



DORAL  
ATRIUM

Doral, FL

**Doral Atrium is a proposed redevelopment of an existing office complex and is located on the Northwest corner of Doral Blvd. and 79th Avenue. The project would consist of approximately 78,340 SF of commercial space, plus 350 multi-family units in an 8 level residential project developed by Trammell Crow Residential.**

**The residential tower will also include a 562 space garage. New development would include 228 parking spaces. The project is a couple of blocks from the City Place Doral which includes Cine Bistro, Fresh Market, 1000 residential units and 150 single family homes, and is minutes away from Downtown Doral with over 2,840 residential units and 180,000 SF of retail.**

<b>Location</b>	Northwest corner of 36th Street (Doral Blvd.) and 79th Avenue.
<b>Leasable Area</b>	78,340 SF
<b>Acreage</b>	5.23 Acres
<b>Parking</b>	225 Spaces
<b>Traffic Counts</b>	50,500 ADT on 36th Street 23,500 ADT on 79th Avenue

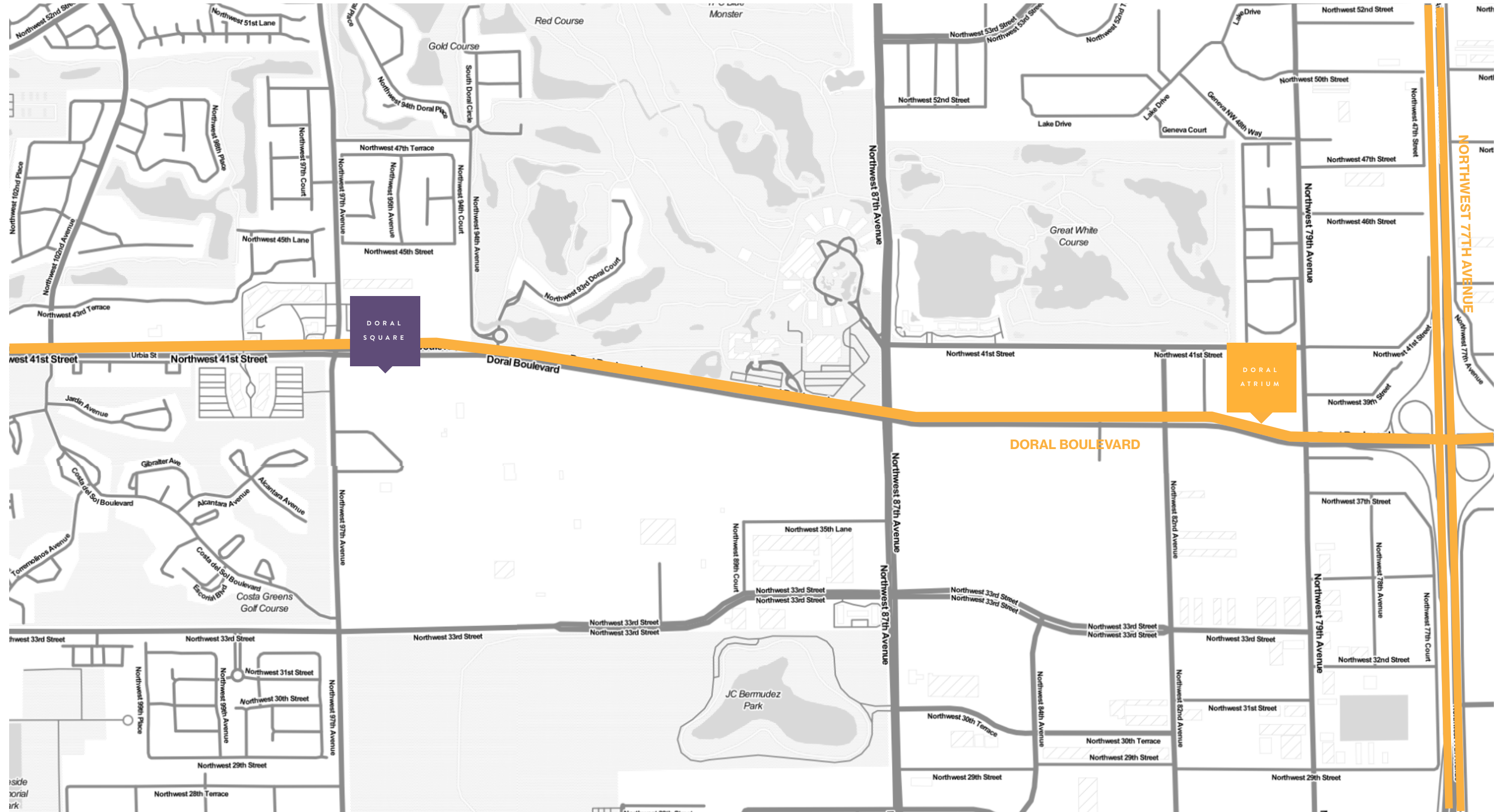


View from 79th Ave.

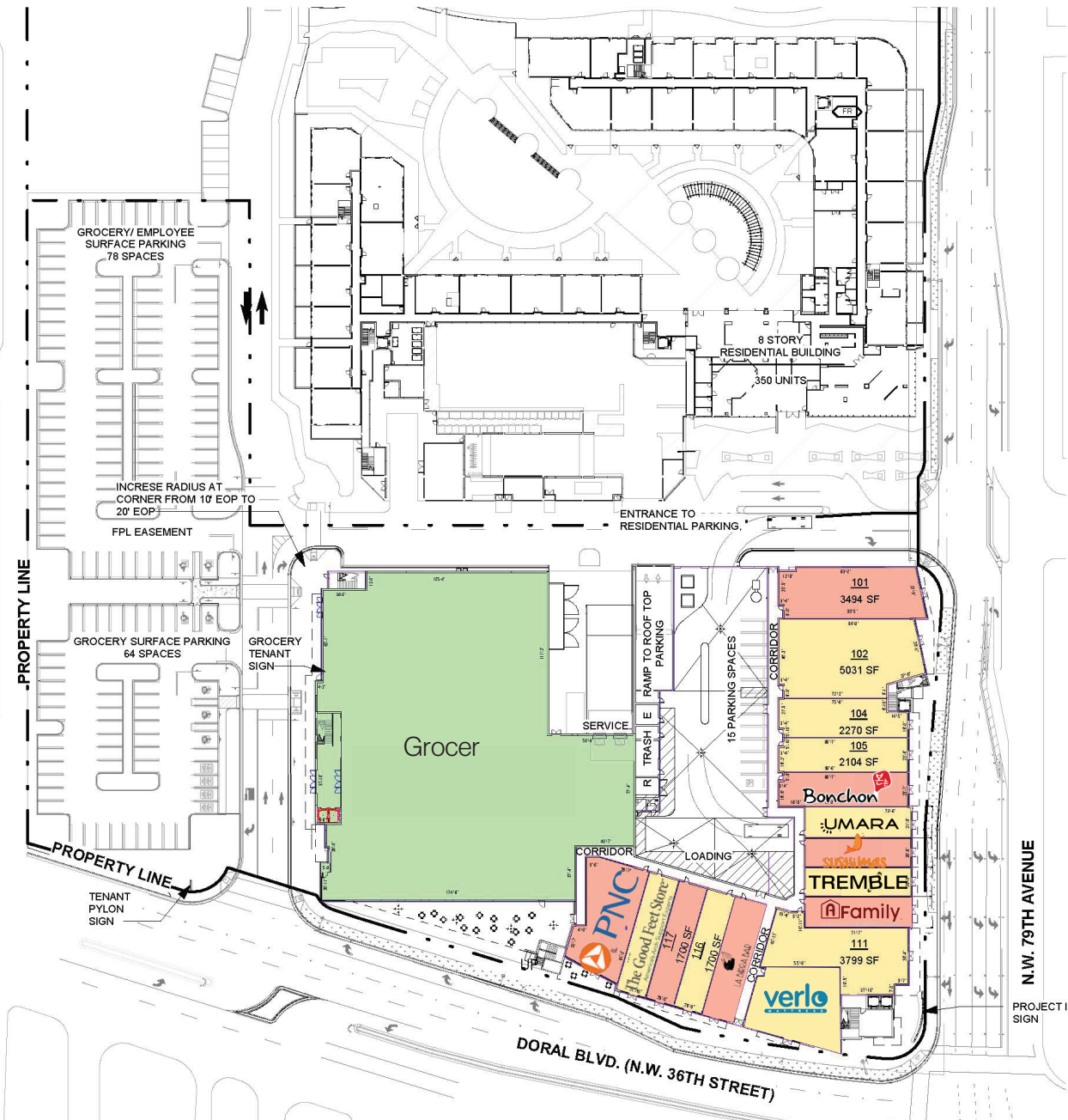
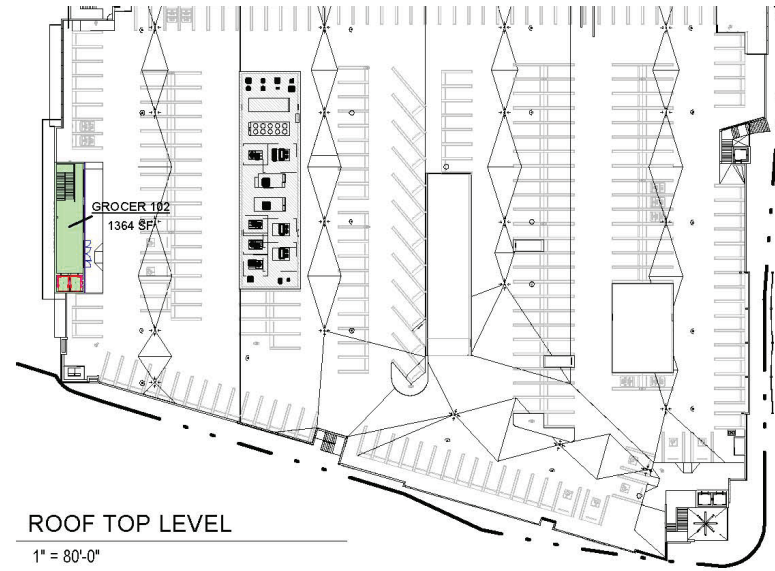


View from NW 36th Street (Doral Blvd)

Location Map



# Site Plan



## GROCEER STORE AREA

GROCEER 101	40,344 SF
GROCEER 102	1,364 SF
<b>TOTAL GROCEER STORE AREA</b>	<b>41,708 SF</b>

## GROSS LEASEABLE AREA (GLA)

Name	Use	Area	HVAC	Electrical	Grease	Gas	Plumbing
<b>GROCEERY</b>							
GROCEER 101	GROCEERY	40344 SF	TBD	TBD	YES	YES	
<b>GROCEERY 2ND FLOOR VESTIBULE</b>							
GROCEER 102	GROCEERY 2ND FLOOR VESTIBULE	1364 SF					
<b>RESTAURANT</b>							
101	RESTAURANT	3494 SF	1 TON per 125sf	300 AMPS AT 277/480V 3 PH SERVICE W/ (6) 4" EMPTY CONDUITS	YES	YES	4" SANITER SEWER LINE, 2" DOMESTIC WATER LINE
106	RESTAURANT	2113 SF	1 TON per 125sf	200 AMPS AT 277/480V 3 PH SERVICE W/ (6) 4" EMPTY CONDUITS	YES	YES	4" SANITER SEWER LINE, 2" DOMESTIC WATER LINE
108	RESTAURANT	1480 SF	1 TON per 300sf	200 AMPS AT 277/480V 3 PH SERVICE W/ (6) 4" EMPTY CONDUITS	YES	YES	4" SANITER SEWER LINE, 2" DOMESTIC WATER LINE
110	RESTAURANT	1574 SF	1 TON per 125sf	200 AMPS AT 277/480V 3 PH SERVICE W/ (6) 4" EMPTY CONDUITS	YES	YES	4" SANITER SEWER LINE, 2" DOMESTIC WATER LINE
115	RESTAURANT	1869 SF	1 TON per 125sf	200 AMPS AT 277/480V 3 PH SERVICE W/ (6) 4" EMPTY CONDUITS	YES	YES	4" SANITER SEWER LINE, 2" DOMESTIC WATER LINE
117	RESTAURANT	1700 SF	1 TON per 125sf	200 AMPS AT 277/480V 3 PH SERVICE W/ (6) 4" EMPTY CONDUITS	YES	YES	4" SANITER SEWER LINE, 2" DOMESTIC WATER LINE
119	RESTAURANT	3030 SF	1 TON per 125sf	200 AMPS AT 277/480V 3 PH SERVICE W/ (6) 4" EMPTY CONDUITS	YES	YES	4" SANITER SEWER LINE, 2" DOMESTIC WATER LINE
<b>RETAIL</b>							
102	RETAIL	5031 SF	1 TON per 300sf	300 AMPS AT 277/480V 3 PH SERVICE W/ (3) 4" EMPTY CONDUITS	NO	NO	4" SANITER SEWER LINE, 1.5" DOMESTIC WATER LINE
104	RETAIL	2270 SF	1 TON per 300sf	100 AMPS AT 277/480V 3 PH SERVICE W/ (3) 4" EMPTY CONDUITS	NO	NO	4" SANITER SEWER LINE, 1.5" DOMESTIC WATER LINE
105	RETAIL	2104 SF	1 TON per 300sf	100 AMPS AT 277/480V 3 PH SERVICE W/ (3) 4" EMPTY CONDUITS	NO	NO	4" SANITER SEWER LINE, 1.5" DOMESTIC WATER LINE
107	RETAIL	1580 SF	1 TON per 300sf	100 AMPS AT 277/480V 3 PH SERVICE W/ (3) 4" EMPTY CONDUITS	NO	NO	4" SANITER SEWER LINE, 1.5" DOMESTIC WATER LINE
109	RETAIL	1480 SF	1 TON per 300sf	100 AMPS AT 277/480V 3 PH SERVICE W/ (3) 4" EMPTY CONDUITS	NO	NO	4" SANITER SEWER LINE, 1.5" DOMESTIC WATER LINE
111	RETAIL	3799 SF	1 TON per 300sf	100 AMPS AT 277/480V 3 PH SERVICE W/ (3) 4" EMPTY CONDUITS	NO	NO	4" SANITER SEWER LINE, 1.5" DOMESTIC WATER LINE
113	RETAIL	3126 SF	1 TON per 300sf	100 AMPS AT 277/480V 3 PH SERVICE W/ (3) 4" EMPTY CONDUITS	NO	NO	4" SANITER SEWER LINE, 1.5" DOMESTIC WATER LINE
116	RETAIL	1700 SF	1 TON per 300sf	100 AMPS AT 277/480V 3 PH SERVICE W/ (3) 4" EMPTY CONDUITS	NO	NO	4" SANITER SEWER LINE, 1.5" DOMESTIC WATER LINE
118	RETAIL	1801 SF	1 TON per 300sf	100 AMPS AT 277/480V 3 PH SERVICE W/ (3) 4" EMPTY CONDUITS	NO	NO	4" SANITER SEWER LINE, 1.5" DOMESTIC WATER LINE
<b>Grand total</b>		<b>79860 SF</b>					



Parking Schedule			
Description	Level	Type	Count
ANCHOR	GROUND LEVEL	ACCESSIBLE PKG 2	7
ANCHOR	GROUND LEVEL	LOW EMISSION VEHICLE (LEV) PKG 3	4
ANCHOR	GROUND LEVEL	SURFACE PKG 2	53
ANCHOR	ROOF TOP LEVEL	ACCESSIBLE PKG 2	2
ANCHOR	ROOF TOP LEVEL	LOW EMISSION VEHICLE (LEV) PKG 2	3
ANCHOR	ROOF TOP LEVEL	ROOF TOP PKG 2	152
ANCHOR: 221			
RETAIL/ COMMERCIAL	GROUND LEVEL	GROCERY/ EMPLOYEE SURFACE PKG	78
RETAIL/ COMMERCIAL	GROUND LEVEL	STANDARD PKG	25
RETAIL/ COMMERCIAL	ROOF TOP LEVEL	ACCESSIBLE PKG	6
RETAIL/ COMMERCIAL	ROOF TOP LEVEL	LOW EMISSION VEHICLE (LEV) PKG	7
RETAIL/ COMMERCIAL	ROOF TOP LEVEL	STANDARD PKG	129
RETAIL/ COMMERCIAL: 245			
Grand total: 466			



Description  
**ROOF LEVEL**  
 Sheet No.

**EXH-03.**

Project  
**ATRIUM**  
 NW 36th St & NW  
 79th Ave  
 Date  
 09/17/2020

**RSP Architects**  
 3059 Grand Avenue  
 Suite 440  
 Miami, FL 33133  
 305.444.7100  
 www.rsparch.com





**GRYCON**  
true to the top



Doral Atrium



07-26-23











### Downtown Doral



Residential Units - 2000 Units built  
 | 5,000 Units at build out.  
 Retail - 225,000 SF  
 Offices - 660,000SF existing  
 | 1.5M SF at build out.  
 UHealth Medical Building - 100,000 SF  
 Baptist Health, Publix.

### Leon Medial Corporate Offices



760 Employees

### Doral Square



Anchor Tenants - Marshalls, ROSS.  
 157,925 SF of Retail / Restaurant Space  
 Florida Blue – 350 Employees

### Trump Resort Doral



643 Hotel Rooms  
 900 Resort Employees

### Doral Atrium



49,634 SF of Retail / Restaurant Space  
 Trammell Crow - 350 Luxury Apartments

### City Place Doral



- 250,000 SF of Retail
- Fresh Market
- Cinebistro
- Cooper's Hawk
- 852 Multifamily Units
- Amadeus – 450 Employees

### AMLI 8800 Doral Apartments



550 Multifamily Units

### Carnival Cruise Headquarters Doral



2,380 Employees

### Intercontinental Hotel Doral



265 Hotel Rooms

### Univision Doral

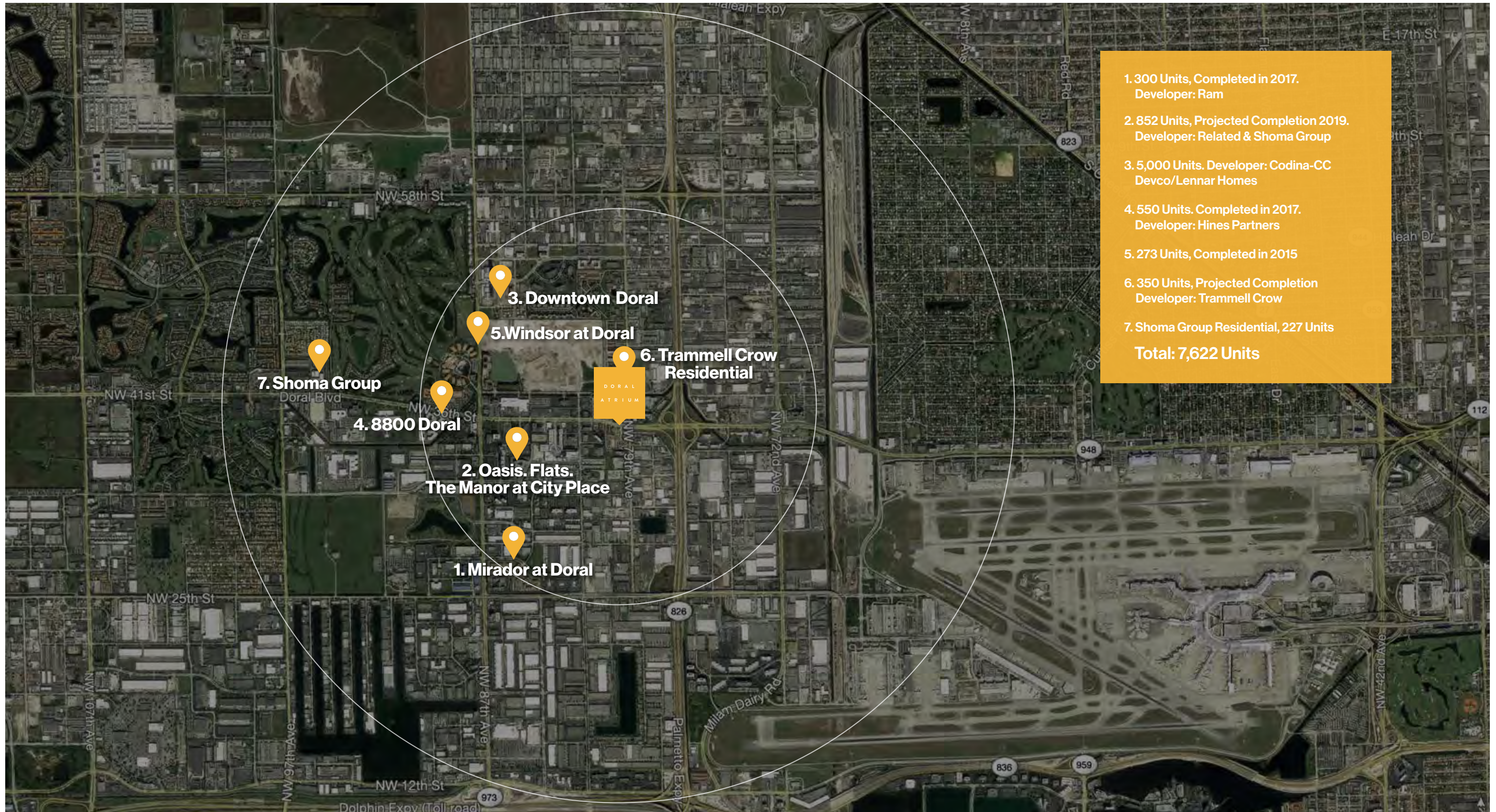


800 Employees

### Jackson Hospital West Doral



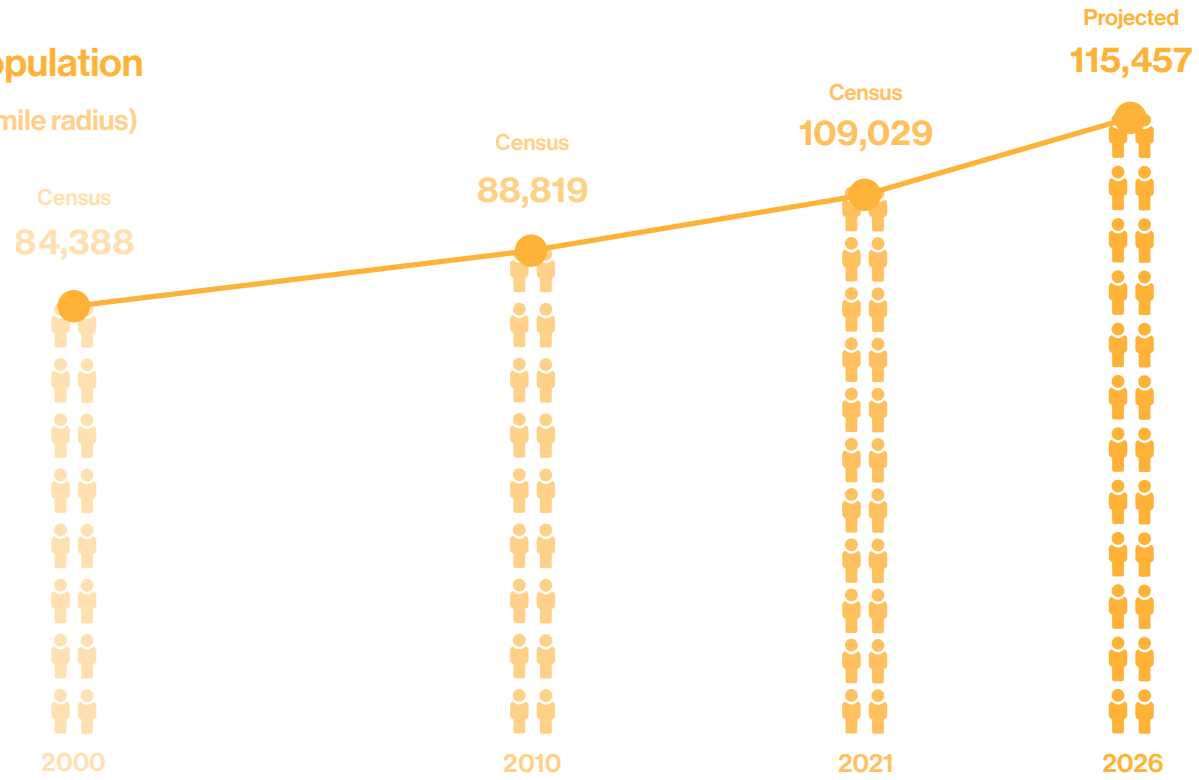
100 Hospital Beds



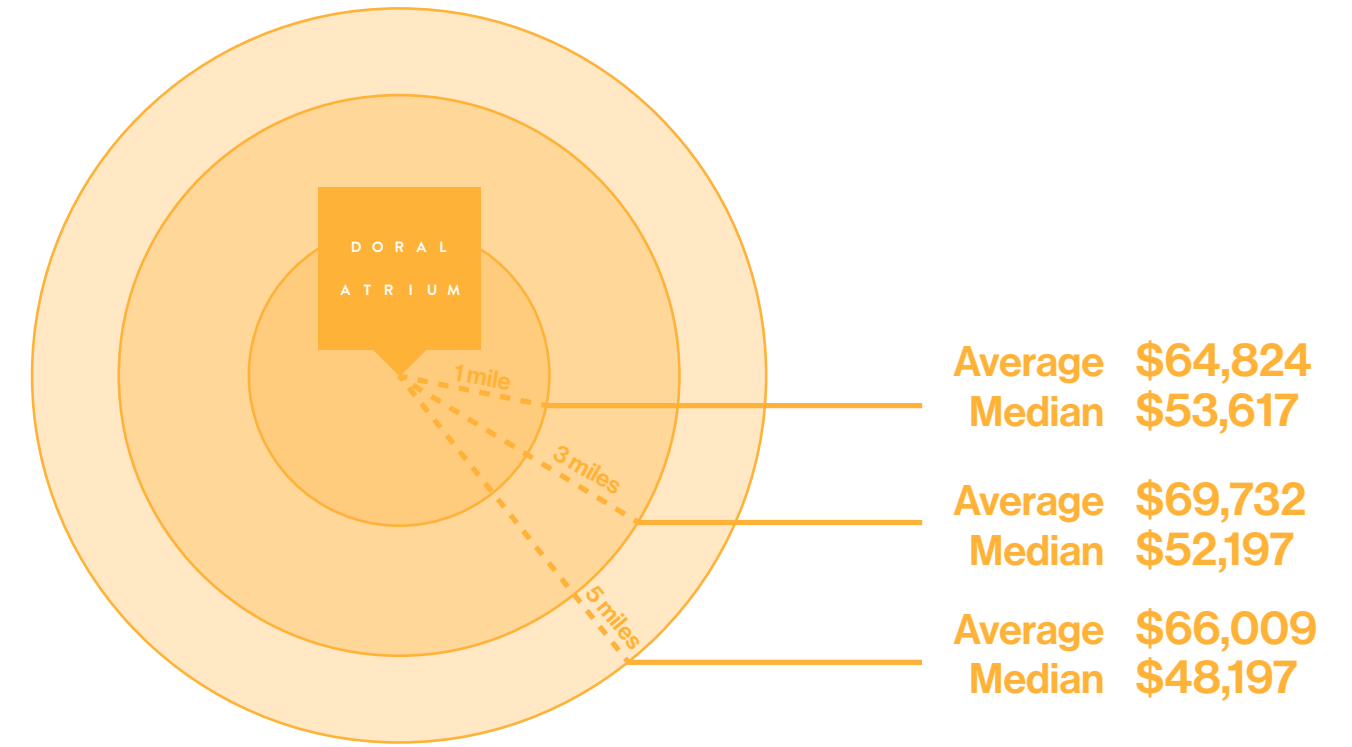
Demographics

Population

(3-mile radius)

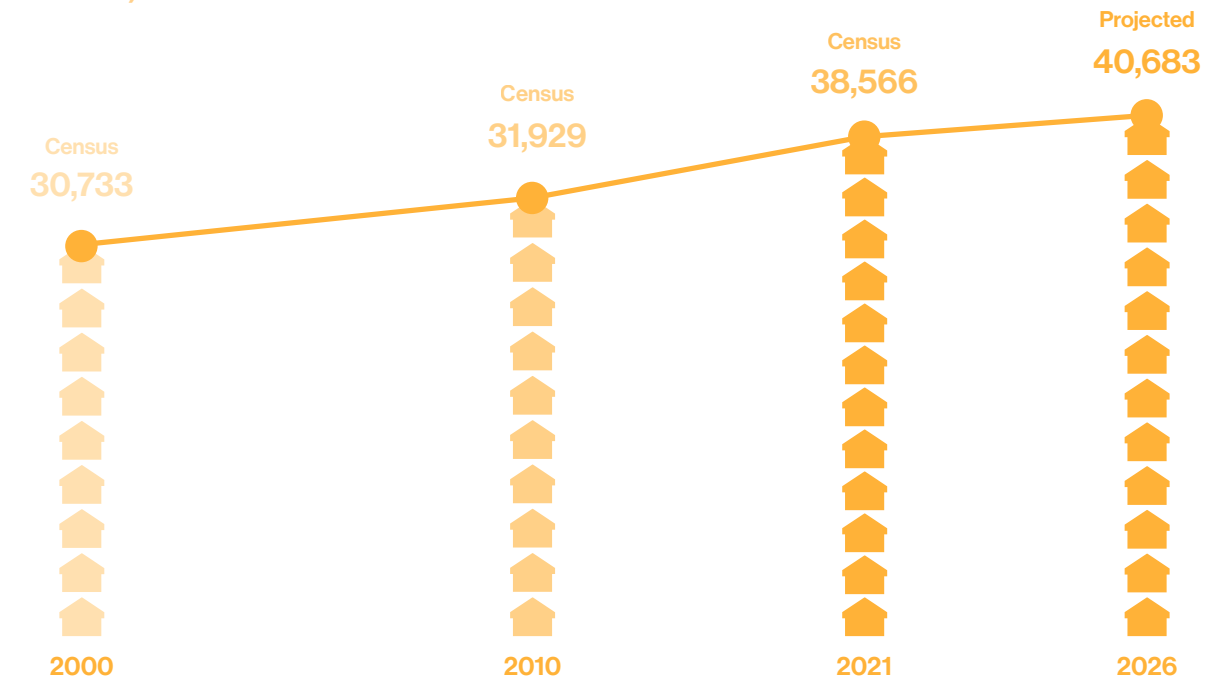


Household Income

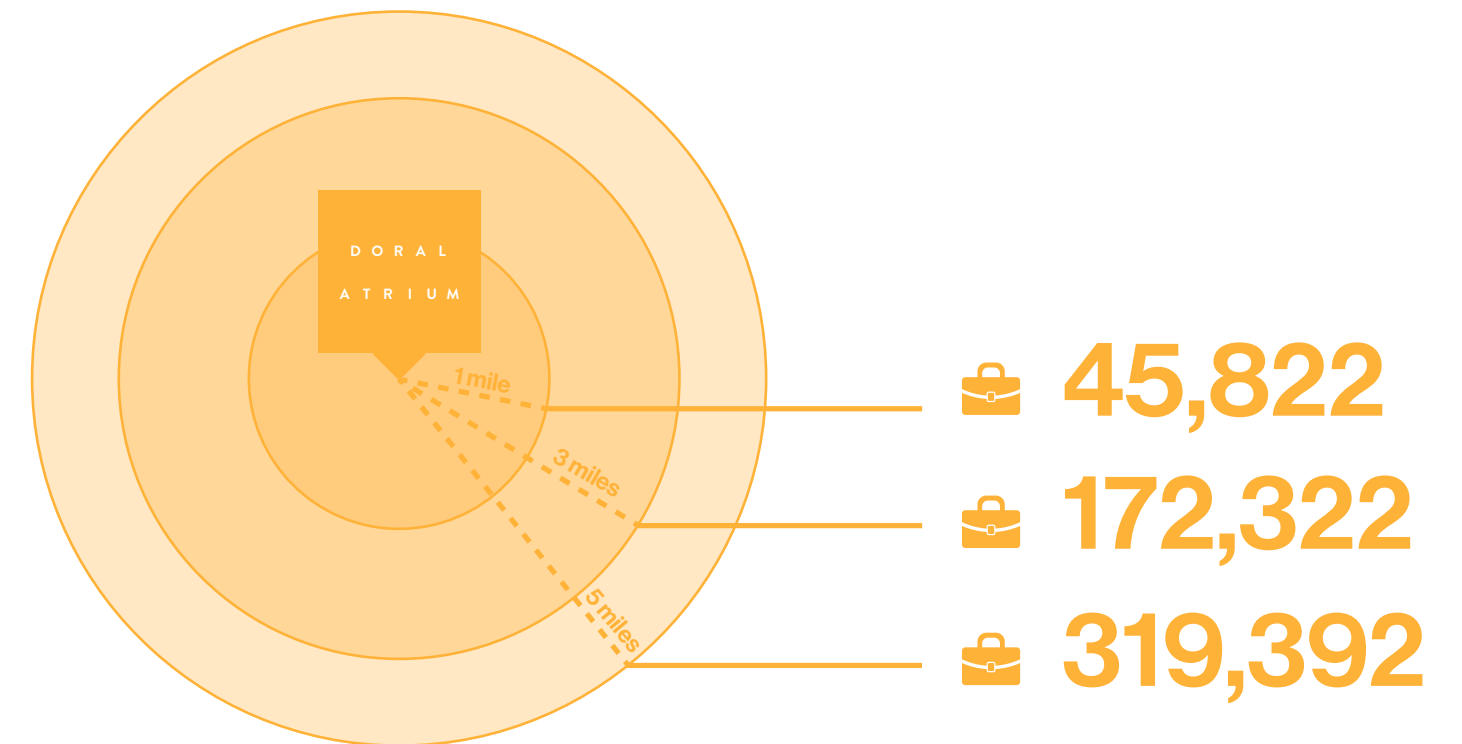


Households

(3-mile radius)



Estimated Total Employees



## Neighborhood

In the late 1950s, real estate pioneer Doris and Alfred Kaskel purchased 2,400 acres of swampland between NW 36 Street and NW 74 Street and from NW 79 Avenue to NW 117 Avenue for about \$49,000 with the intention of building a golf course and hotel. In 1962, the Kaskel's dream came true when they opened a hotel and country club that featured the Blue, Red and Par 3 golf courses. They named it Doral - a combination of Doris and Alfred. Today, the Doral Golf Resort & Spas internationally famous for its golf courses, especially the Blue Monster, and still hosts the PGA Tour Tournament every year.

By the early '80s, Doral started to experience the first spurts of growth, especially from 1983-1985. Younger families started flooding the area but had to travel to purchase even the most basic essentials, because there were no stores - or schools or parks. Although the majority of the original homes were investment properties or second homes, the early fulltime residents believed that the quality of life and the low housing costs far exceeded the lack of amenities and started coming together as a community.

The West Dade Federation of Homeowner Associations was formed in 1989 and a police station was built, higher development standards were implemented, and more lighting, roads and landscaping appeared throughout the area.

Doral, incorporated on January 28, 2003, in one of thirty-four municipalities in Miami-Dade County, Florida. Conveniently located just one mile from Miami International Airport and twelve miles from Downtown Miami, the City is home to approximately 50,213 residents and regularly hosts in excess of 100,000 people who work within the City. The City of Doral occupies a land area of 15 square miles bordered on the west by the Ronald Reagan Turnpike, to the north by the Town of Medley, to the east by the Palmetto Expressway and to the South by the City of Sweetwater.

The City of Doral has come a very long way in a very short time and is attracting positive attention from Fortune 100 corporations, mom-and-pop businesses, young families and retirees. Described as the premier place to live, work and play, the many assets provide for a superior quality of life in an urban center known for its commerce.





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## Team

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### DEVELOPER

#### **Terra**

Terra is an integrated development firm in South Florida focused on creating sustainable, design-oriented communities that enhance neighborhoods and bring people together. Founded in 2001 by father and son Pedro and David Martin, the company has played a significant role in the prosperous transformation of the region. The firm's portfolio

includes luxury high-rises, single family homes, townhouses, retail shopping centers, office space and multifamily apartments, both in urban and suburban areas. Terra's land acquisitions are strategically located throughout South Florida. Each development is a strategic investment in the region, with the impact on individual communities always carefully considered.

### LEASING AGENT

#### **Metro Commercial**

An industry leader in national, full-service, retail real estate brokerage and advisory services, Metro Commercial provides access to a dedicated, specialized team to help solve each project's retail real estate needs, wherever

they're needed. Metro is a landlord-focused retail real estate provider with a 35-year history of established relationships, giving its clients a leading edge in the market. Metro has offices in New Jersey, Pennsylvania, and Florida.

### ARCHITECT

#### **RSP Architectural Partnership**

Beame Architectural Partnership, P.A., based in Coconut Grove, is a full service architecture, planning and interior design firm specializing in the design of retail, entertainment, condominium, office, hospitality, amusement, mixed-use, and aviation facilities.

Established in 1984, the office embodies a partnership of design professionals with individual strengths and diverse capabilities.

## Contact

### **Terra**

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305.416.4556

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### For Leasing

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