



D O R A L
A T R I U M

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.

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

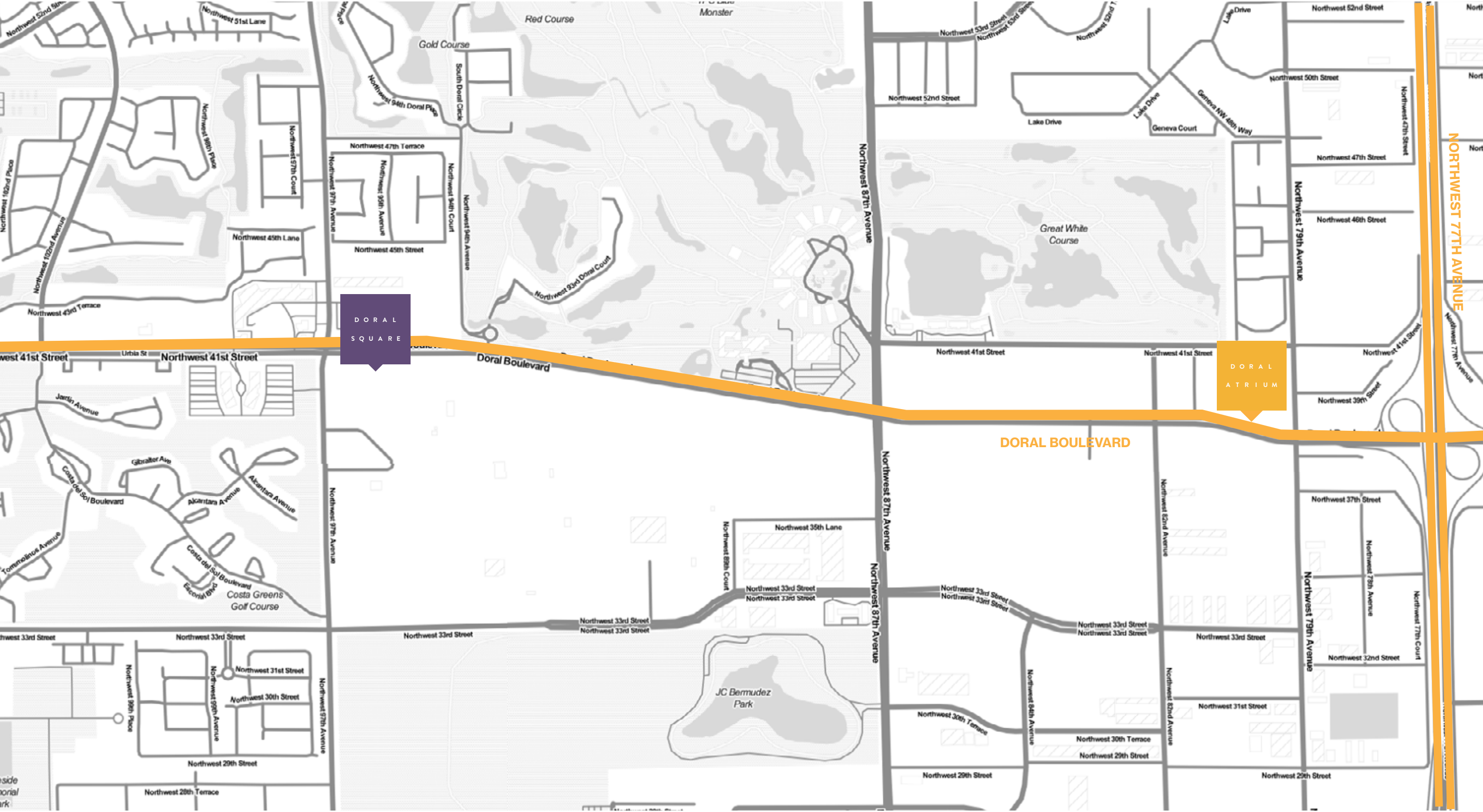


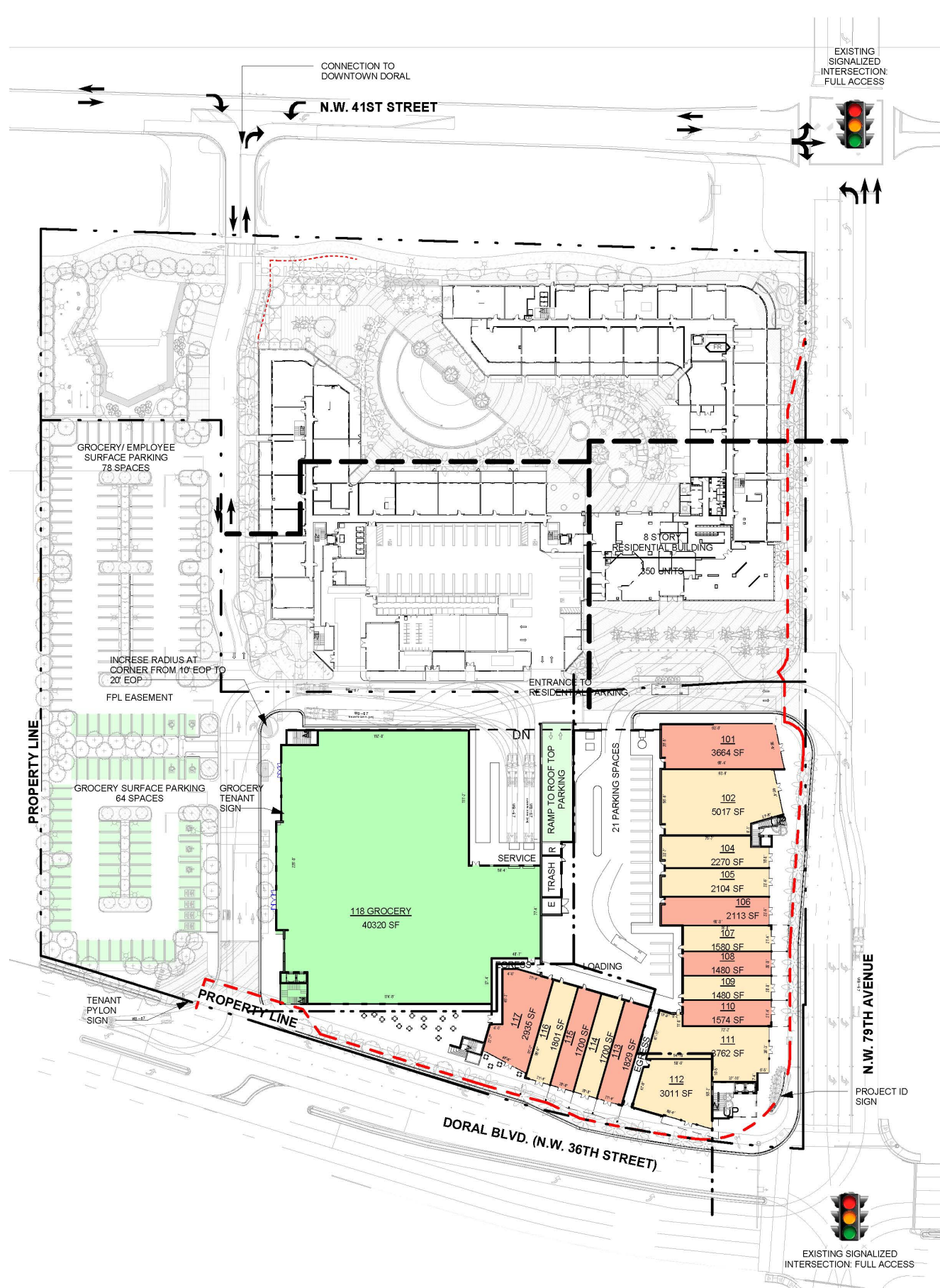
View from 79th Ave.

RSP



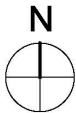
Location Map





GROSS LEASEABLE AREA (GLA)1								
	Name	Use	Area	HVAC	Electrical	Grease	Gas	Plumbing

GROCERY								
	118 GROCERY	GROCERY	40320 SF	TBD	TBD	YES	YES	
Restaurant								
	101	Restaurant	3664 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
	113	Restaurant	1829 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	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
	117	Restaurant	2935 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
Retail								
	102	Retail	5017 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	3762 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
	112	Retail	3011 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
	114	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
	116	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
Grand total			78340 SF					



Description
LEASE PLAN

Sheet No.

EXH-01

Project
Atrium at Doral
NW 36TH ST. & NW
79th AVE
Date
01/27/2021

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





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





Site Plan - Truck One Way Service Diagram



Project
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 NW 36th St & NW
 79th Ave

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Aerial Map







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

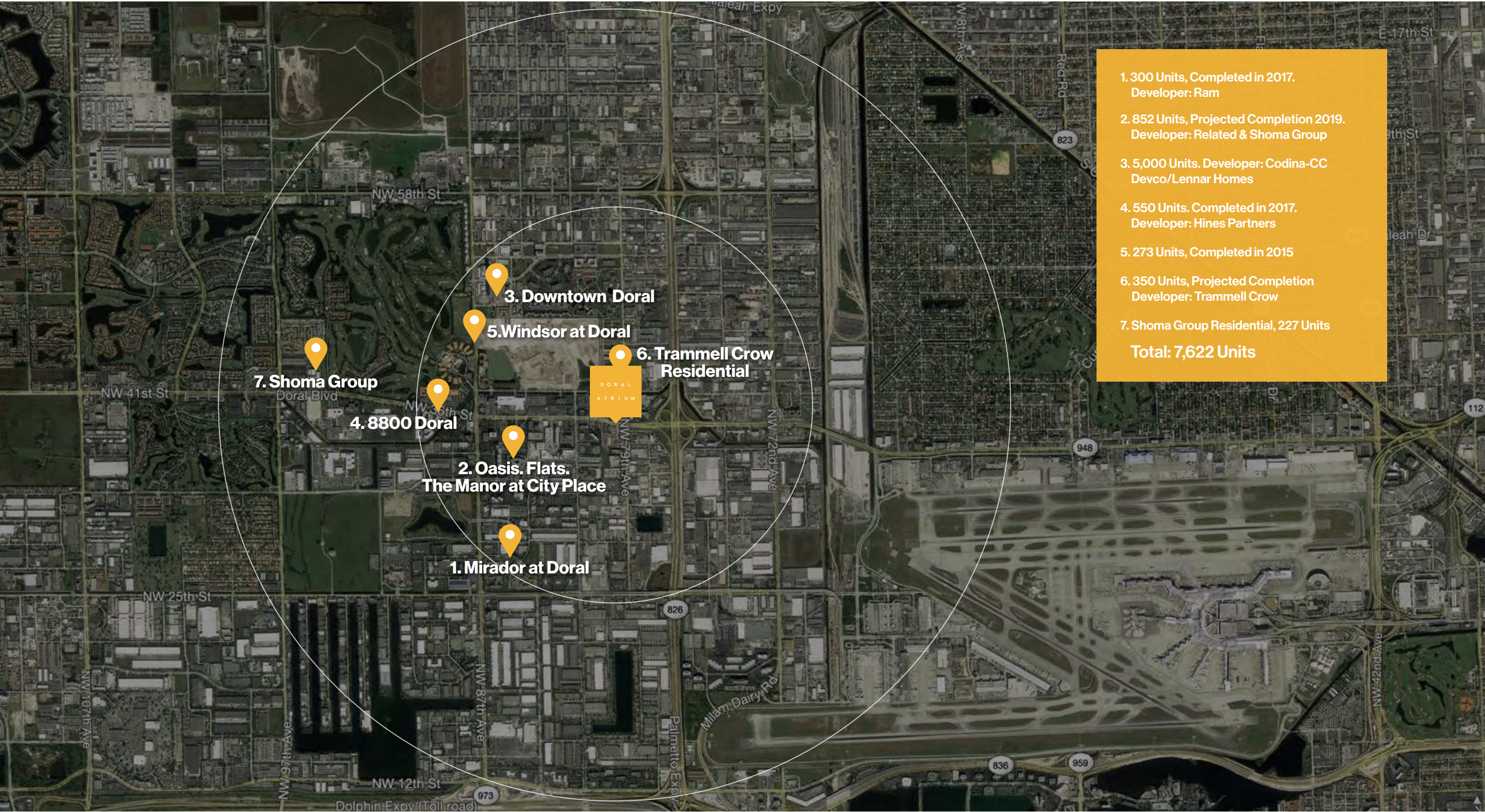


800 Employees

Jackson Hospital West Doral

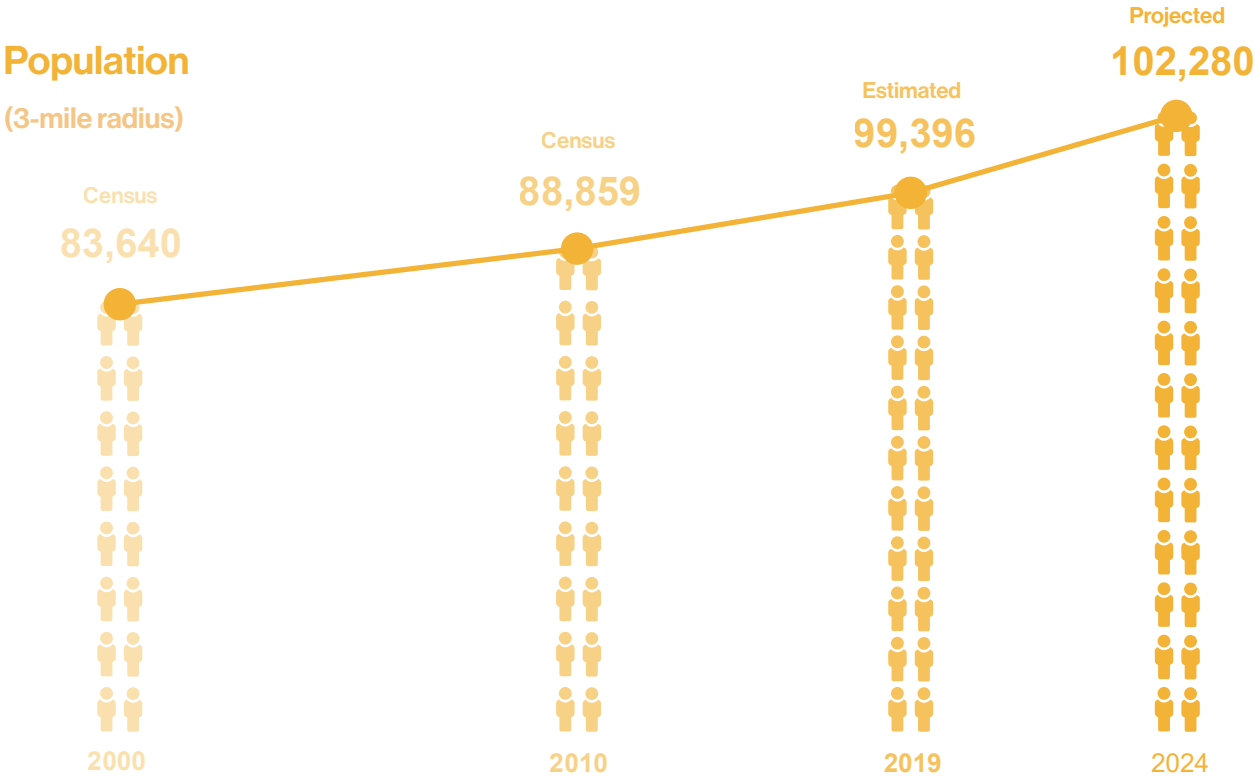


100 Hospital Beds



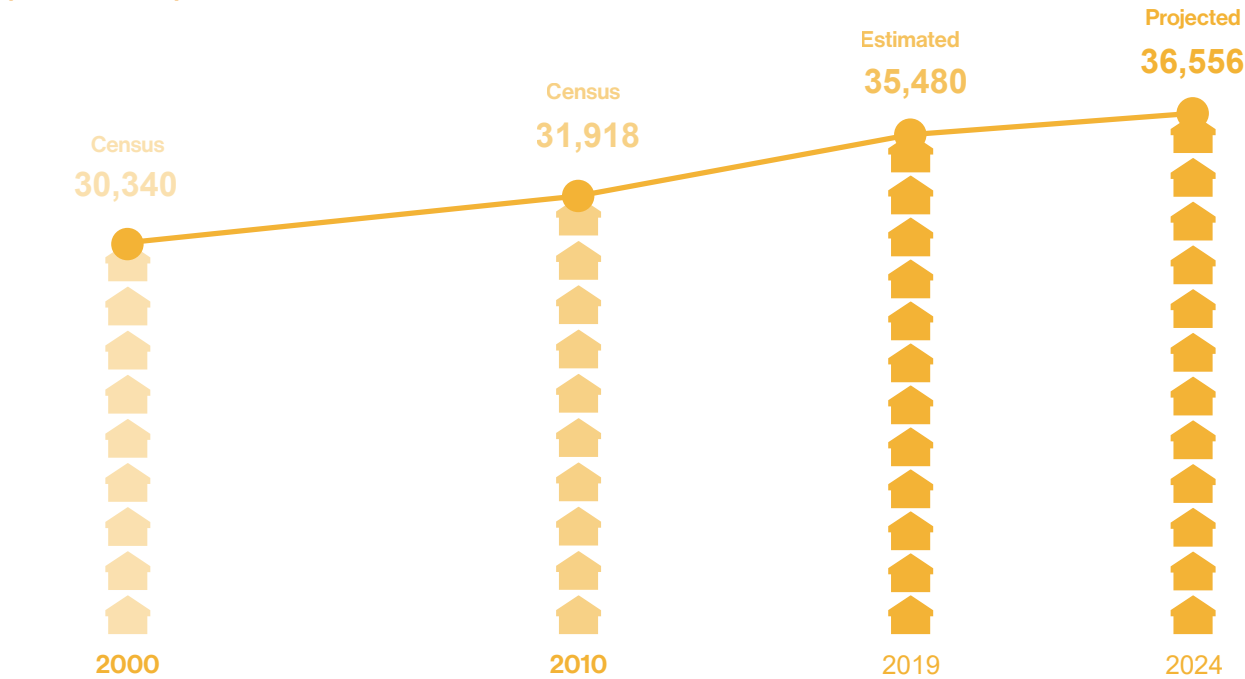
Population

(3-mile radius)

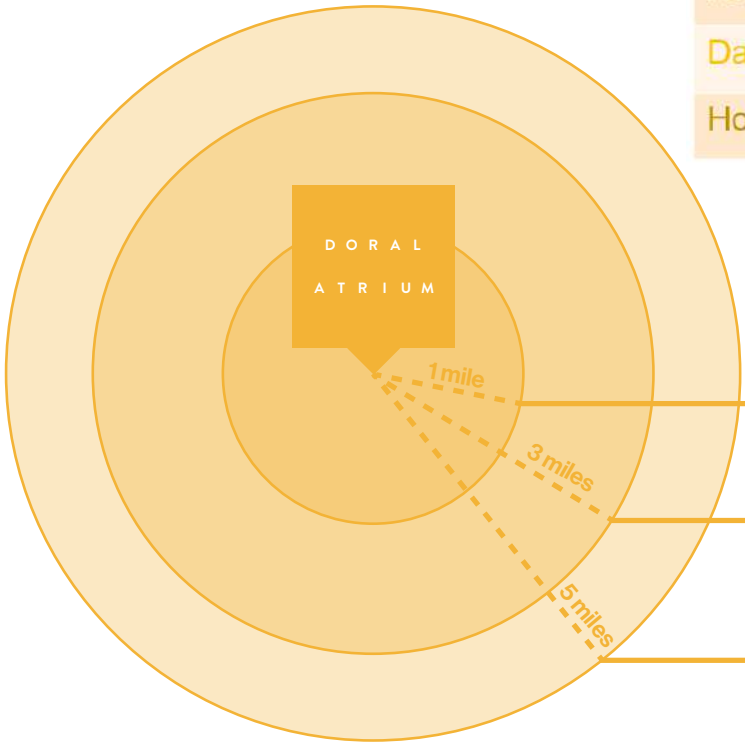


Households

(3-mile radius)



Household Income



2019 Demographics
(3-mile radius)

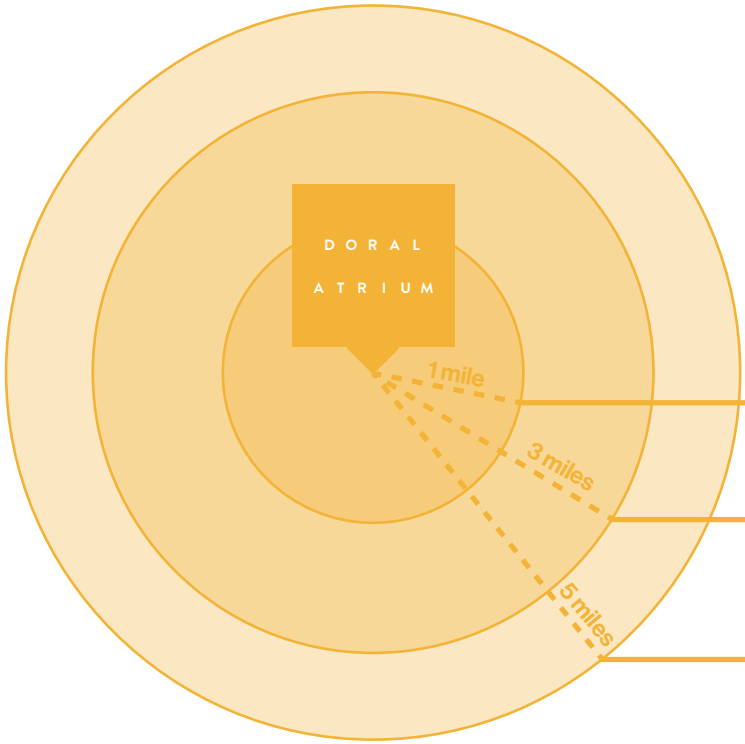
Population	99,393
Average HH Income	\$63,106
Daytime Population	169,158
Households	35,480

Average \$46,122
Median \$48,595

Average \$63,106
Median \$53,762

Average \$60,486
Median \$50,928

Daytime Population



36,885

169,158

319,458

Team

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.

ARCHITECT

Beame 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.

LEASING AGENT

Courtelis Company

With 50 years experience, 2.5 million square feet of shopping center space and over 1500 residential units in Florida, Courtelis Company offers quality locations in a diverse product mix. Courtelis' newest projects in Central Florida, Miami, Ft. Myers, Jacksonville, Naples and Orlando, together with existing centers and residential communities

throughout the state offers tenants a variety of opportunities. The company continues to expand its portfolio with quality new development, as well as renovation of existing properties, construction management, acquisition, and third party property management & leasing.

Contact

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Licensed Real Estate Broker
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305.261.4330

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