



## OFFICE AND RETAIL FOR LEASE

# ONE PARK SQUARE AT DORAL

3470 NW 82nd Avenue | Doral, FL



### FEATURES:

- New 11-story 281,785± RSF Class A building with 6-story integrated parking garage
- Amenities include fitness center and conference facilities, Harvest Delights Restaurant, Orlando Hair Salon and Spa, and adjacent to CityPlace Doral
- Valet parking available at no charge to visitors
- 3 parking spaces per 1,000 RSF
- Impact Glass
- Prime location in Doral, minutes from the Dolphin Expressway (SR836), the Palmetto Expressway (SR826), Florida Turnpike, and Miami International Airport



### FOR MORE INFORMATION, PLEASE CONTACT:

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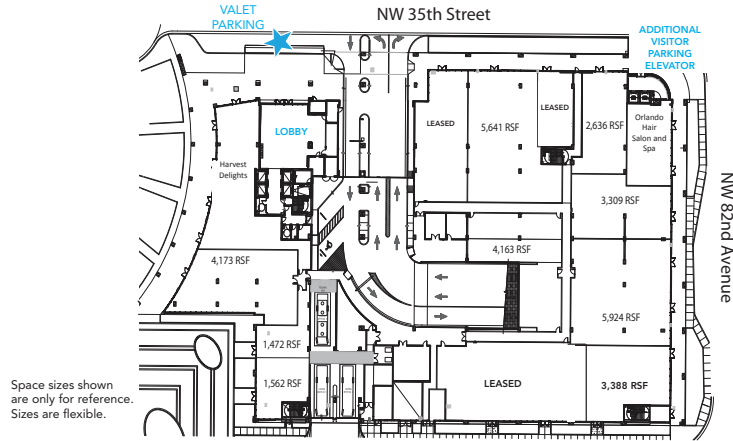
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COMMERCIAL REAL ESTATE, INC.

# ONE PARK SQUARE AT DORAL

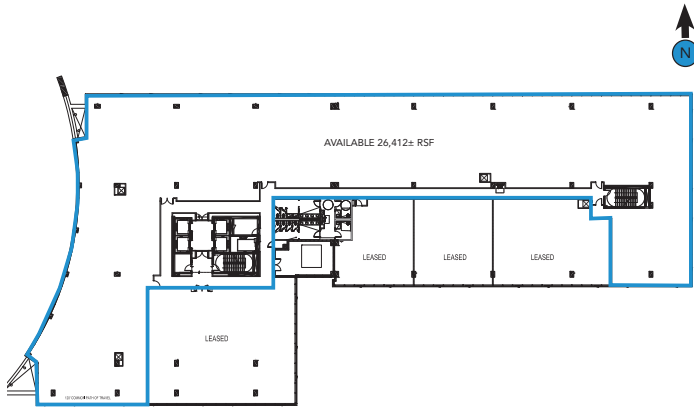
## A location that is well connected



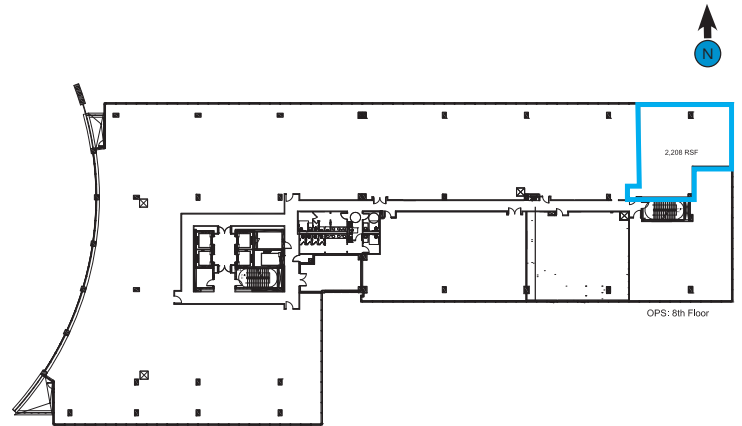
### GROUND FLOOR | 32,268± RSF AVAILABLE



### 7TH FLOOR | 26,412± RSF AVAILABLE



### 8TH FLOOR | 2,208± RSF AVAILABLE



One Park Square retail rendering

No warranty of representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

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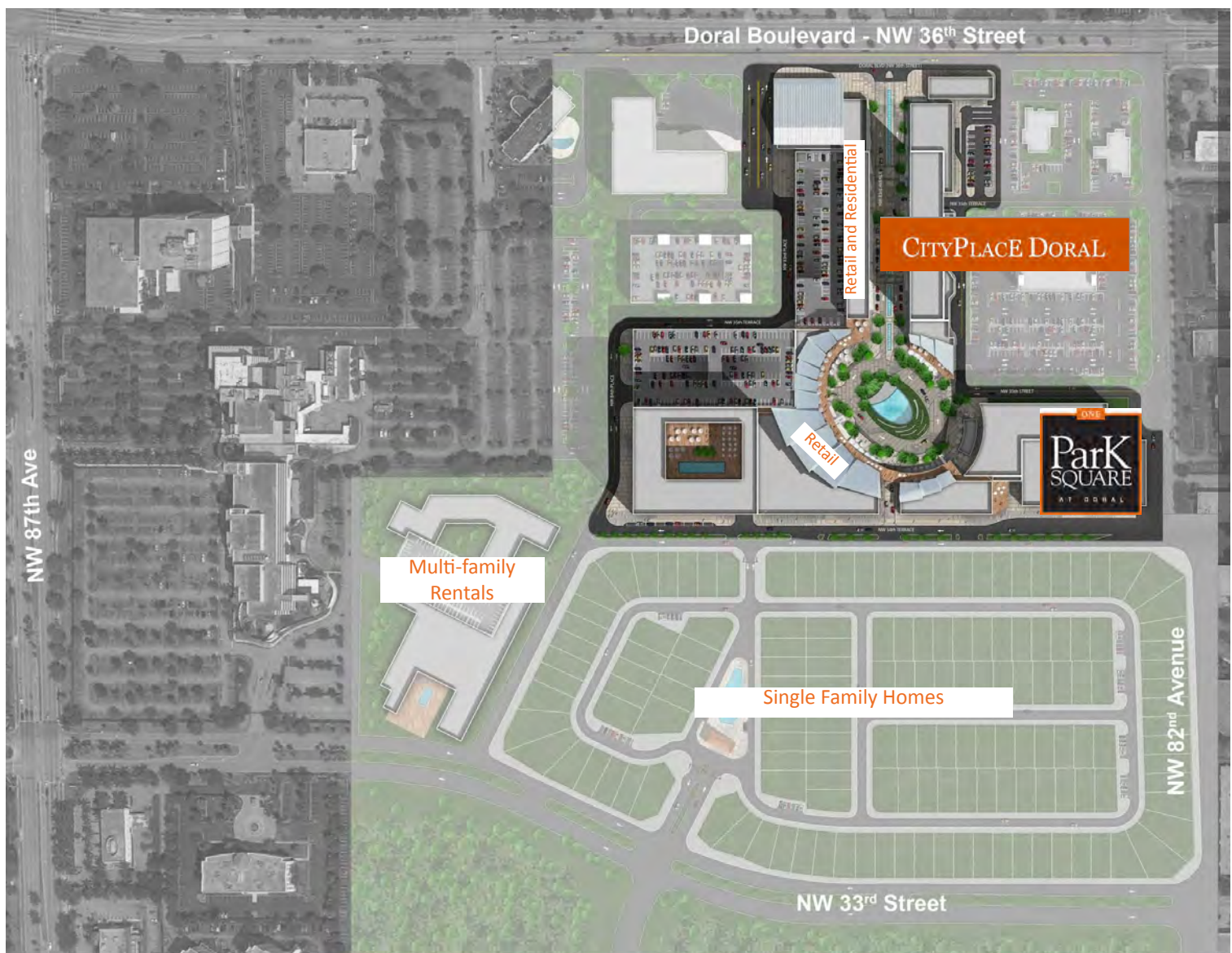
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Adjacent to CityPlace Doral, One Park Square will be the most enjoyable, pedestrian friendly and connected urban environment in Doral.

To learn more about CityPlace Doral, visit:  
[www.cityplacedoral.com](http://www.cityplacedoral.com)

This Class A mixed-use project will offer retail, residential, and commercial uses that will bring to Doral a unique experience to live, work and play which One Park Square tenants will be able to enjoy in a pedestrian friendly urban environment.



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## ACCESSIBILITY

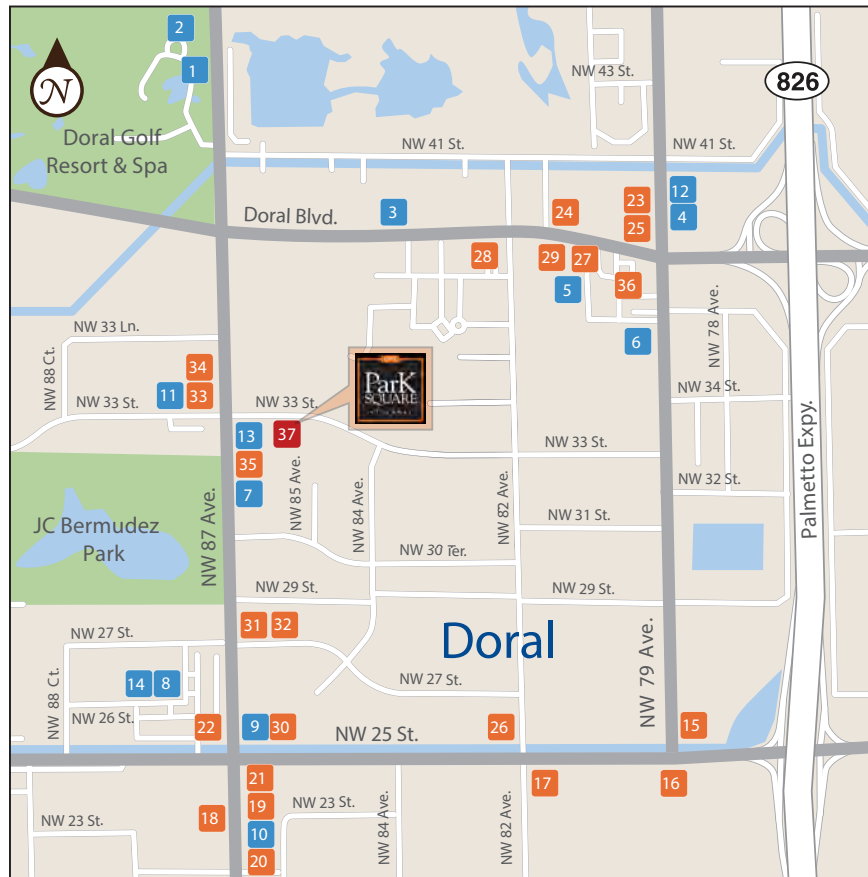
One Park Square is conveniently located, offering immediate access to Miami-Dade's four major expressways (Dolphin Expressway-R836, Palmetto Expressway-SR826, Florida Turnpike & I-95) and to Miami International Airport.

## DORAL TROLLEY

The City of Doral launched their new Public Transportation System the Doral Trolley in February of 2008. The route runs from Ronald Reagan Senior High School in the North to the Shopping Plaza at 87th Avenue and 12th Street at the South end of the City.

The lunch route currently stops at NW 36th Street and NW 82nd Avenue and is planned to be extended into Park Square at Doral.

## HOTEL AND RESTAURANT MAP



### HOTELS

1. The Blue Doral Golf Resort
2. Doral Golf Resort and Spa
3. Holiday Inn Express
4. Fairfield Inn
5. Hyatt Place
6. Hampton Inn
7. Holiday Inn
8. La Quinta Inn & Suites
9. InterContinental Hotel
10. Extended Stay
11. Homestead Studio Suites
12. Courtyard Marriott
13. Staybridge Suites
14. Candlewood Suites

### RESTAURANTS

15. Universal Plaza
  - Churrasco's
  - Engy Saldads, Pitas & Wraps
  - Doral Bakery & Cafeteria
  - Kamiko Sushi Bar
  - Guso's Latin Grill
  - Narcobollo Colombian Cuisine
  - Doral Thai Restaurant
  - Nicamex Grill Restaurant
16. The Shoppes @ MICC
  - Checkers
  - Starbucks Coffee
  - Doral Billiards Sports Bar
  - Taberna San Roman
  - Chicken Grill
  - V.I.P. Wine Club Doral
  - Subway
  - Sopranos Pizza & Pasta
  - La Crema de las Empanadas
17. Xpress Café
18. Wendy's
19. McDonald's
20. Shorty's BBQ
21. Señor Café
22. Westend Gallery
  - Aguacates Fresh Mexican
  - Tre Pazzi
  - Brisa de España
  - Mi Lindo Ecuador
  - Qianlong Chinese Cuisine
  - Sushi Sake
  - Pastel Gourmet
  - Quiznos
23. El Arepazo 2
24. Jennie's Cafeteria
25. Latin American Grill
26. Cafeteria Lorenzo
27. Burger King
28. Carraba's Italian Grill
29. Boston Market
30. The Armillary Grill
31. Anthony's Coal Fired Pizza
32. Camille's Sidewalk Cafe
33. Tony Roma's
34. Mondongo's
35. Miller's Ale House
36. NW 36th St and NW 79th Ave
  - Harvest Delights
  - Taco Bell
  - El Tropico Restaurant
  - El Tropico Sports Bar
  - Punto Sur Gourmet
  - Miyako Japanese Restaurant
  - Patacon Pisao
  - American Substantial Subs
37. One Park Square at Doral
  - Harvest Delights

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