



8200 DORAL

AFFORDABLE CLASS "A" OFFICE OPPORTUNITY FOR LEASE

www.8200doral.com

8200 DORAL

8200 NW 41st ST. DORAL, FL

8200 Doral is a 101,000 RSF Class "A" Office Building located in the heart of Doral. The building features beautifully landscaped grounds and is within minutes of world class retail, dining and entertainment amenities.

The building was awarded LEED Silver certification from the U.S. Green Building Council.

**Attractive Class "A" Rental Rates
with FREE RENT Available**

PROPERTY HIGHLIGHTS

- Abundant Parking with 4/1,000 Parking Ratio
- Convenient Access to Major Expressways and the Miami International Airport
- Credit Tenants such as Cisco, Aetna, and Quest Workspaces
- 24-hour Building Access
- 24-hour Security
- On-Site Maintenance Engineer
- Non-Institutional Ownership

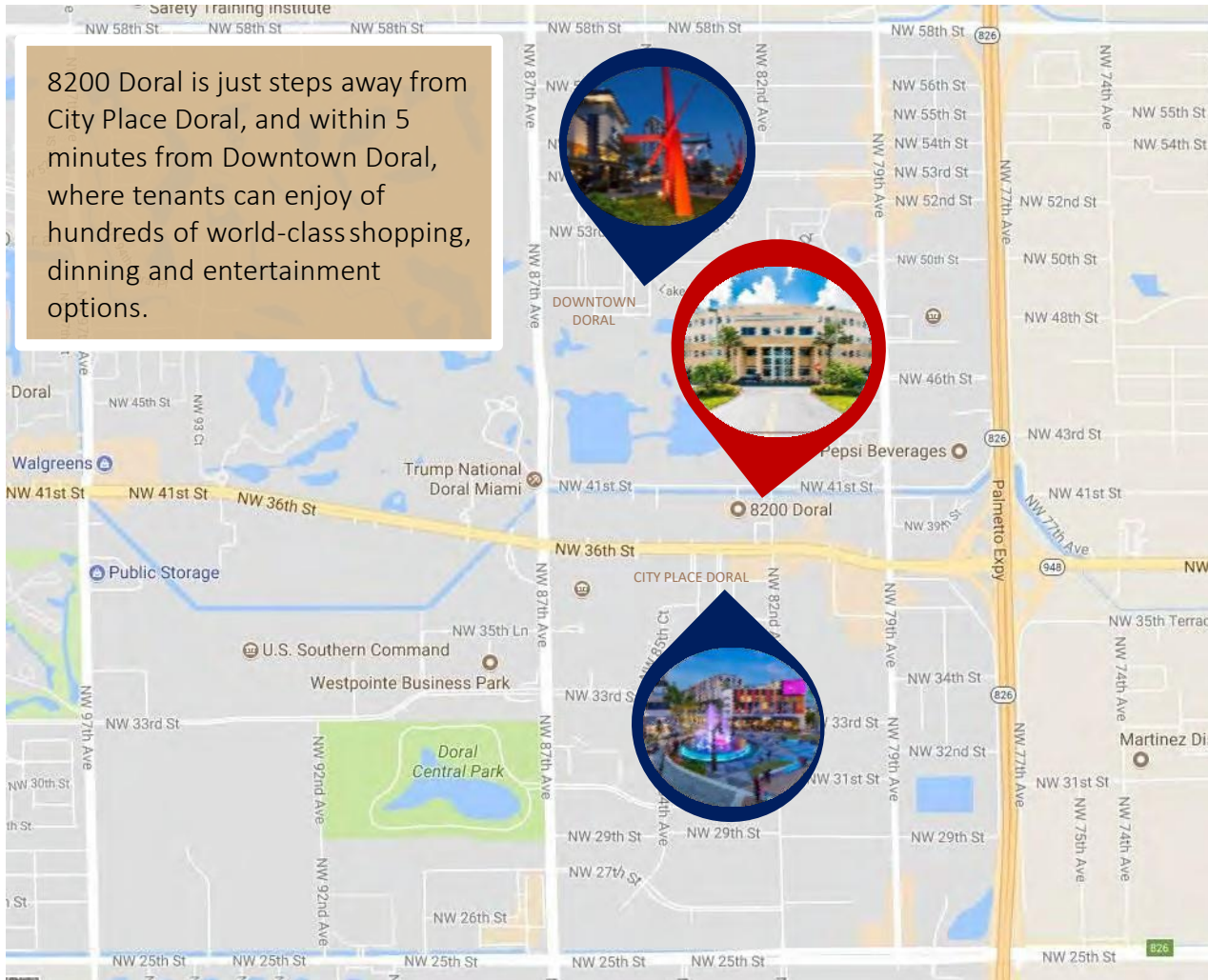




The property is conveniently located just minutes from the Miami International Airport, and the Miami Intermodal Center, with easy access to all major expressways.



8200 Doral is just steps away from City Place Doral, and within 5 minutes from Downtown Doral, where tenants can enjoy of hundreds of world-class shopping, dining and entertainment options.



**FORTUNE
500**

30+

Companies have their headquarters in Doral including Lennar Homes, World Fuels, Perry Ellis, Univision, Carnival and Ryder.



100,000+

Daytime workers



26% growth

Doral is one of the fastest growing cities in Miami-Dade.



97,000+

Full Time Residents



\$73,000

Average Household Income

www.8200doral.com

AVAILABILITY

8200 NW 41st ST. DORAL, FL

FOR LEASING
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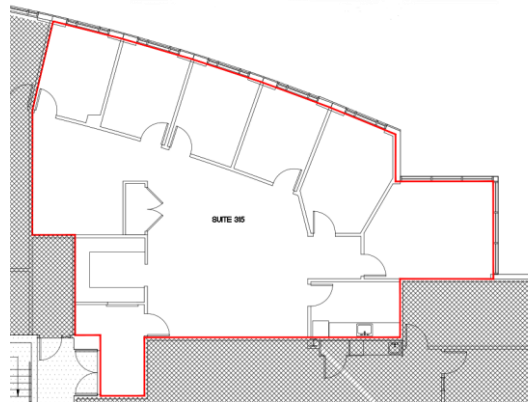
Suite 140
1,886 RSF



Suite 300
3,384 RSF



Suite 315
2,283 RSF



Suite 305
5,269 RSF

