

NEW CONDOMINIUM COMMERCIAL PARK



RETAIL SPACES,
WAREHOUSE WITH
FINISHED OFFICE,
ALL IN ONE MODERN,
EFFICIENT AND
VISIBLE LOCATION.

The growth is here, the access and exposure are here, real estate values are increasing, and the future is bright. This is the place to invest.



*Over 70,000 s.f. in Three Buildings
fronting 17th Street between the
Dolphin & International Regional Malls.*

DolphinCitiCenter
In the Middle of a World of Commerce

DolphinCitiCenter

WELCOME TO DOLPHIN CITICENTER, A COLLECTION OF STATE-OF-THE-ART COMMERCIAL SPACES LOCATED IN THE MIDDLE OF A WORLD OF COMMERCE.

Choose amongst a variety of spaces: fully finished retail spaces that front a main avenue connecting the well-known Dolphin and International Malls; restaurant spaces with outside seating on either end of the property; and a collection of flex spaces that combine luxury office space with efficient warehouse area to accommodate your storage needs.

Whether you are buying for your company or as an investment to obtain rental income, you can choose from a variety of spaces and uses ranging from 715 to 1,570 s.f.

Dolphin CitiCenter is a class-A master-planned commercial park boasting 23,000 s.f. of elegant and highly exposed retail spaces with over 600 feet of frontage on 17th Street, and 47,000 s.f. of warehouse space finished with 35% of exquisite office area.



LOCATION AND NEIGHBORHOOD

Located adjacent to the Dolphin and International Mall regional shopping centers, the area is in proximity to the city of Doral and Miami International airport and is considered one of the most important commercial areas in Miami.

The immediate neighborhood provides an urban environment where you will find a variety of services, restaurants and entertainment outlets. Next to us, you will find a new \$40 million double-brand Hilton and the largest IKEA store in North America.

ACCESS TO THE AREA

Access to this area is ideal as it is served by multiple highways including the Florida Turnpike (connects to Broward county to the north as well as to the Kendall area and the Keys to the south), and the Dolphin Expressway (SR 836) that allows quick access to the Miami International airport and the areas to the east including Downtown Miami, Brickell, Miami Beach and Coral Gables.

HIGH QUALITY AND ADVANCED TECHNOLOGY

The building will contain the highest quality materials and the spaces are delivered fully finished so that you can immediately occupy or rent them. All spaces include top-of-building signage. Buildings includes hurricane-resistant glass, 24-hour access, and modern tilt-up construction.

FLOOR LAYOUTS



