



WESTSIDE
PLAZA
I & III



**THE CITY YOU KNOW.
THE EXPERIENCE YOU NEED.**

Transforming a 260,000+ RSF Class A Office park in the heart of Doral, FL.

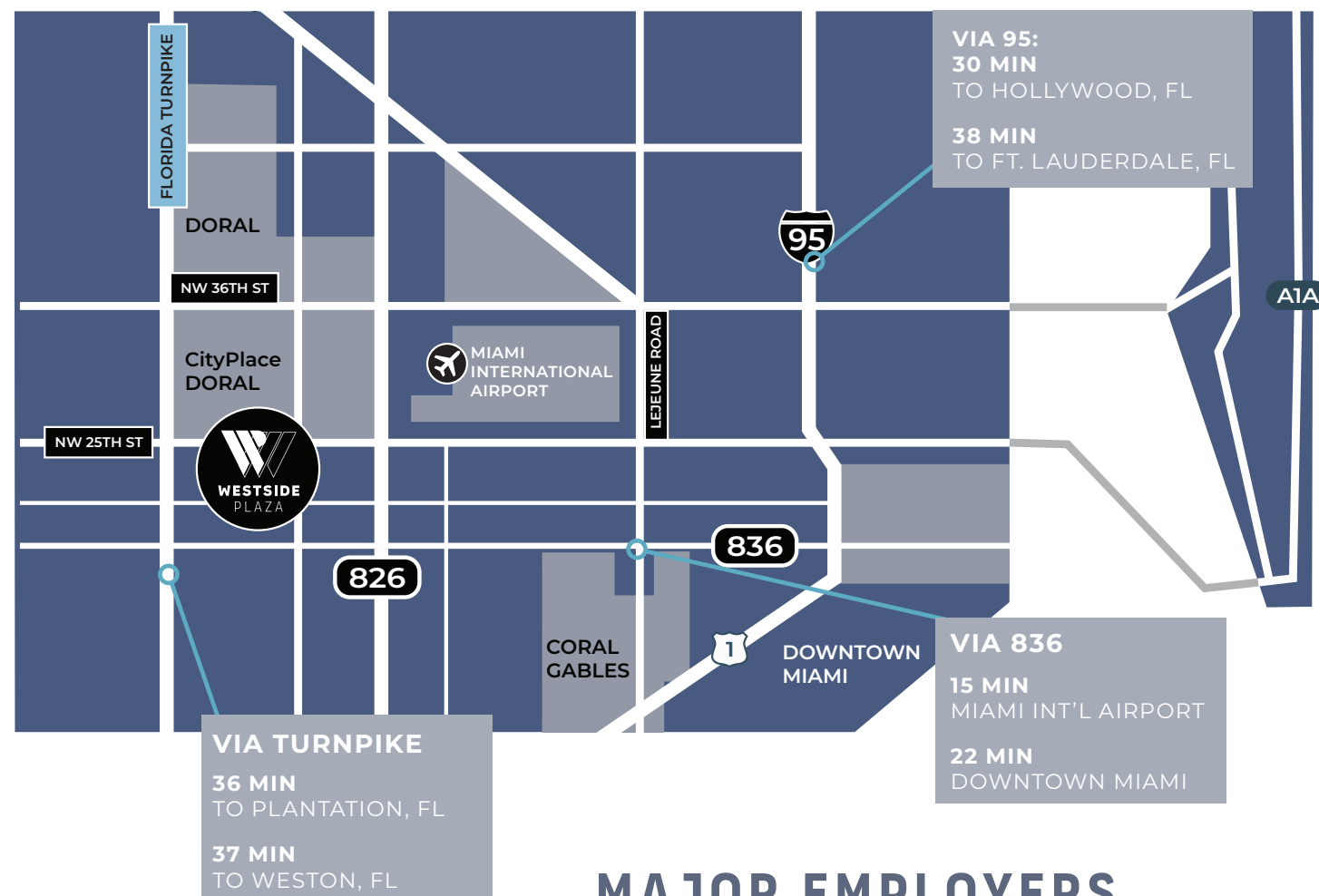


DISCOVER DORAL

As one of the fastest-growing cities in South Florida, Doral has a lot to offer. Beyond the world-class golf courses and resorts, take pleasure in the myriad restaurants, shops, and parks that populate the area. The city radiates with a vibrant South American culture that you can experience through its cuisine. Situated just west of Miami International Airport, Doral is close to downtown Miami and easily accessible from all of Miami and greater South Florida.



LOCATED JUST ONE MILE FROM MIAMI INTERNATIONAL AIRPORT AND 12 MILES FROM DOWNTOWN MIAMI.



TREMENDOUS ACCESSIBILITY:

Convenient access to SR 826, SR 836, I-95, Florida's Turnpike & Miami International Airport

CITY OF DORAL RECOGNITION

DORAL COMES IN AT #22 IN MONEY MAGAZINE'S LIST OF **TOP 50 CITIES TO LIVE IN.**

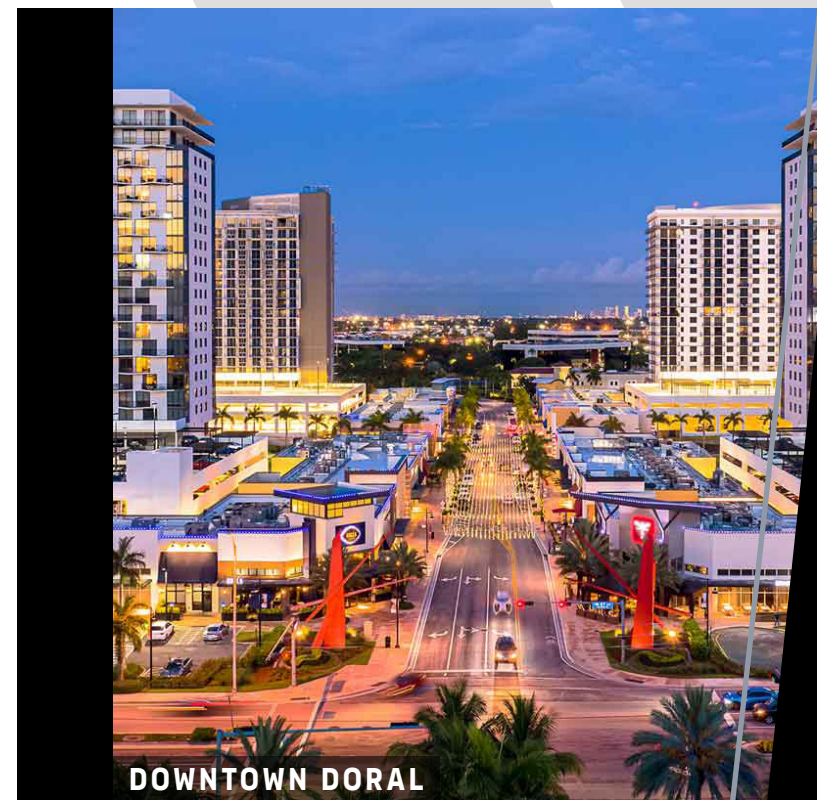
NAMED **THE FASTEST GROWING CITY** IN FLORIDA BY THE FLORIDA INTERNATIONAL UNIVERSITY'S METROPOLITAN CENTER

RECOGNIZED AS A **REAL ESTATE ACHIEVER** AND LEADER BY THE GREATER MIAMI CHAMBER OF COMMERCE AS RECIPIENT OF THE R.E.A.L AWARD.

BEST CITY IN FLORIDA FOR BUSINESS

START-UPS BY BUSINESSWEEK.

NAMED #2 OF AMERICA'S **TOP 25 TOWNS TO LIVE WELL** BY FORBES.COM.



DOWNTOWN DORAL

MAJOR EMPLOYERS

Over 150,000 employees come to work every day in Doral. Home to Fortune 500 companies and government headquarters such as:



THE WESTSIDE EXPERIENCE



PROXIMITY TO AMENITIES: WITHIN A 5 - MINUTE WALK TO CITYPLACE

One of the area's newest shopping attractions is CityPlace Doral, which also boasts prime restaurants and entertainment venues. Home to the Improv Comedy Club, Copper Blues Rock Pub & Kitchen, Kings bowling and a CMX CinéBistro movie theater.



SHOP & DINE: 100+ FOOD & BEVERAGE OPTIONS WITHIN A 2-MILE RADIUS

Immediate access to some of the best restaurants in Doral. Find an expansive collection of dining options, from upscale restaurants to outdoor cafés and bistros.



TRANSPORTATION AT YOUR FINGERTIPS:

- **FREEBEE DORAL:** free, door-to-door, on-demand transportation service.
- **DORAL TROLLEY:** Free trolley rides to shopping centers, restaurants, parks and the metrorail.





ONE
WESTSIDE PLAZA



THREE
WESTSIDE PLAZA

SAME ADDRESS NEW EXPERIENCE



Address	8400 NW 33 ST	8200 NW 33 ST
Rentable SF	155,986	105,602
Stories	4	4
Year Built	1996	2001
Parking Ratio	4.8 : 1,000 SF	4.8 : 1,000 SF

4.8

per 1,000 SF

**HIGHEST PARKING
RATIO IN THE MARKET**

NEW OWNERSHIP DELIVERING ALL NEW AMENITIES FOR A BRAND NEW OFFICE EXPERIENCE IN DORAL



KEY HIGHLIGHTS



**NEW OWNERSHIP
AND MANAGEMENT**



**FLEXIBLE FLOOR
PLATE OPTIONS**
Available



**LOBBY
RENOVATIONS**



**ALL NEW
LANDSCAPING**



**NEW MONUMENT
SIGNS**



**OUTDOOR
SEATING**



LEED CERTIFIED
Westside Plaza I is LEED Gold
Certified and Westside Plaza II &
III are LEED Silver Certified



NEW AMENITIES
Fitness Center, Conference
rooms, a Grab N Go bar,
Commissary



**ENERGY STAR
CERTIFIED**
All three buildings are
Energy Star Certified

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