

MULTI - TENANT INDUSTRIAL FLEX FOR SALE

LAKES EDGE INNOVATION CENTER

9000 NW 15th Street, Doral, FL 33172

80,158 SF



www.casal.com

OFFERING PROCESS

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Casal Group
7281 NW 12th Street
Miami, Florida 33126

Licensed Real Estate Broker

EXCLUSIVE REPRESENTATION

Casal Group is exclusively representing the seller in this transaction.

OFFER REQUIREMENTS

All offers should include:

- Purchase price and approval process
- Timing for inspection period and closing date
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition
- Financial strength of purchaser
- Summary of closed transactions and references

Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule.

CO-BROKER COMMISSION

Any Purchaser which is represented by a broker is responsible to compensate the broker.

COMMUNICATION

All communications, inquiries and requests should be addressed to Ernesto Casal, Principal of Casal Group, as representatives of the Seller.

OFFERING SUMMARY

Casal Group, as exclusive agent for the owner, is offering the Lakes Edge Innovation Center for sale. The property is a modern, boutique mixed-use industrial campus totaling approximately 80,158 square feet on 5.34 acres, located in the highly desirable Doral/Airport West submarket of South Florida. Originally developed between 1979 and the 1980s as an aircraft parts manufacturing facility, the property has been continually modernized to attract high-quality, high-paying tenants. Upgrades include storefront glass, landscaping, HVAC, ample parking, and substantial power capacity. The tenant mix spans medical products, pharmaceuticals, life sciences, laboratories, and high-value logistics. Uniquely, tenants have made significant capital investments in their own spaces, with most leases completed on an “as-is” basis since 2020. Existing buildouts include clean rooms, heavy power infrastructure, pharmaceutical vaults, high-end offices, FDA-approved labs, and a professional-grade soundstage.

| | |
|------------------------|--------------------------------------|
| Property Name | Lakes Edge Innovation Center |
| Address | 9000 NW 15th Street, Doral, FL 33172 |
| Asking Price | Call for Pricing |
| Total Building Size | 80,158 SF |
| Land Area | 5.34 Acres |
| Year Built (Renovated) | 1979 (Continually) |
| Roof Replacement | 2025 |
| # of Tenants | 8 |

FINANCIAL SUMMARY

80,158
Square Feet

342
Parking Spaces

\$1,581,272
Projected Year 1 NOI
(July '26 - June '27)

\$1,662,087
Projected Year 2 NOI
(July '27 - June '28)

Call for Pricing
Pricing

OFFERING HIGHLIGHTS

- Ideal mix of highly functional spaces
- Property continues to be “re-imagined”, attracting higher paying & longer-term tenants
- Diversification of tenants proves the property’s wide range of upscaled uses
- Convert leases to a NNN lease structure to ensure full expense recoveries
- The property’s units are highly improved and below market value
- Serene lakefront setting & lush curb appeal (typically not available for these uses)
- Significant existing revenue stream in place for a new owner
- Continue to move the proposed uses up & into higher rents



Palmetto Expressway | S.R. 826

Dolphin Expressway | S.R. 836

NW 87th Avenue

NW 12th Street

NW 13th Terrace

NW 89th Court





LOCATION HIGHLIGHTS

Excellent Leasing Velocity & Diverse Tenancy

- Doral has virtually no vacancy in any asset class
- Unprecedented rental growth over the past 18 months
- Very limited new supply of any new space. None of which accommodates smaller tenants.

Tremendous Growth for Industrial, Tech & Office

- Doral is experiencing some of the highest levels of population growth in the nation
- Doral has delivered and continues to deliver 1,000's of new homes
- Doral has very high barriers of entry with extremely high land and construction costs

Exceptional Nearby Amenity Base

- Wide range of dining options, from QSRs and coffee shops to full service sitdown restaurants and bars, and Dolphin Mall, including: Flanigan's Seafood Bar & Grill, Chili's, Il Forno Ristorante, Five Guys, Novecento, Savour, Macondo Coffee Roasters, Top Golf, and more.
- Tons of nearby hotels including: Trump Doral International, Courtyard by Marriott, Holiday Inn, Hilton Garden Inn, Inter-Continental, Marriot's Villas at Doral, DoubleTree by Hilton, Hampton Inn & Suites, and many more.



Palmetto Expressway | S.R. 826

NW 87th Avenue

NW 12th Street

Dolphin Expressway | S.R. 836

Lakes Edge
Innovation Center

NW 13th Terrace

NW 12th Street

NW 89th Court



PROPERTY SUMMARY

80,158 SF

Building Size

5.34 Acres

Site Size

8 Units

Tenant Spaces

342

Parking Spaces

16'-22' Clear

Ceiling Height

2 Elevators

2 Units w/ Elevators

5 Doors

Active Drive-In Doors

100%

Air Conditioning

Impact Resistant

Windows

Energy Efficient

Lighting

1979

Year Built

Concrete Block

Construction

Signage

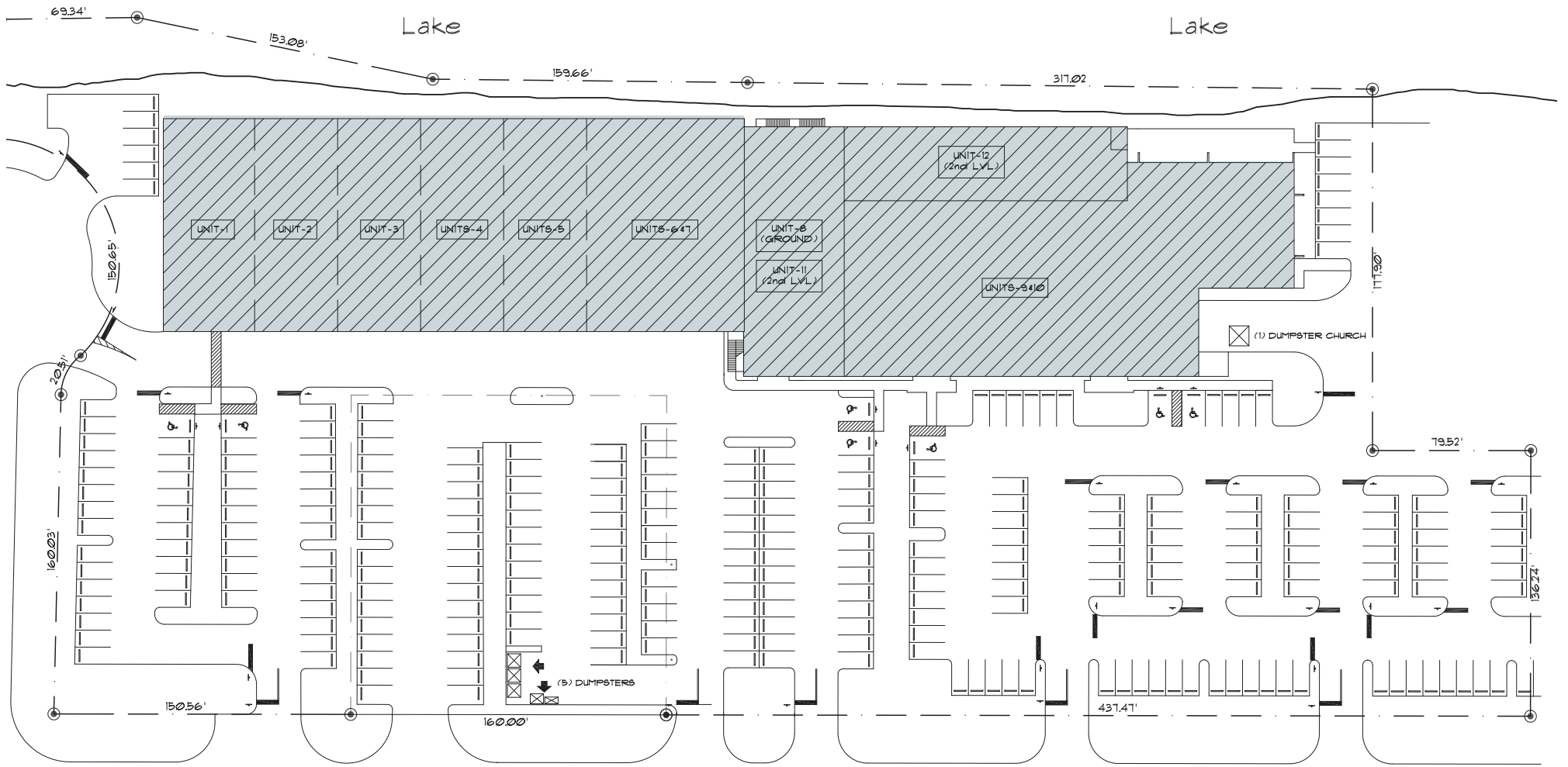
High Visibility

2025

New Roof



PROPERTY SITE PLAN

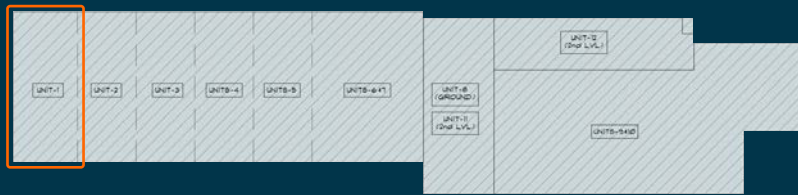


TENANT & SPACE OVERVIEW

| UNIT | TENANT | EXP. DATE | TOTAL SIZE SF | OFFICE SF | WAREHOUSE SF | MISC. IND. SF | NOTES |
|---------|----------------------------------|-----------|---------------|-----------|--------------|---------------|---|
| 1 | Bio-Tech Clinical Labs | 2031 | 8,087 SF | 2,087 SF | 0 SF | 6,000 SF | \$800,000 Invested A Fully Approved Medical Laboratory |
| 2 | Lab-Tech Florida | 2027 | 4,346 SF | 1,200 SF | 3,146 SF | 0 SF | \$500,000 Invested Small Bay Warehouse Upgraded Power |
| 3 | Miami-Dade County | 2030 | 5,226 SF | 1,500 SF | 3,726 SF | 0 SF | \$100,000 Tenant Invested Small Bay Warehouse Modern Office Space |
| 4 | CPM North America | 2031 | 4,225 SF | 570 SF | 3,655 SF | 0 SF | \$75,000 Former tenant Invested Small Bay Warehouse High-efficiency lighting Upgraded restrooms |
| 5 | CPM North America | 2031 | 4,276 SF | 3,276 SF | 1,000 SF | 0 SF | \$800,000 Invested New, High-End, Modern Offices Small Bay Warehouse Envelope |
| 6 & 7 | - Vacant - | — | 11,627 SF | 5,695 SF | 700 SF | 5,232 SF | ± \$3,000,000 Tenant Invested Renovated in 2022 State of the art Pharmacy & Lab Areas New Private Elevator |
| 8,11-12 | Chivari | 2028 | 17,808 SF | 17,808 SF | 0 SF | 0 SF | Leased "As-Is", Nov. 2022 100% Office Private Freight Rated Elevator |
| 9 & 10 | Christ Fellowship Baptist Church | 2029 | 24,563 SF | 24,563 SF | 0 SF | 0 SF | ± \$3,000,000 Tenant Invested Hollywood Quality Sound Stage Large open areas easy to convert |



UNIT 1



Tenant: Bio-Tech Clinical Labs
Total Size: 8,087 SF
Office Size: 2,087 SF
Lab Area: 6,000 SF

Tenant Overview:

Bio-Tech Clinical Lab is an independent medical laboratory headquartered at Lakes Edge. It provides laboratory services across the U.S., the Caribbean, and other regions, including services for UnitedHealth Group. The lab performs a wide range of in-house tests such as Hematology, Coagulation, Urinalysis, and Immunology. Certified by multiple regulatory agencies, it has been serving Florida's medical community for over 30 years.

Investment:

The tenant and landlord have jointly invested about \$800,000 into the space, including \$250,000 from the tenant. As a result, the property has been fully approved as a medical laboratory and significantly upgraded to support a higher-paying tenancy.

Space Description:

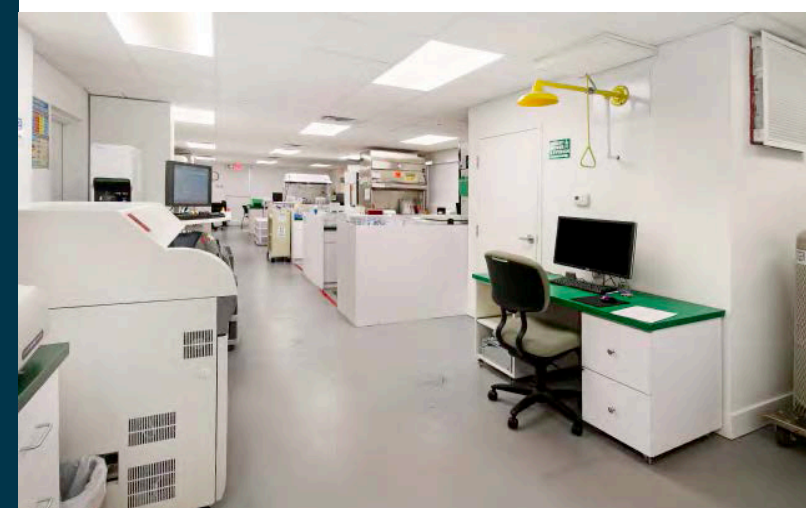
- 100% air conditioned
- +/- 5,000 SF 1st floor & +/- 3,087 SF 2nd floor
- Windows on 3 sides; abundance of natural light & unmatched water views
- Set of ADA compliant restrooms on both floors
- Heavy Power



OFFICE ENTRANCE

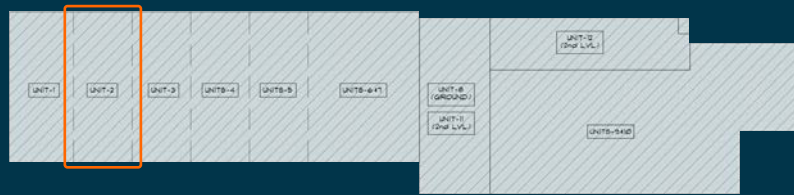


LAB AREA



PROCESSING AREA

UNIT 2



Tenant: Lab-Tech Florida

Total Size: 4,346 SF

Office Size: 1,200 SF

Warehouse: 3,146 SF

Tenant Overview:

Lab-Tech has over 80 years of experience in the optical industry and operates four U.S. locations, including its only Southeastern site at Lakes Edge. The company manufactures and distributes a wide range of lenses and optical products. Its strategically placed facilities allow for fast shipping and quick turnaround times. Through innovation and key acquisitions, Lab-Tech continues to lead in delivering high-quality lenses and optical supplies.

Investment:

The tenant and landlord together invested approximately \$500,000 in the space, with a small portion of that amount contributed by the tenant.

Space Description:

Very typical “small bay” warehouse:

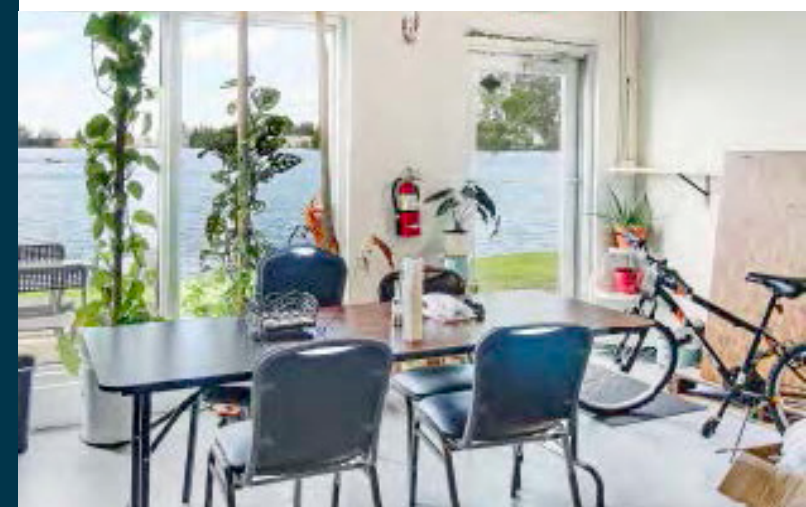
- 100% Air Conditioned
- Windows on 2 sides; abundance of natural light & unmatched water views
- 1 drive-in door
- Two ADA compliant restrooms



OFFICE ENTRANCE



WAREHOUSE



BREAK AREA

UNIT 3



Tenant: Miami-Dade County

Total Size: 5,226 SF

Office Size: 1,500 SF

Warehouse: 3,726 SF

Tenant Overview:

Sheriff's department overflow facility for the county. * Confidential*

Investment:

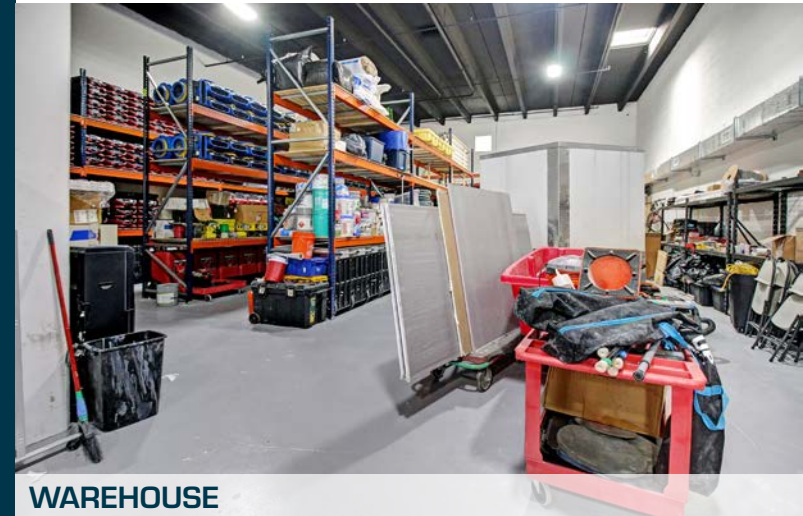
Former tenant invested +/- \$100,000 into the space.

Space Description:

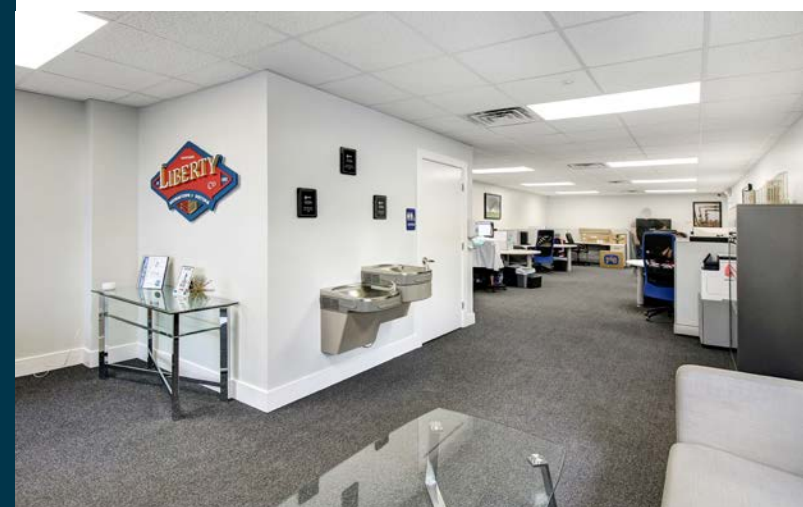
- 100% Air Conditioned
- 1 drive-in door
- Set of restrooms on both floors



OFFICE ENTRANCE

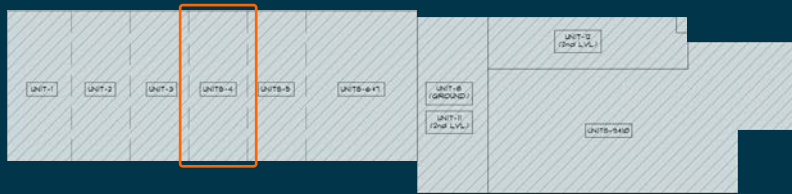


WAREHOUSE



BREAK AREA

UNIT 4



Tenant: CPM North America

Total Size: 4,225 SF

Office Size: 570 SF

Warehouse: 3,655 SF

Tenant Overview:

(Expansion from neighboring Unit 5) Lakes Edge is the headquarters of CPM North America (CPMNA), an infrastructure construction project management firm. The company offers services such as procurement consulting, project and construction management, engineering support, environmental health and safety, and advisory services for public-private partnerships. In Miami, CPMNA has contributed to wastewater treatment rehabilitation, marina inspections, and technical planning projects. Beyond Lakes Edge, the firm has two additional Florida offices and serves clients across the Caribbean and Puerto Rico.

Investment:

Former tenant has invested about \$75,000 in this space.

Space Description:

Very typical “small bay” warehouse with:

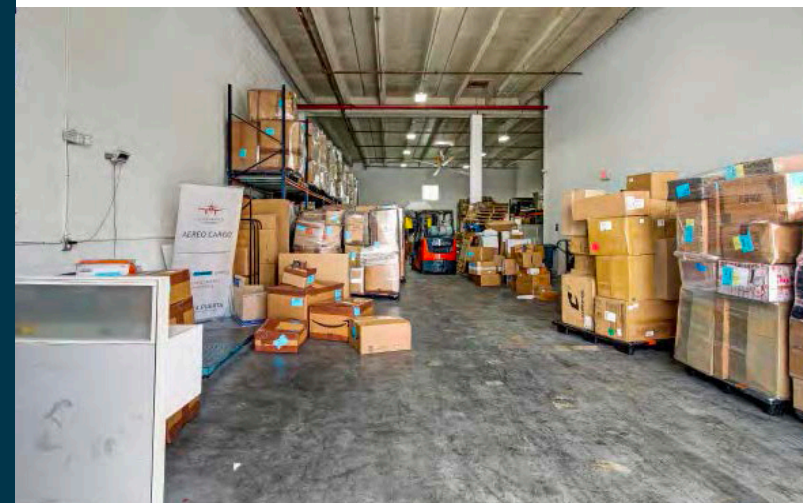
- 1 drive-in door
- Two recently upgraded ADA compliant restrooms



WAREHOUSE



OFFICE ENTRY



WAREHOUSE

UNIT 5



Tenant: CPM North America

Total Size: 4,276 SF

Office Size: 3,276 SF

Warehouse: 1,000 SF

Tenant Overview:

Lakes Edge is the headquarters of CPM North America (CPMNA), an infrastructure construction project management firm. The company offers services such as procurement consulting, project and construction management, engineering support, environmental health and safety, and advisory services for public-private partnerships. In Miami, CPMNA has contributed to wastewater treatment rehabilitation, marina inspections, and technical planning projects. Beyond Lakes Edge, the firm has two additional Florida offices and serves clients across the Caribbean and Puerto Rico.

Investment:

Tenant and Landlord combined have invested about \$800,000 in this space, with a small portion of that amount contributed by the tenant.

Space Description:

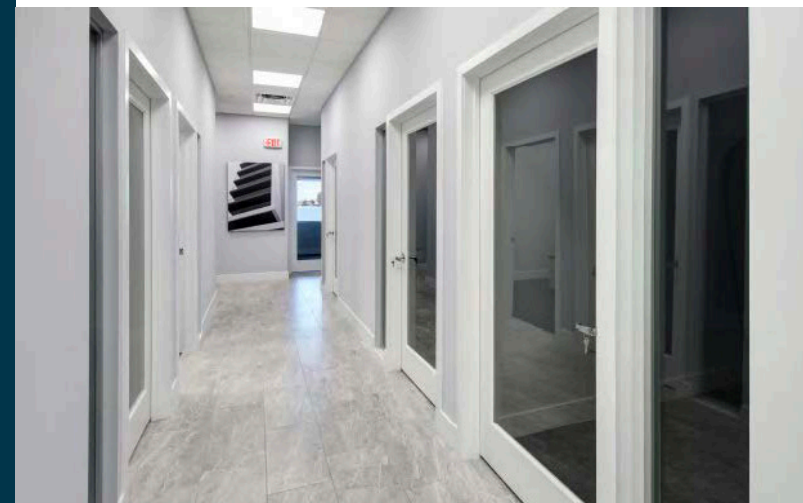
- Space is built out with high quality, upscale, modern offices (+/-3,500 SF)
- 80% Air Conditioned
- Windows on 2 sides; abundance of natural light & unmatched water views
- This space has 1 drive-in door position



RECEPTION AREA



CONFERENCE ROOM



OFFICE AREA

UNIT 6-7



Tenant: - VACANT -
Total Size: 11,627 SF
Office Size: 5,695 SF
Warehouse: 700 SF (5,232 SF Misc Ind.)

Tenant Overview:

- Vacant -

Investment:

The former tenant invested approximately \$3 million to completely gut renovate the space, including converting a high-security Wells Fargo vault into a pharmaceutical vault.

Space Description:

- 100% Air Conditioned
- Windows on 3 sides; tons of natural light & unmatched water views
- Tenant installed private elevator
- 1 drive-in door position
- Set of ADA compliant restrooms on both floors



OFFICE AREA



KITCHEN



CONFERENCE ROOM

UNIT 8,11-12



Tenant: Chivari
Total Size: 17,808 SF
Office Size: 17,808 SF
Warehouse: n/a

Tenant Overview:

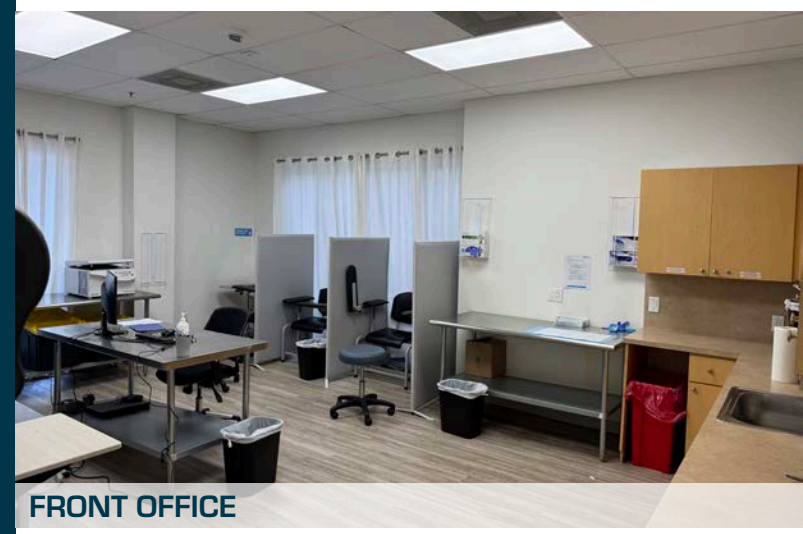
Chivari is a family-owned company that started by manufacturing and distributing Chivari chairs and has grown into a full-service event equipment provider. It offers a wide range of products and has delivered over 2.5 million items to clients in 47 countries, covering all 50 U.S. states and seven Canadian provinces. The company emphasizes quality, innovation, and customer satisfaction, supported by a bilingual sales team, professional memberships, on-time delivery, and a Best Total Price Guarantee.

Space Description:

- 100% Air Conditioned
- 100% Office
- Windows on 3 sides; tons of natural light & unmatched water views
- Private freight rated elevator
- Set of ADA compliant restrooms on both floors
- Private 2nd floor outdoor space



OFFICE ENTRANCE



FRONT OFFICE



UPSTAIRS RECEPTION VIEW

UNIT 9-10



Tenant: Christ Fellowship Baptist Church

Total Size: 24,563 SF

Office Size: 24,563 SF

Warehouse: n/a

Tenant Overview:

Founded in 1917, Christ Fellowship is a modern, fully digital, multigenerational, multi-cultural, and international church. It serves more than 28,000 people weekly across multiple campuses in South Florida, the Caribbean, Latin America, and online. With six locations in South Florida and six in Latin and South America, its largest and most advanced campus—Lakes Edge—features a Hollywood-quality soundstage that broadcasts its mission worldwide.

Investment:

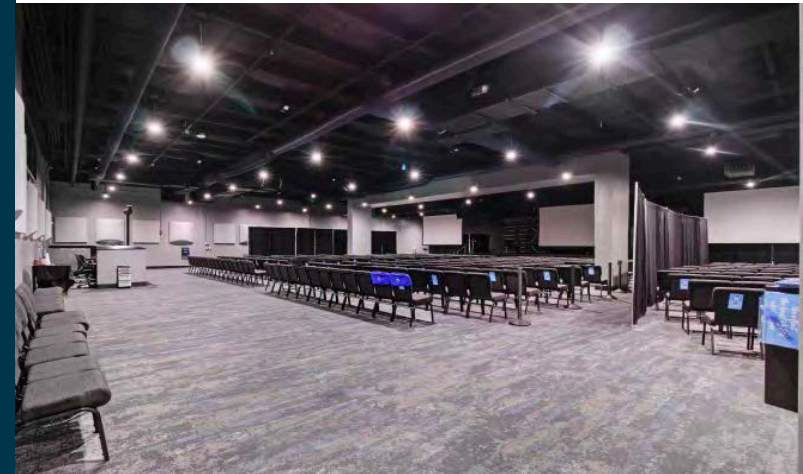
Tenant has invested about \$3,000,000 in this space.

Space Description:

- A “Hollywood” quality sound stage to broadcast their services worldwide
- A modern-day auditorium / sanctuary with high efficiency lighting
- Large common areas, private offices, numerous sets of restrooms



RECEPTION AREA



AUDITORIUM



KIDS CHAPEL

NOI SUMMARY

| Tenant / Unit | Proforma PSF July '26 - June '27 | Proforma PSF July '27 - June '28 | PF Annual July '26 - June '27 | PF Annual July '27 - June '28 |
|--|-------------------------------------|-------------------------------------|----------------------------------|----------------------------------|
| Bio-Tech Clinical Labs Unit 1 · 8,087 SF · exp. 2031 [Base Year] | \$30.22 | \$32.37 | \$244,374 | \$261,760 |
| Lab-Tech Florida Unit 2 · 4,346 SF · exp. 2027 [Base Year] | \$28.00 | \$30.00 | \$121,670 | \$130,366 |
| Miami-Dade County Unit 3 · 5,226 SF · exp. 2030 [NNN] | \$21.84 | \$22.78 | \$114,136 | \$119,026 |
| CPM North America Unit 4 · 4,225 SF · exp. 2031 [Base Year] | \$32.82 | \$34.39 | \$138,677 | \$145,313 |
| CPM North America Unit 5 · 4,276 SF · exp. 2031 [Base Year] | \$32.82 | \$34.39 | \$140,351 | \$147,067 |
| Vacant Units 6 – 7 · 11,627 SF · New lease 6/1/26 | \$25.08 | \$26.16 | \$291,631 | \$304,124 |
| Chivari Units 8, 11 – 12 · 17,808 SF · exp. 2028 [NNN] | \$13.23 | \$13.73 | \$235,522 | \$244,445 |
| Christ Fellowship Baptist Units 9 – 10 · 24,563 SF · exp. 2029 [Gross] | \$25.62 | \$26.46 | \$629,316 | \$649,958 |
| Subtotal – Base Rent | | | \$1,915,677 | \$2,002,059 |
| Estimated Expense Recoveries | | | \$307,777 | \$316,153 |
| Total Gross Revenue | | | \$2,223,454 | \$2,318,212 |
| Less: Estimated Operating Expenses | | | (\$731,428) | (\$753,371) |
| NOI before parking | | | \$1,492,026 | \$1,564,841 |
| Parking Net Income * * | | | \$89,246 | \$97,246 |
| Total Property NOI | | | \$1,581,272 | \$1,662,087 |

* * Current ownership purchased the parking lot previously owned by a third party; this expense is now a revenue to the property.



For more information, please contact:

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