



1800

NW 89th Place
Doral, FL 33172



AMERICAS' GATEWAY PARK OFFICE FOR LEASE

3,040 SF Office Space

Centrally located with exceptional access to major highways

Edison Vasquez, SIOR, CCIM

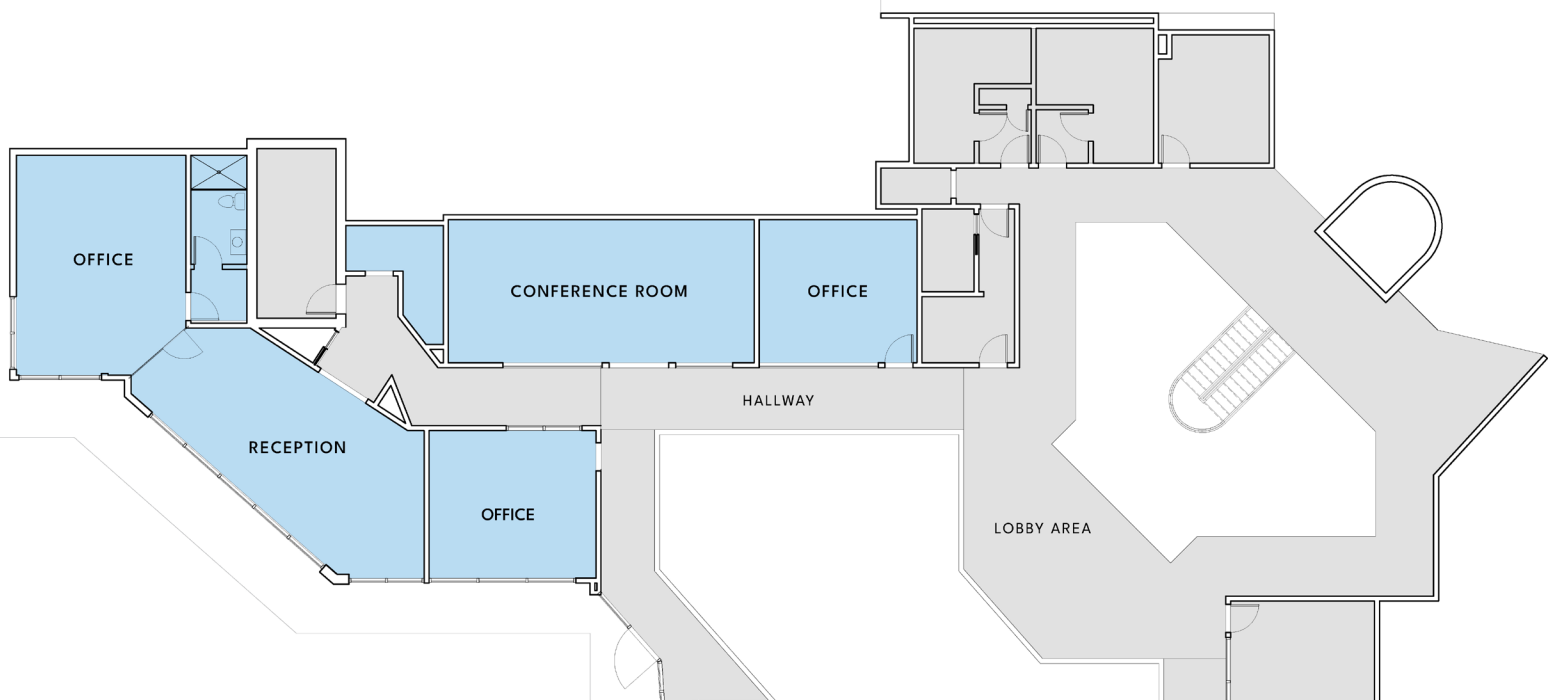
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PROPERTY OVERVIEW

Secure an elegant and private workspace with this exclusive 3,040 SF office suite. Located within the well-regarded Americas' Gateway Park, this space offers an exceptional combination of privacy and convenience:

- **Exclusive Full-Floor Feel:** Enjoy the privacy and professional atmosphere of a smaller building. Plus excellent water views.
- **Ideal Layout:** The suite features three large private offices and two spacious open rooms, perfect for a mix of executive and team functions.
- **Tenant-Ready Amenities:** Includes a private bathroom and a dedicated kitchenette within the suite.
- **Convenient Location:** Benefit from abundant parking and close proximity to popular restaurants and hotels, ideal for client meetings and employee lunch options.

PROPERTY SUMMARY

- 3,040 SF Office Size
- 3 Private Offices
- Excellent Window line
- Private Bathroom within Suite.
- Abundant parking: 3.50/1,000 SF

PROPERTY LOCATION

This office is centrally located with exceptional access to major highways, including Palmetto Expressway (SR 826) and Dolphin Expressway (SR 836).