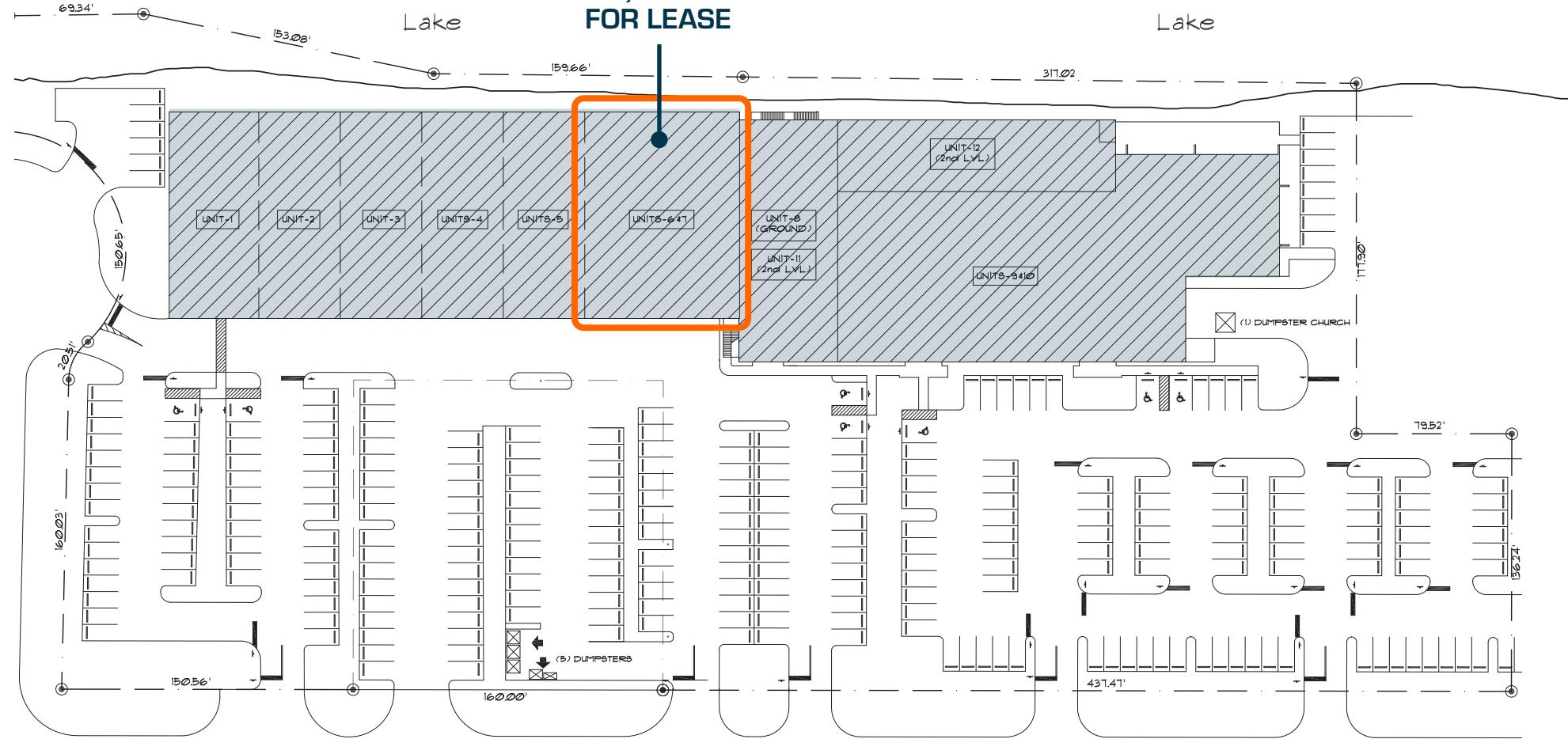
\$8.50 PSF

Operating Expenses





**11,627 SF
FOR LEASE**



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





Palmetto Expressway | S.R. 826

NW 87th Avenue



NW 87th Avenue

NW 12th Street

NW 13th Terrace

NW 89th Court

NW 12th Street

Dolphin Expressway | S.R. 836

11,627 SF
FOR LEASE

LAKES EDGE INNOVATION CENTER





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