Park Square at Doral is a world class mixed-use 51-acre park in the heart of Miami-Dade’s City of Doral. Rated as one of the nation’s top places to conduct business by CNN/Money, Doral is home to numerous corporate headquarters, Fortune 500 companies, and entrepreneurial firms. One Park Square is the ideal address for businesses looking to establish a regional presence in South Florida.

One Park Square is the first phase of Park Square and is a Class “A”, 11-story office building containing 281,623 rentable square feet. One Park Square is conveniently located, offering immediate access to Miami-Dade’s four major expressways (Palmetto Expressway-SR826, Dolphin Expressway-SR836, Florida Turnpike & I-95) and is adjacent to Miami International Airport. One Park Square at Doral is surrounded by a vast selection of restaurants, retail shopping, multi-family and single-family residential, as well as a wide selection of hotel amenities. It offers spectacular 360 degree views of Miami and the world-renowned Doral Golf and Country Club.

In September 2010, New Boston Fund acquired a majority controlling interest in One Park Square. New Boston Fund is an independent privately owned real estate investment and management industry leader providing real estate investment, development and management services with a history of strong sponsorship and oversight of its investment funds. New Boston Fund has developed or acquired commercial and residential properties with a cumulative market value of about $4.4 billion, including 23 million square feet of commercial real estate and 7,500 residential units.
FACT SHEET

Building Size: 281,623 rentable square feet including 50,000 rentable square feet of ground floor space.

Stories: 11 stories including a five-story integrated parking garage.

Floor Plates: 38,846 square foot plates; 46’ average bay depth on north side and 43’ average on south side.

Initial Lease Term: Five (5) to Ten (10) Years.

Base Rental Rate: Floor 6-11: $21.00-$25.00 per rentable square foot, NNN, Year 1.
Ground Floor: $30.00 per rentable square foot, NNN, Year 1.

Operating Expenses: Operating Expenses for 2010 are estimated at $9.40 per rentable square foot for the office space and $6.05 per rentable square foot for the retail space.

Tenant Improvements: $30.00-$35.00 per rentable square foot.

Parking: 4/1000 covered garage parking at no charge to Tenant.

Hours of Operation: 8:00 a.m. to 7:00 p.m. – Monday through Friday.
8:00 a.m. to 1:00 p.m. – Saturday.

HVAC System: Chilled water system with variable VAV (variable air volume) box.

Building Structure: Precast structural concrete joist system with cast in place reinforced concrete slab. The concrete joist spacing is approximately 6’-0”. The slab-to-slab height on the first floor is 17’-3” (subtract 24” for joist space) and the slab-to-slab for the typical leasable office space is 13’6”, floor load – 50 lbs. p.s.f. for live load and 30 lbs. p.s.f. for dead load.

Windows: Impact resistant glass; 5’ mullion spacing; 40’ column spacing.

Electrical: 9 watts per rentable square feet (including A/C load); 480/277 3-phase high voltage available.

Security System: Card-key access, telephone entry unit system and security cameras at parking garage with manned on-site 24-hour security. Tenant controlled access from parking garage to tenant space. Separate visitor elevator from parking garage to lobby.

Signage Opportunity: Non-exclusive monument signage.

Office Spec Suites: Available for immediate occupancy on 6th Floor is a spec suite of 1,862 rentable square feet.

Building Amenities: Fitness Center and Conference Facility available for tenants’ use on the 6th Floor.
One Park Square is in the heart of Miami-Dade County in the City of Doral. Uniquely located at the crossroads of South Florida’s major expressway system, Doral is the home to major corporate users including Amadeus North America, Starboard Cruise Services, Walmart Latin America, World Fuel Services, Carnival Cruise Lines, Univision, Blue Cross Blue Shield, and Progressive Insurance and continues to attract corporate businesses. Additionally, Doral has established a thriving business in trade, logistics and distribution and is located in Miami’s second largest office market encompassing more than nine million square feet.

Incorporated in June of 2003, Doral is one of thirty-four municipalities in Miami-Dade County, home to approximately 50,000 residents, and employs over 150,000 individuals. While young and dynamic, Doral is attracting more and more corporate names that have discovered Doral to be uniquely qualified to serve an upscale business community. In addition to historically being home to a wide variety of commercial enterprises, Doral is considered an oasis of green in Miami-Dade County. It has emerged as a vibrant community in which to live and enjoy a high quality South Florida lifestyle – whether growing a business or family. Doral is minutes from the Miami International Airport, Downtown Miami and the beaches. The City of Doral has near to 4,000 hotel rooms. The Miami Free Zone also lies within the City of Doral, which offers 750,000 square feet of duty free warehouse and showroom space for re-exported goods.
ACCESSIBILITY

One Park Square is conveniently located, offering immediate access to Miami-Dade’s four major expressways (Dolphin Expressway-R836, Palmetto Expressway-SR826, Florida Turnpike & I-95) and to Miami International Airport.

DORAL TROLLEY

The City of Doral launched their new Public Transportation System the Doral Trolley in February of 2008. The route runs from Ronald Reagan Senior High School in the North to the Shopping Plaza at 87th Avenue and 12th Street at the South end of the City.

The lunch route currently stops at NW 36th Street and NW 82nd Avenue and is planned to be extended into Park Square at Doral.
The sixth floor Fitness Center and Conference Facility are available for tenants' exclusive use at no charge.
Typical Floor Plans for floors 7 through 11

Each floor 7 through 11 is 38,846 RSF.
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