

ONE
PARK
SQUARE

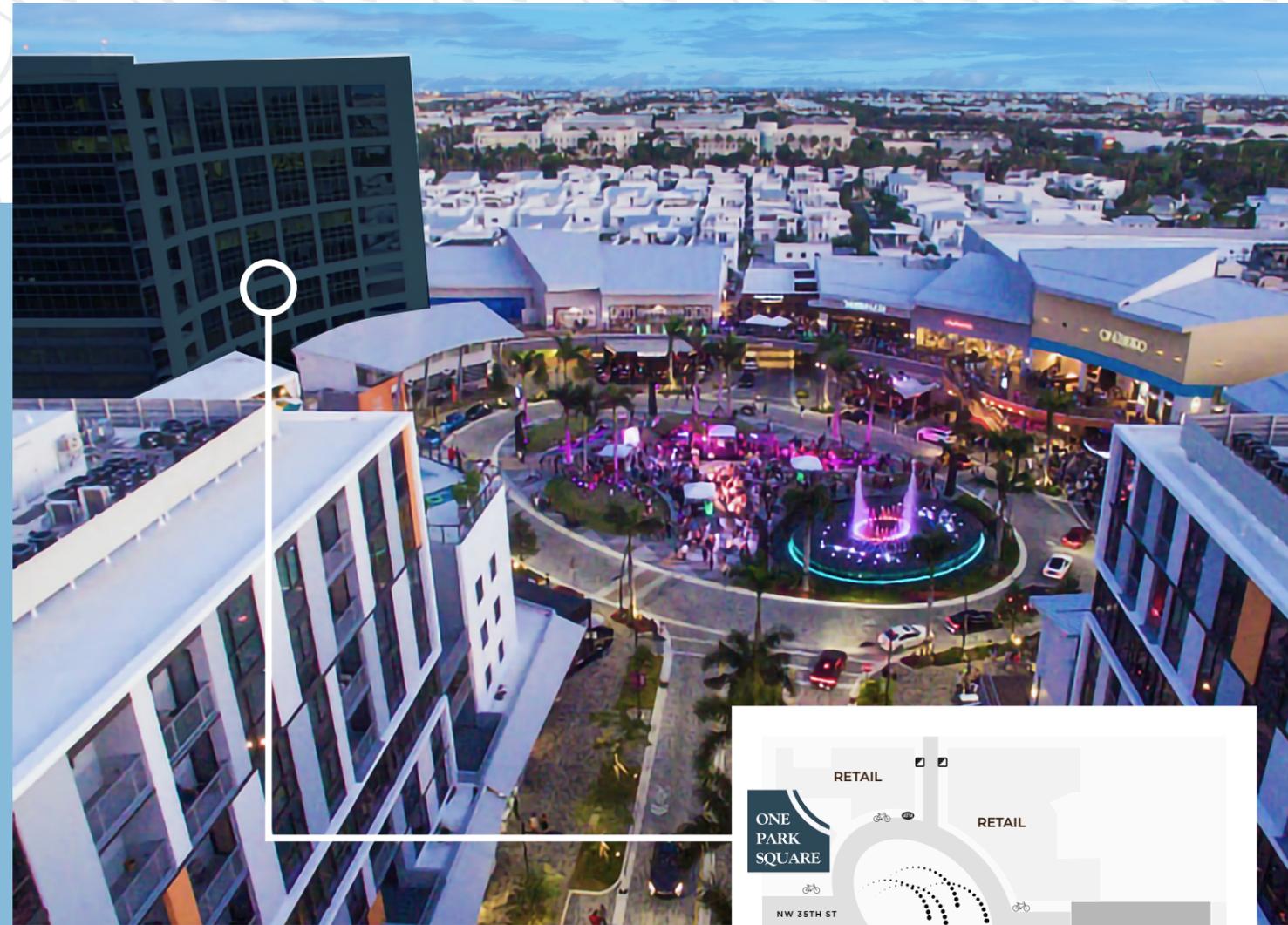
ONE STOP.
ONE PARK SQUARE.

CLASS A OFFICE SPACE
IN THE HEART OF DORAL, FL

3470 NW 82nd Avenue, Doral, FL 33122

ONE CORE LOCATION

ONE PARK SQUARE'S PREMIER OFFICE LOCATION IS ADJACENT TO CITYPLACE DORAL, A LIFESTYLE CENTER THAT FEATURES LUXURY RESIDENCES ALONG WITH SOME OF THE BEST DINING, ENTERTAINMENT, AND RETAIL OPTIONS MIAMI HAS TO OFFER.



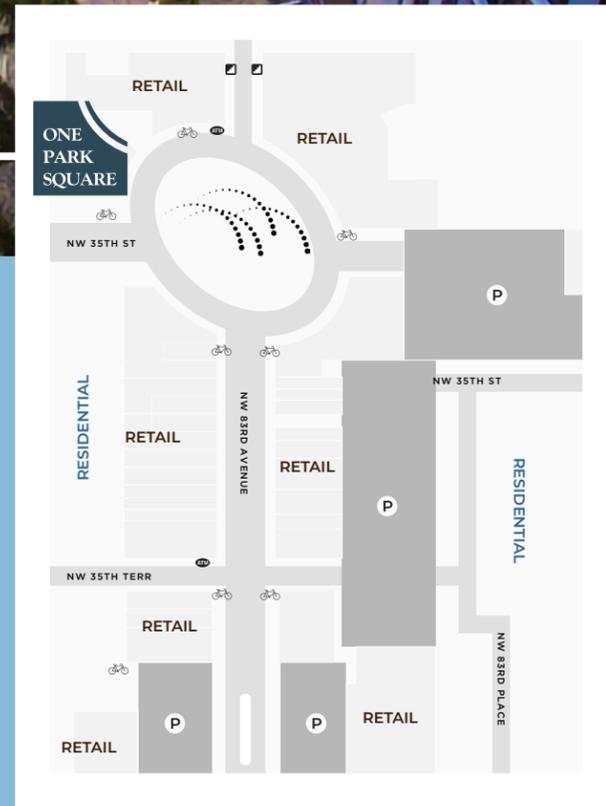
SUVICHE



COOPER'S HAWK



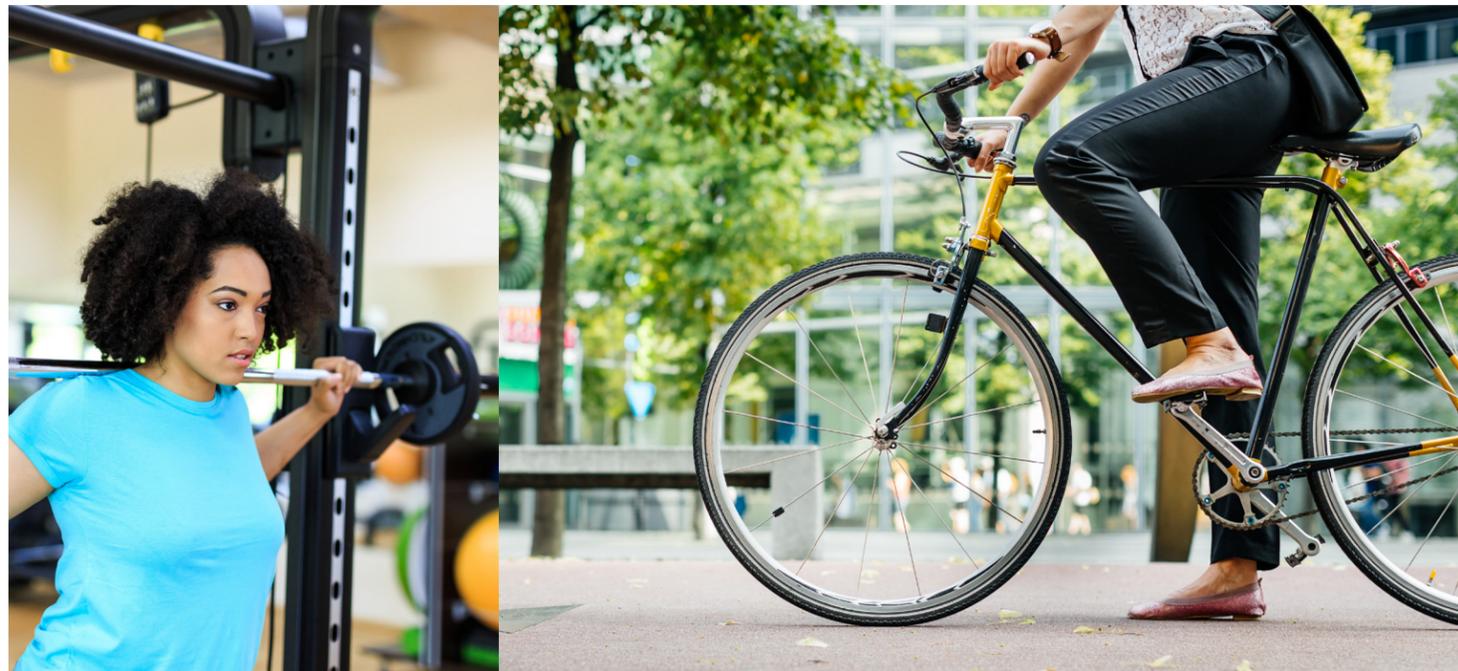
NOVECENTO



IN ONE EPICENTER



UPTOWN ENERGY...MEETS URBAN VITALITY.



100+ food and beverage in a 2-mile radius from One Park Square

 <p>31,686 2026 projected residential units</p>	 <p>\$77,601 avg. household income</p>	 <p>75,699 2021 Doral total population</p>	 <p>20% professional degree</p>
---	--	--	---

MAJOR EMPLOYERS

OVER 150,000 EMPLOYEES COMMUTE TO WORK EVERY DAY TO DORAL. **HOME TO FORTUNE 500 COMPANIES AND GOVERNMENT HEADQUARTERS**



250+ companies have HQs or regional offices in Doral

CITY OF DORAL RECOGNITION

#3 BEST SMALL CITY FOR SMALL BUSINESSES IN THE US BY GO.VERIZON

WINNER OF THE **2021 FUTURE EDGE 50 AWARD** ALONG WITH TOP INDUSTRY LEADERS SUCH AS IBM, ZOOM, INTEL

CERTIFIED AS A **PLATINUM-LEVEL "SMART CITY"** BY WORLD COUNCIL ON CITY DATA

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

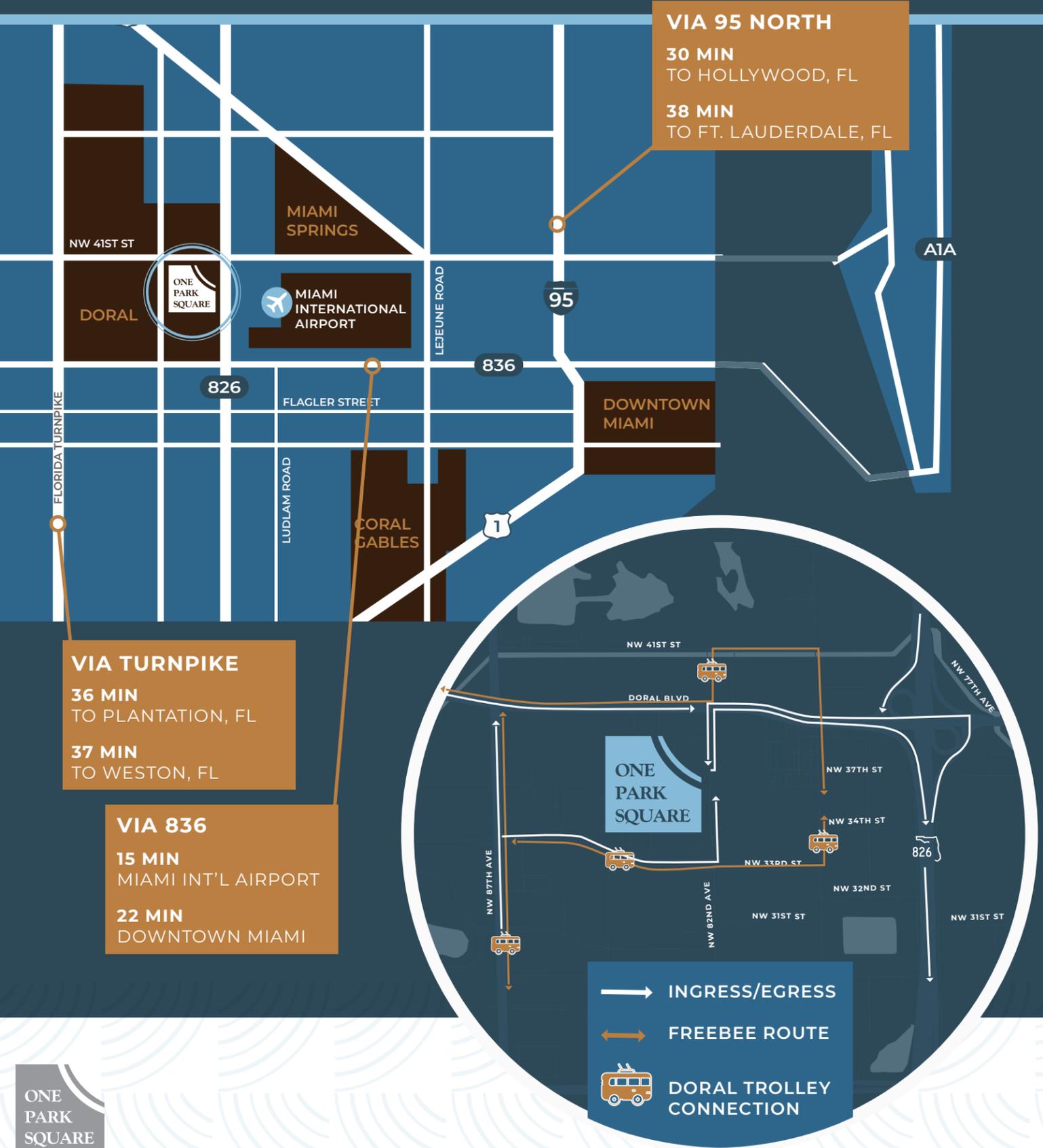
BEST CITY IN FLORIDA FOR BUSINESS START-UPS BY BUSINESSWEEK

#2 OF AMERICA'S TOP 25 TOWNS TO LIVE WELL FOR ITS CULTURAL AMENITIES

PRO-BUSINESS ENVIRONMENTS, AND **HIGHLY EDUCATED WORKFORCE** BY FORBES.COM

96.4% OF RESIDENTS WOULD RECOMMEND DORAL AS A PLACE TO LIVE AND WORK

LOCATED IN ONE CONVERGENCE



WITH CONVENIENT WAYS TO GET AROUND

THE **FREE DORAL TROLLEY** IT'S A GREAT WAY TO TOOL AROUND TOWN, WITH STOPS THAT ALLOW RIDERS TO DINE AT LOCAL RESTAURANTS, SHOP, EXPLORE PARKS AND CONNECT TO THE AREA'S METRORAIL SYSTEM.



THE **FREEBEE** IS A FREE, DOOR-TO-DOOR, ON-DEMAND TRANSPORTATION SERVICE, WITH VEHICLES ARE 100% ELECTRIC AND FREQUENT CONNECTIONS TO THE DORAL TROLLEY.

CITY OF DORAL



90+
daily
commuters



6:1
employee to
resident ratio



39%
population
growth in
8 years



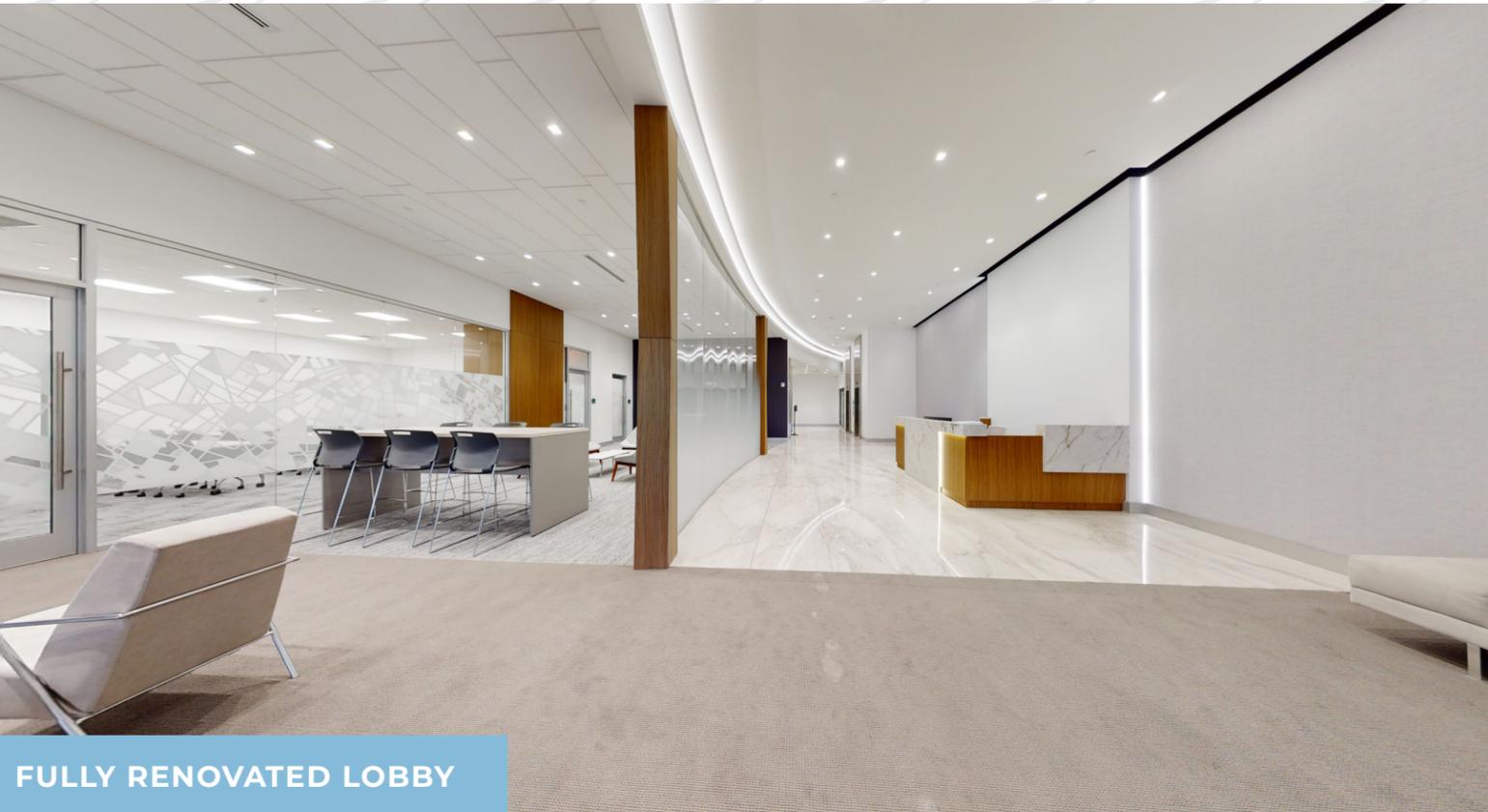
190%
increase in
housing supply
since 2009



DOWNTOWN DORAL

ONE PARK SQUARE

ONE MODERN OFFICE TRANSFORMATION...



FULLY RENOVATED LOBBY



WITH EVERYTHING YOU NEED

ON-SITE MANAGEMENT

COURTESY VALET PARKING



FITNESS CENTER

ELECTRIC VEHICLES CHARGING STATIONS



NEW CONFERENCE FACILITY



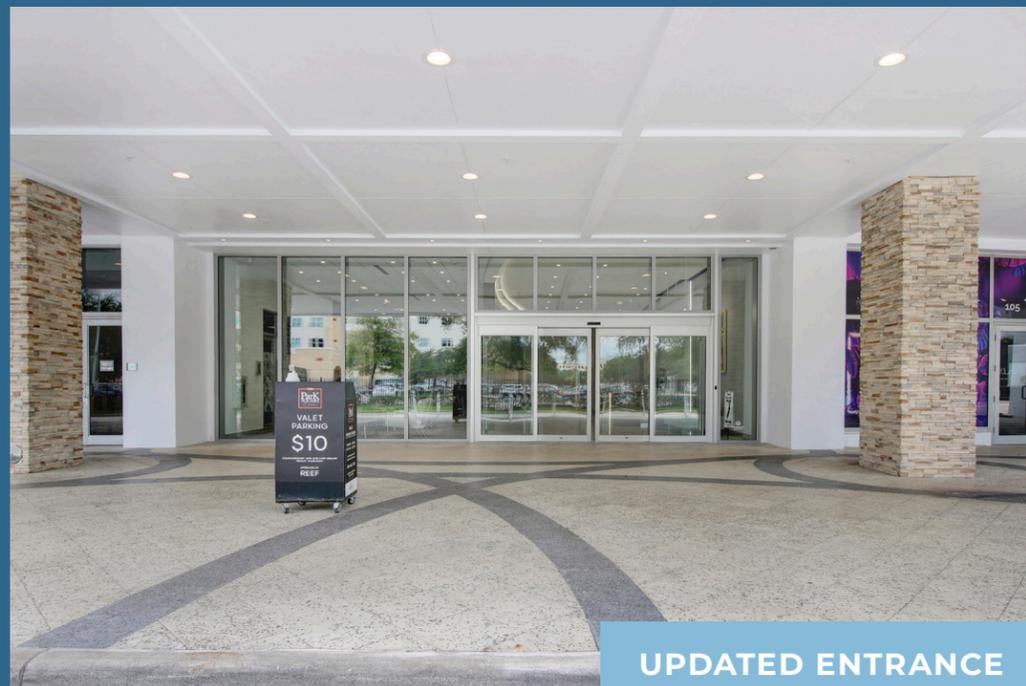
11 STORIES
280,000 SF



SIGNAGE AVAILABLE



AMPLE PARKING



UPDATED ENTRANCE

...THAT'S DELIVERING ONE EXPERIENCE

READY TO OCCUPY SPACE



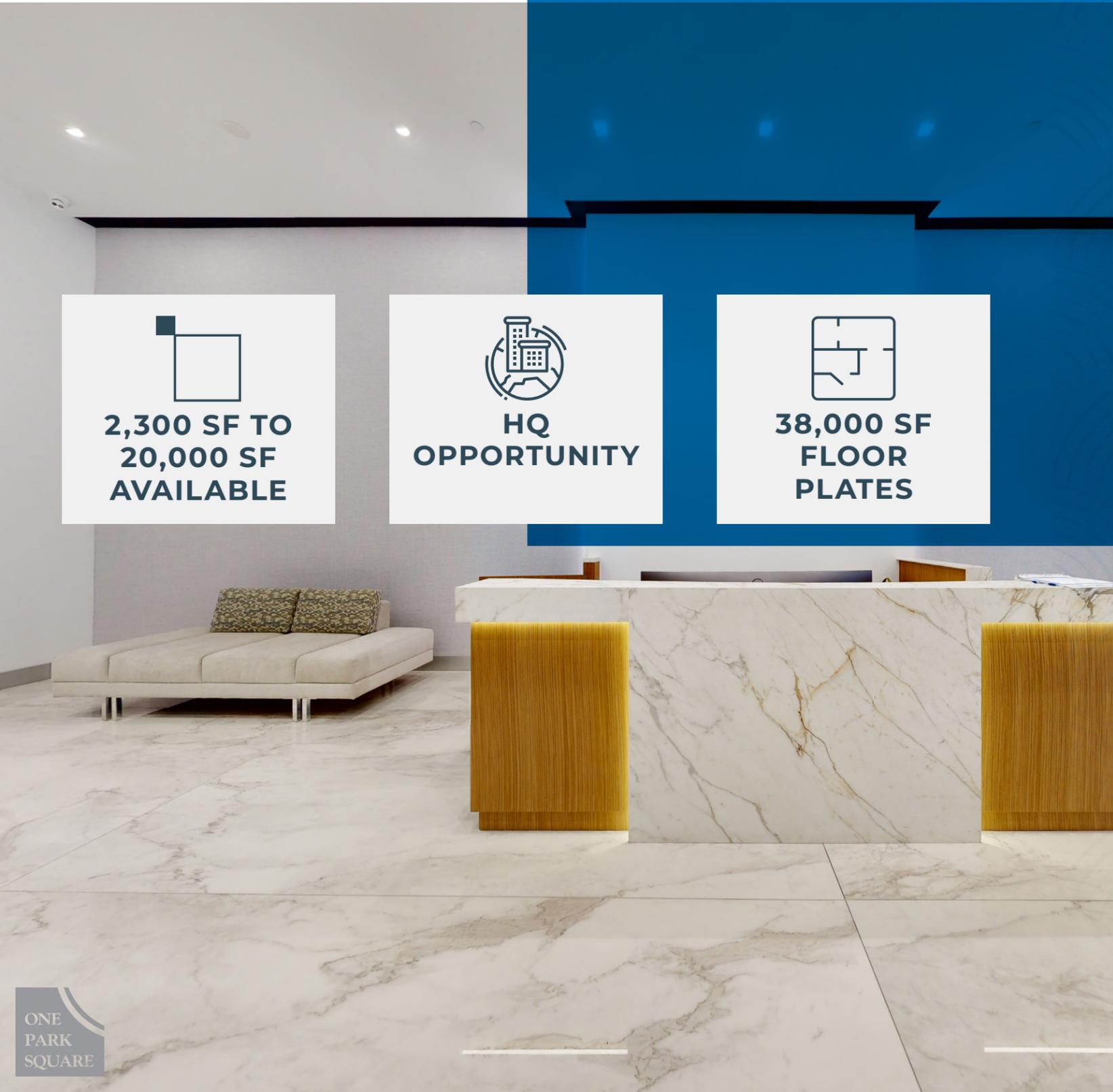
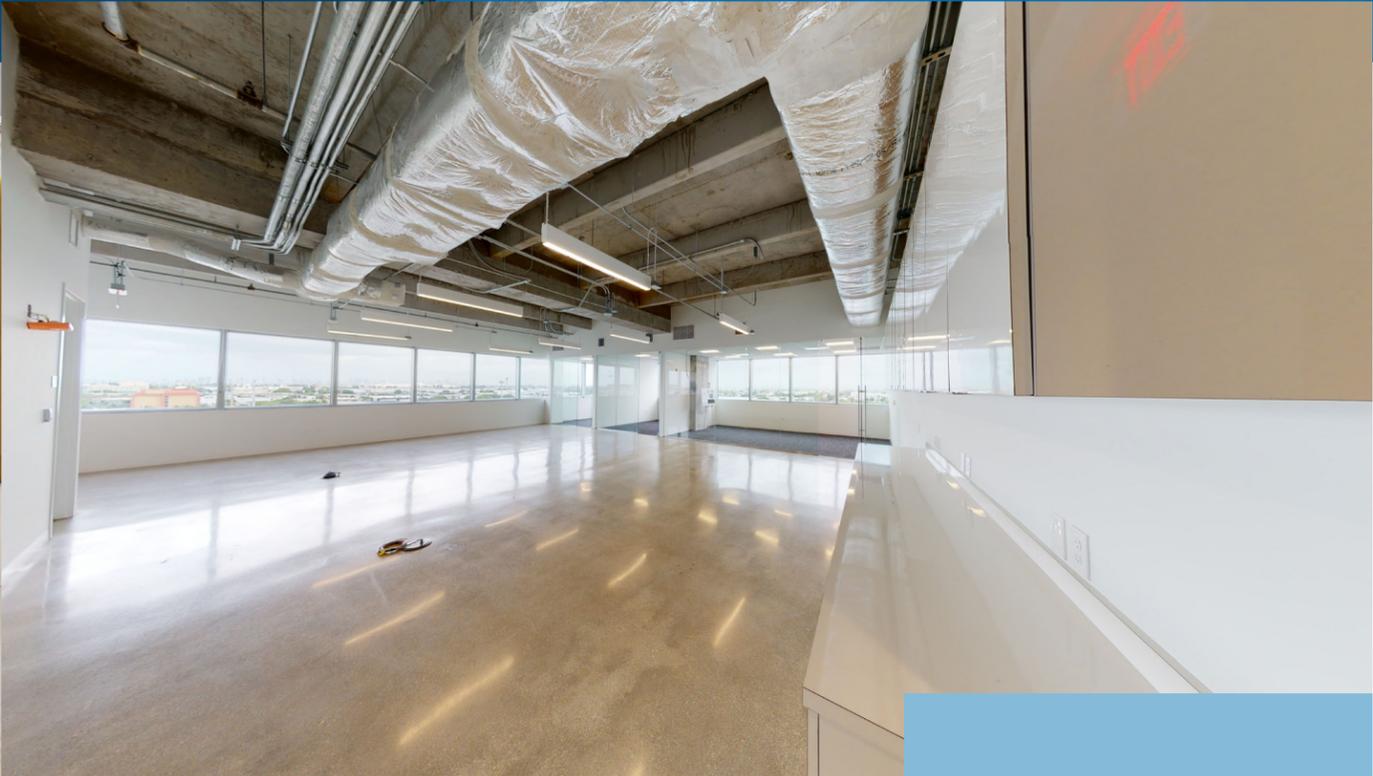
**2,300 SF TO
20,000 SF
AVAILABLE**



**HQ
OPPORTUNITY**



**38,000 SF
FLOOR
PLATES**



ONEPARKSQUARE.COM

QUESTIONS? LET'S CHAT.

Doug Okun

+1 (305) 960-8444
doug.okun@jll.com

Steven Hurwitz

+1 (305) 960-8441
steven.hurwitz@jll.com

Katalin Belauste

+1 (786) 719-6197
katalin.belauste@jll.com

ONE PARK SQUARE
3470 NW 82nd Avenue
Doral, FL 33122

