

# DORAL CLASS A OFFICE | FLEX SPACE

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

## 11,627 SF | FOR LEASE











**OFFICE**



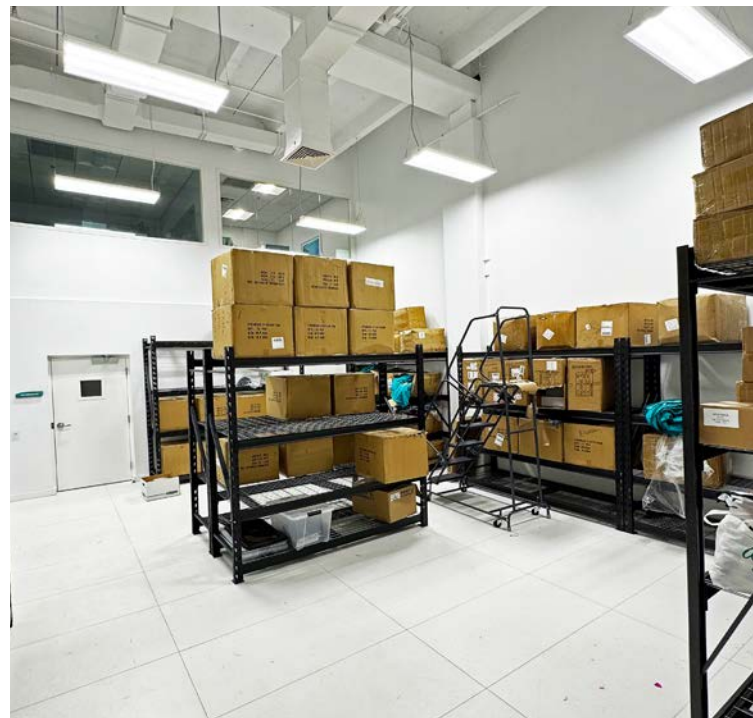
**KITCHEN**



**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**

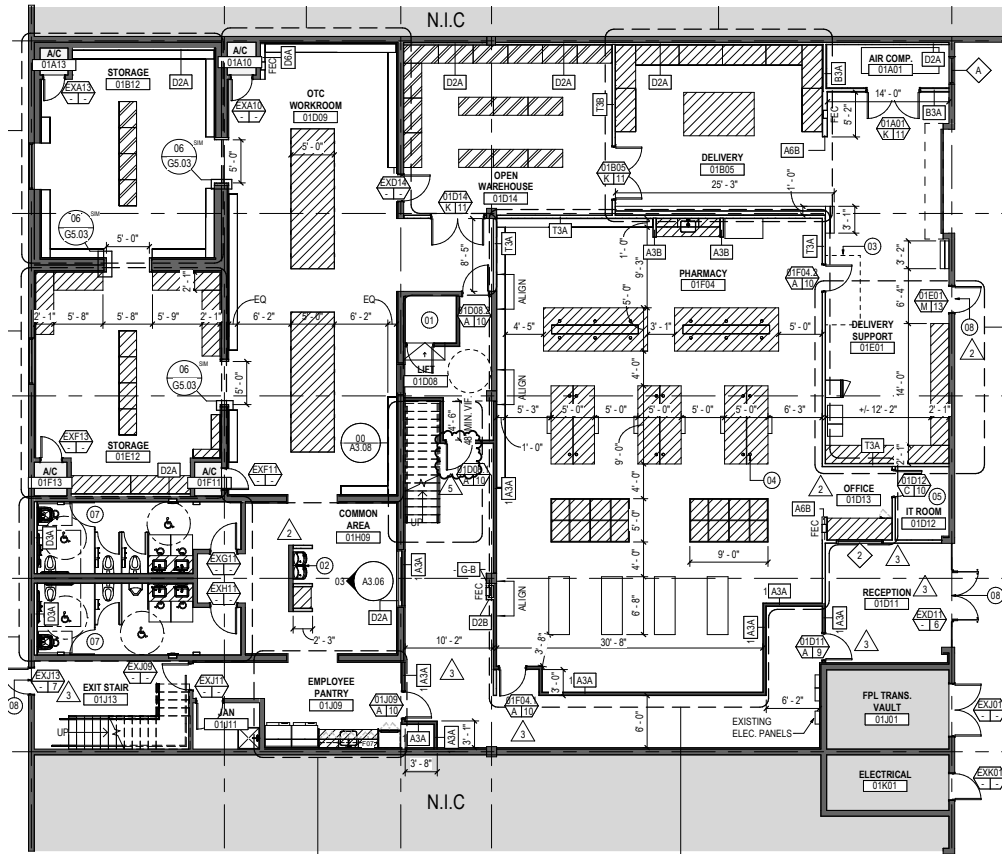
Lease Rate

**\$8.50 PSF**

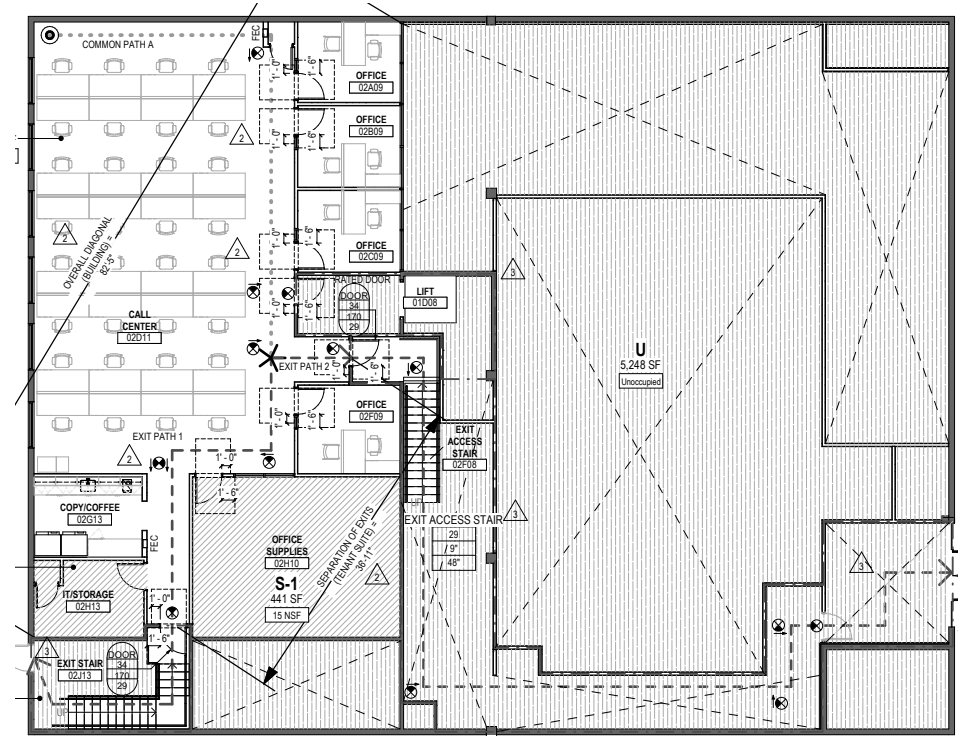
Operating Expenses



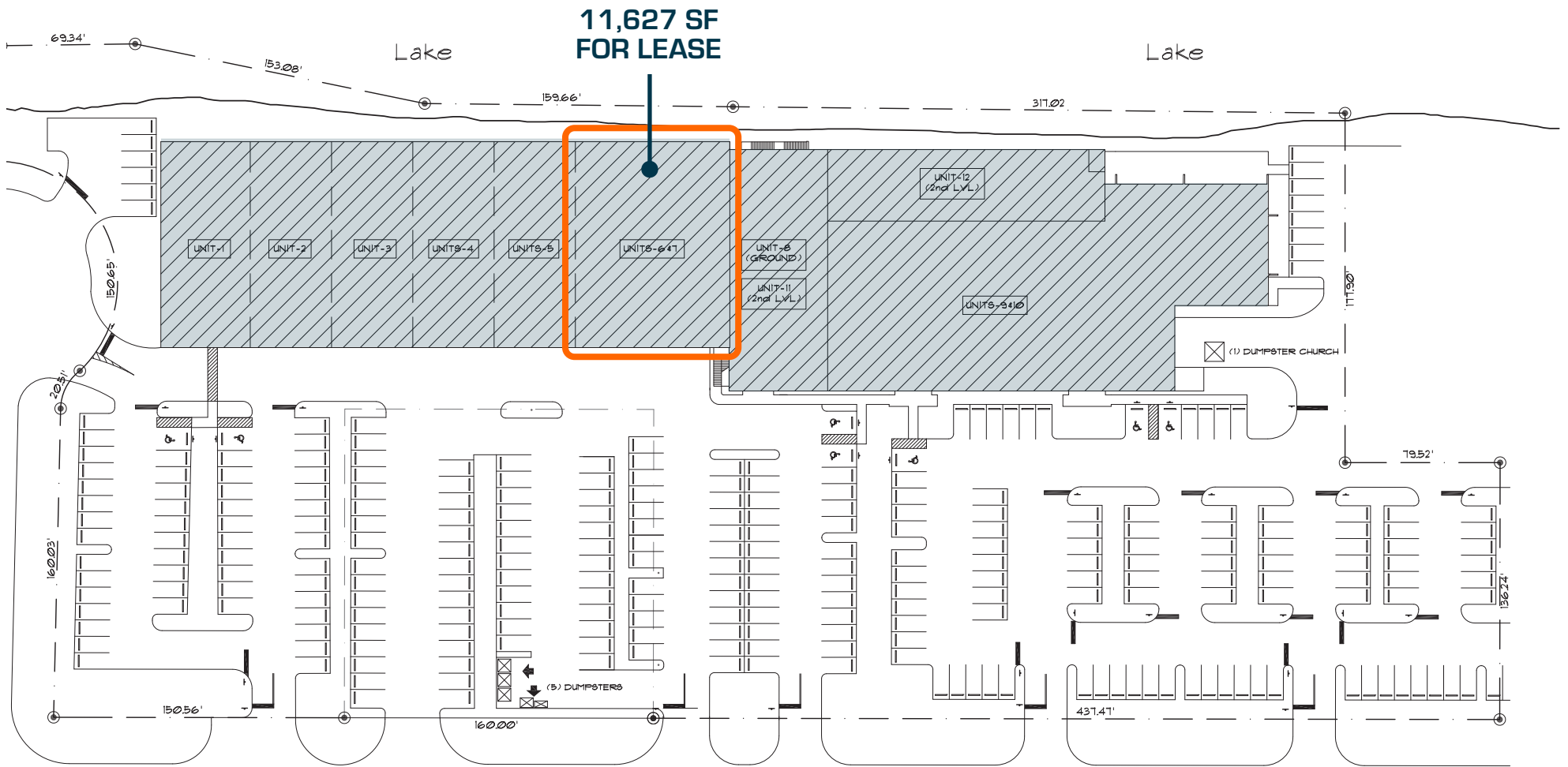
**BREAK ROOM**



1ST FLOOR PLAN



2ND FLOOR PLAN





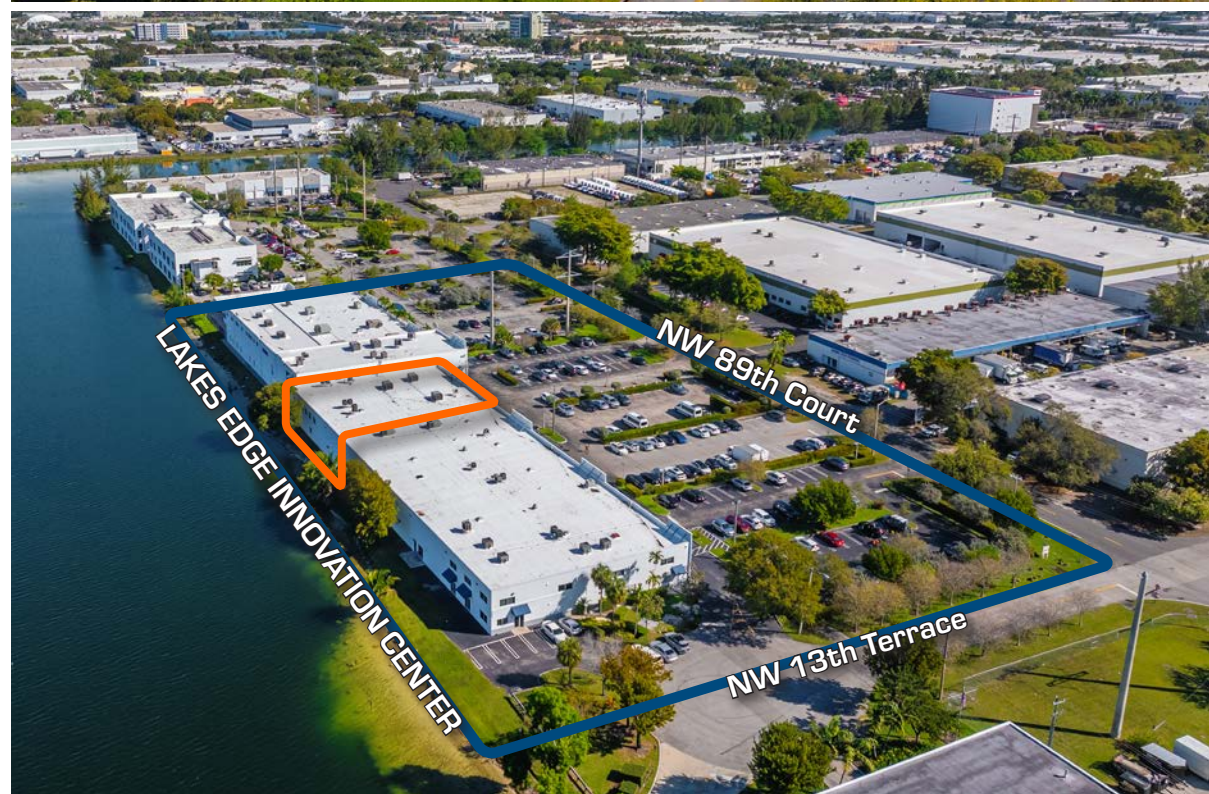
## LAKES EDGE INNOVATION CENTER

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 12th Street

Dolphin Expressway | S.R. 836



11,627 SF  
FOR LEASE

LAKES EDGE INNOVATION CENTER

NW 89th Court

NW 13th Terrace

NW 12th Street





For more information, please contact:



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