WATERFORD
BUSINESS DISTRICT

MIAMI, FLORIDA

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Move your business to where business gets done.

For decades, the name Waterford at Blue Lagoon was synonymous with the biggest businesses in Miami. In 2019, we embraced our business-focused identity and re-emerged as Waterford Business District. This new name unifies the whole community under the strong identity of a leading corporate destination. A place where business gets done.

WBD is a 250-acre professional hub in the heart of Miami designed for innovative companies and a diverse workforce.

This is where top companies from a diverse array of industries call home. Surrounded by lush landscapes, water features and outdoor collaboration areas, WBD is home to more than 3 million square feet of the city's best office space. The district's amenities, tenant programs and other activations are designed for one simple thing: make people love where they work.

Experience a business district that combines sophistication, efficiency and convenience in one exceptional destination.

Click to watch the WBD video

Waterford Business District is centrally located within South Florida, making it an ideal destination for companies looking to access the region's wide talent pool.

AIRPORT

WBD is adjacent to Miami International Airport which offers more flights to Latin America and the Caribbean than any other U.S. airport.

HIGHWAYS

WBD offers immediate access to SR-836 (Dolphin Expressway) which connects to all major highways including SR-826 (Palmetto), I-95 and the Florida Turnpike.

CENTRAL ACCESS

WBD is just minutes from all major business, entertainment and cultural hubs.

ACCESSIBILITY

- Coral Gables 1.4 Miles
- Doral 2.3 Miles
- Health District 4.9 Miles
- Coconut Grove 5.6 Miles
- Wynwood 6.7 Miles
- Downtown Miami 6.8 Miles
- Brickell 7.2 Miles
- Design District 7.8 Miles

Waterford Business District

WATERFORD
BUSINESS DISTRICT

The WBD portfolio, owned by a joint venture between Nuveen and Allianz, features more than 1.6 million square feet of Class A office space. Additionally, there is an opportunity to build up to 850,000 square feet of office. Our professional hub combines sophistication, convenience and practicality all in one diverse campus.

W800
800 WATERFORD WAY

W701
701 WATERFORD WAY

W703
703 WATERFORD WAY

W1000
1000 NW 57 COURT

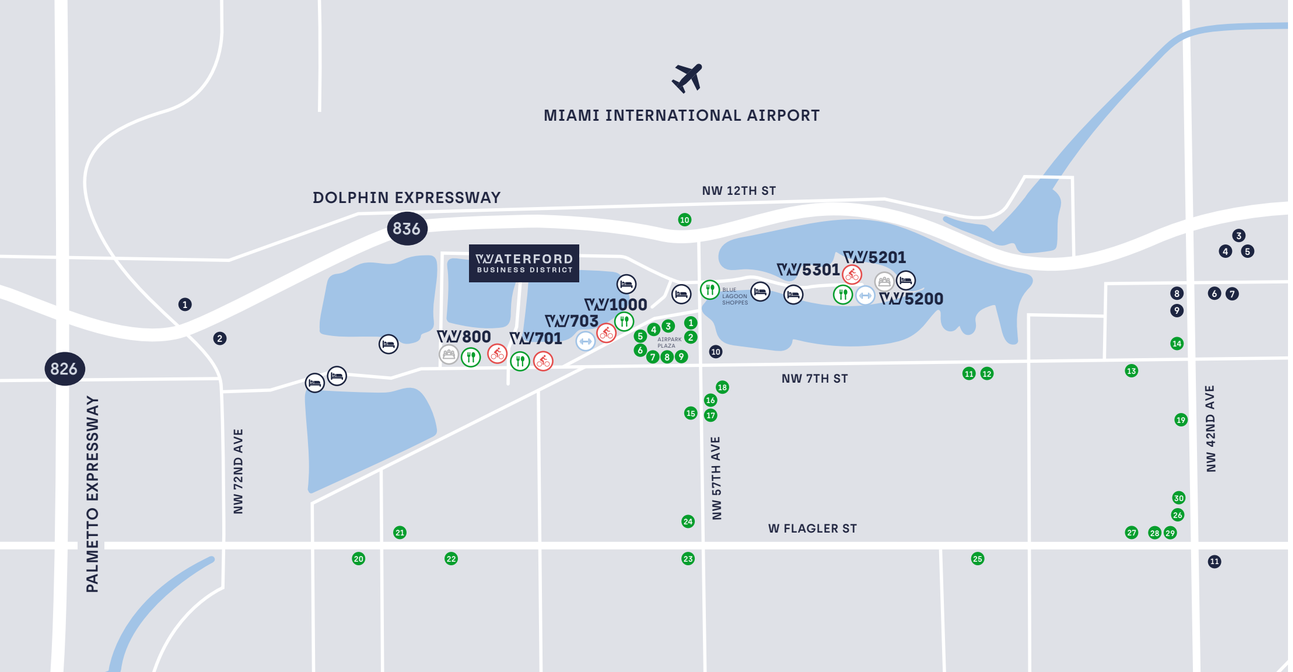
W5301
5301 BLUE LAGOON DRIVE

W5201
5201 BLUE LAGOON DRIVE

W5200
5200 BLUE LAGOON DRIVE

Waterford Business District Map

Waterford Business District Map



WITHIN THE PARK

	W/800	W/701	W/703	W/1000	W/5301	W/5201	W/5200
BIKE SHARE *	✓	✓	✓	✓	✓	✓	
FOOD/BEVERAGE *	✓	✓		✓			✓
FITNESS CENTER *			✓				✓
CONFERENCE CENTERS *	✓						✓

HOTEL

Hilton Miami Airport Blue Lagoon
Homewood Suites by Hilton
TRU by Hilton
Hyatt House Miami Airport
Pullman Miami Airport
Extended Stay America
SpringHill Suites by Marriott
Cambria Hotel Miami Airport

BLUE LAGOON SHOPPES
NEW DEVELOPMENT

Chipotle
Starbucks
Panda Express

Jersey Mikes
Capriccio

*Amenities available to all tenants of the Nuveen/Allianz buildings.

LEGEND

FOOD/BEVERAGE

1. Publix
2. Domino's Pizza
3. First Watch
4. Chicken Kitchen
5. Bellacapri Italian
6. Xochimex Cantina Grill
7. Giardino Gourmet Salads
8. Planet Smoothie
9. Burger King
10. 94th Aero Squadron
11. La Patagonia Argentina
12. Miami Coppelia Ice Cream
13. Montes de Oca
14. Hereford Grill
15. Amor di Pasta Blue Lagoon
16. Wendy's
17. Pollo Tropical
18. McDonald's
19. Checkers
20. Subway
21. Sedano's Supermarket
22. Karla Bakery
23. China Express
24. El Palacio de los Jugos
25. La Cubanita Pizzeria
26. Pizza Hut
27. La Rosa Bakery
28. Islas del Caribe Restaurante
29. Chipotle
30. Starbucks

HOTEL

1. Days Inn
2. DoubleTree
3. Courtyard Marriott
4. Miami Airport Marriott
5. Residence Inn
6. Fairfield Inn
7. Townplace Suites
8. Regency Hotel
9. Crowne Plaza Hotel
10. Hampton Inn & Suites
11. Best Western Hotel

Waterford Business District is a hub for more than 100 multinational companies, as well as regional and Latin American headquarters for many Fortune 500 businesses.

Put your company alongside key players in healthcare, technology, manufacturing, transportation, legal, finance and insurance, as well as local startups from diverse industries.

15 M

Average number of daily **FedEx** shipments per business day.

25+

Prestigious brands sold globally by **Estée Lauder**.

OUR PEOPLE AT A GLANCE

- Airbus
- Atkins
- Cargill
- Estée Lauder
- Fedex
- First Bank
- Gilead
- Hasbro
- Havas
- Hilton
- IATA
- Marriot
- Molson Coors
- Morgan & Morgan
- Nicklaus Children's Hospital
- Novartis
- Regus
- SAP
- Sony
- State Farm
- Subway
- Swatch Group
- Telefonica
- Toyota
- Yamaha

WBD's focus is on elevating the tenant experience and improving the quality of daily work life. With amenities like cafés, collaborative lounges, conference centers, daycare, fitness centers, wellness programming, 24/7 security, a post office, hotels and more. Everything employees need to thrive is right here in one place.

AMENITIES

- Conference facilities
- Fitness centers
- Cafés
- Complimentary indoor/outdoor Wi-Fi
- Waterfront outdoor spaces
- Tesla Shuttle Service
- Daycare
- 24/7 security
- Bike share
- Freebee Shuttle
- On-site property management

EXPERIENCES

- Wellness programs
- Professional development seminars
- Networking opportunities
- Outdoor collaboration areas
- Pop-up Food & Beverage offerings
- Food trucks
- Social events

Waterford Business District is an amenity - rich environment designed to keep work and life in balance for every employee on campus.

Work and Life, Balanced

GETTING AROUND CAMPUS

Waterford Business District offers its tenant's a variety of complimentary transportation options to get around the District and nearby amenities including Tesla service to and from Miami International Airport for executives.

For Leasing Opportunities

BLANCA
LICENSED REAL ESTATE BROKER

Blanca Commercial Real Estate, Inc.

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E: waterford@blancacre.com

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