

700-790 NW 107TH AVENUE | MIAMI



**REINVENTED**

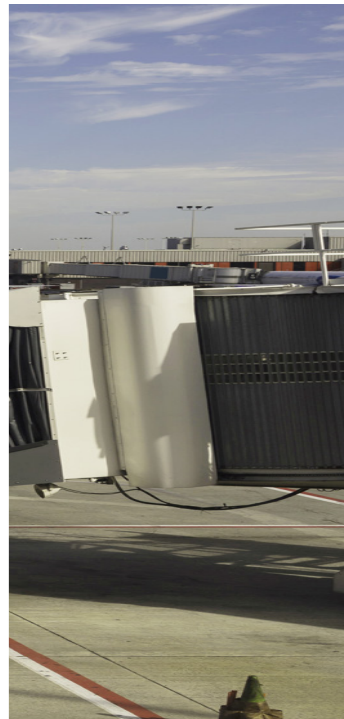
**FLEXIBLE**

**CONNECTED**

ZOOM MIAMI



REINVENTED  
FLEXIBLE  
CONNECTED



# REINVENTED



Update exterior façade, lobby, common areas and restrooms



Renovative café



New elevator controls and cabs



Renovated fitness center

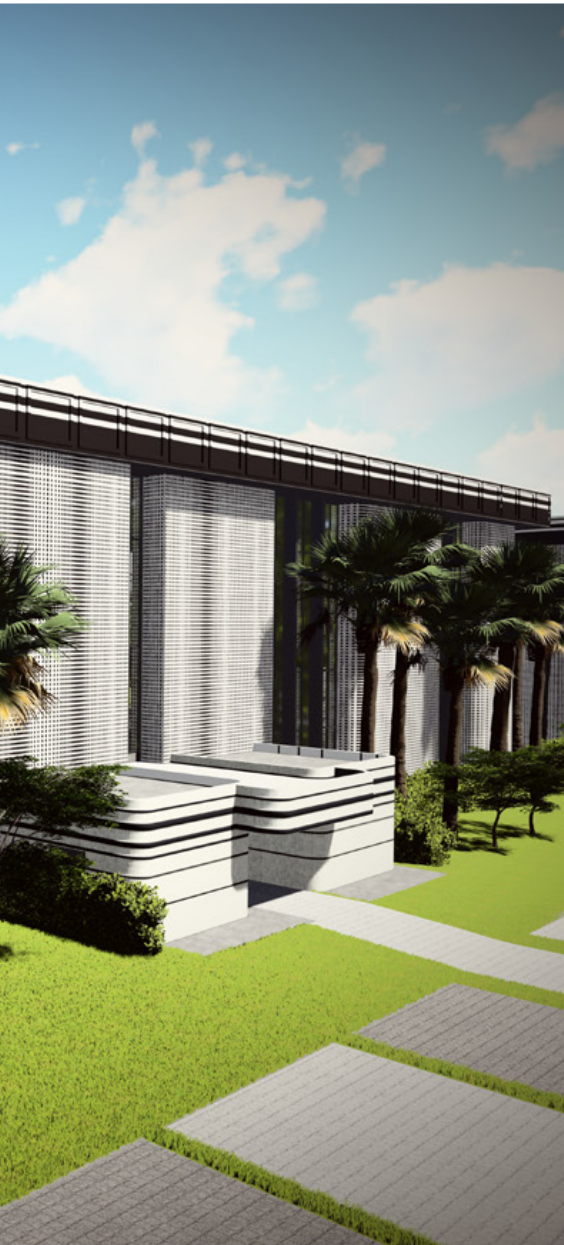


New state of the art conferencing center



HQ signage opportunity





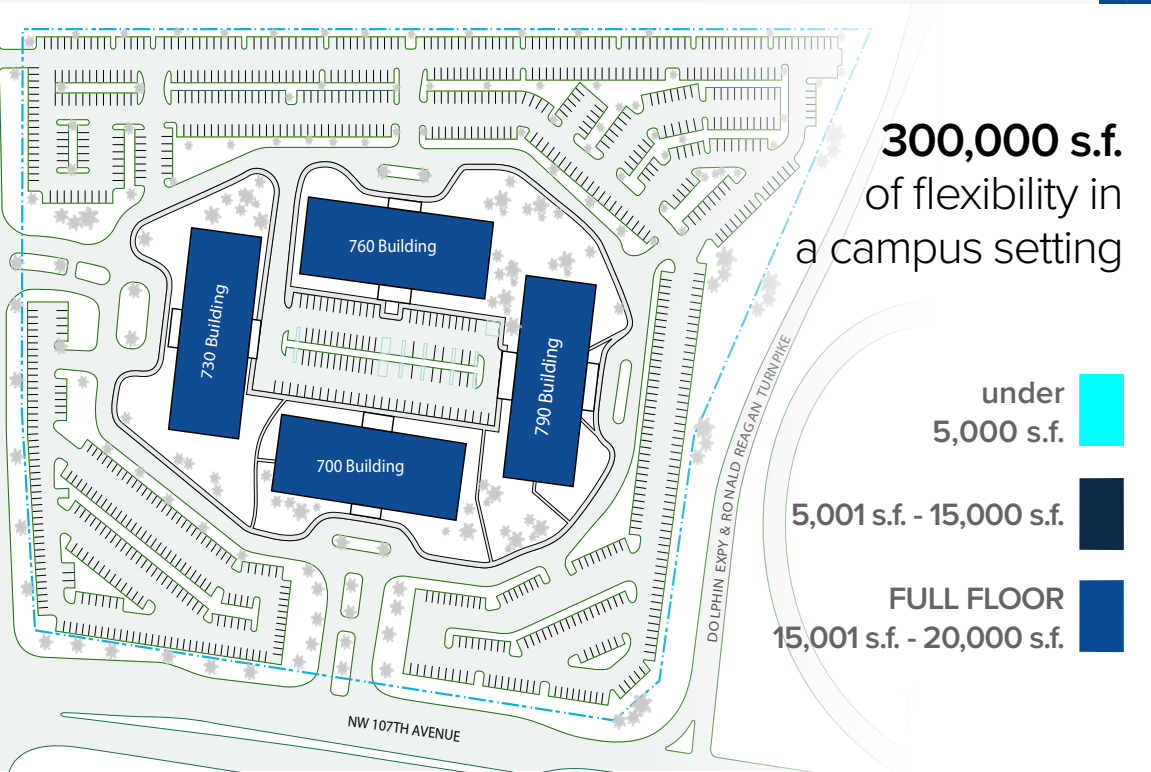
+

Undergoing an unprecedented aesthetic modernization, featuring innovative community-friendly solutions, redesigned central courtyard, and upgraded amenities by incorporating an artfully balanced organic design, which promises to enhance functionality and productivity.

+

The secure, gated, four-building is home to several Fortune 500 companies. The campus caters to large and small business, providing the modern must-haves expected to perform in today's fast-paced environment.

# FLEXIBLE



**700 BUILDING**  
75,730 s.f. total  
75,730 s.f. available

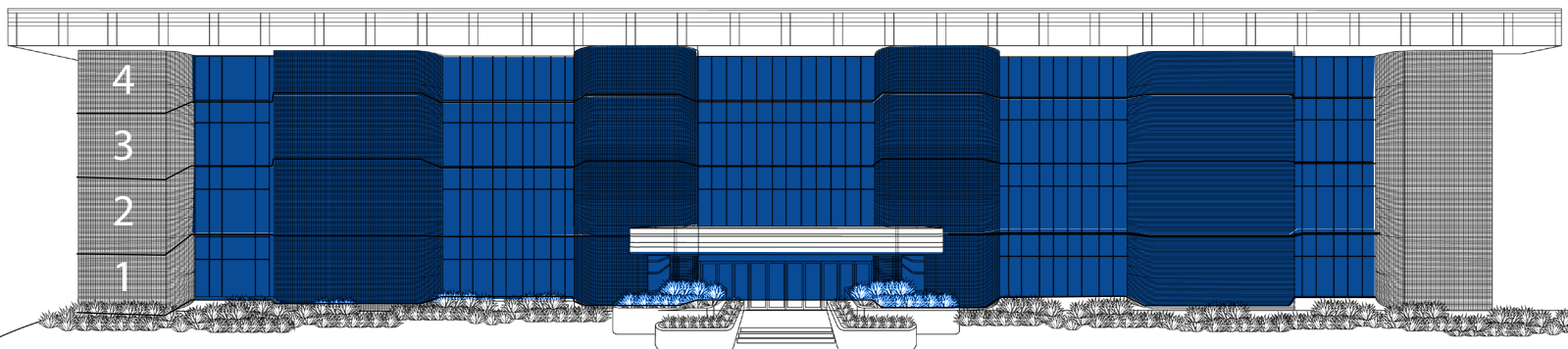
Suite 400: 19,814 s.f.

Suite 300: 19,939 s.f.

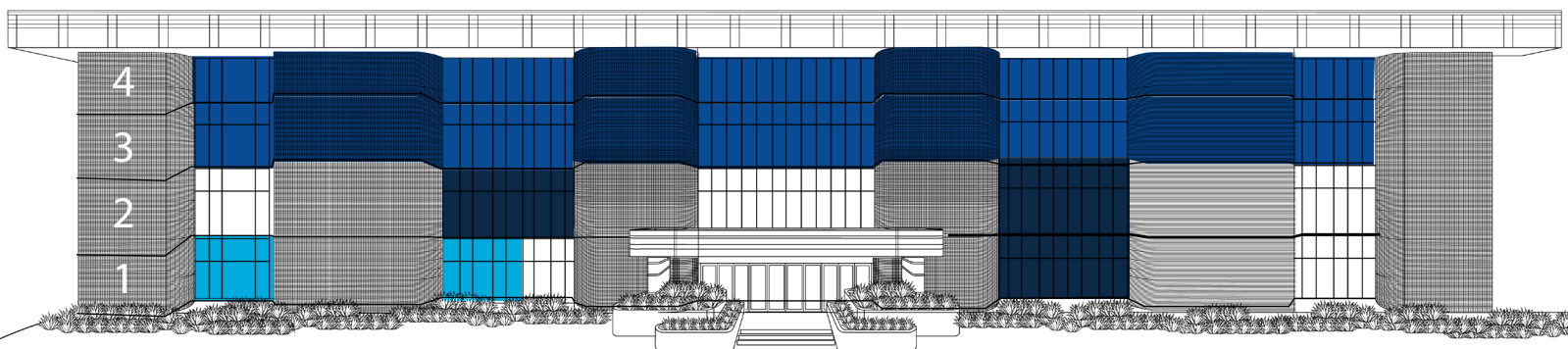
Suite 200: 18,521 s.f.

Suite 100: 17,456 s.f.

700 BUILDING



730 BUILDING



**730 BUILDING**  
**75,582 s.f. total**  
 68,668 s.f. available

**760 BUILDING**  
**73,251 s.f. total**  
 42,301 s.f. available

**790 BUILDING**  
**73,556 s.f. total**  
 52,690 s.f. available

Suite 400: 20,005 s.f.

Suite 400: 20,013 s.f.

Suite 400: 19,847 s.f.

Suite 300: 20,013 s.f.

Suite 300: 15,931 s.f.  
 Suite 330: 1,396 s.f.  
 Suite 340: 1,434 s.f.

Suite 300: 19,847 s.f.

Suite 200: 8,844 s.f.  
 Suite 214: 6,424 s.f.

Suite 208: 1,386 s.f.  
 Suite 211: 679 s.f.

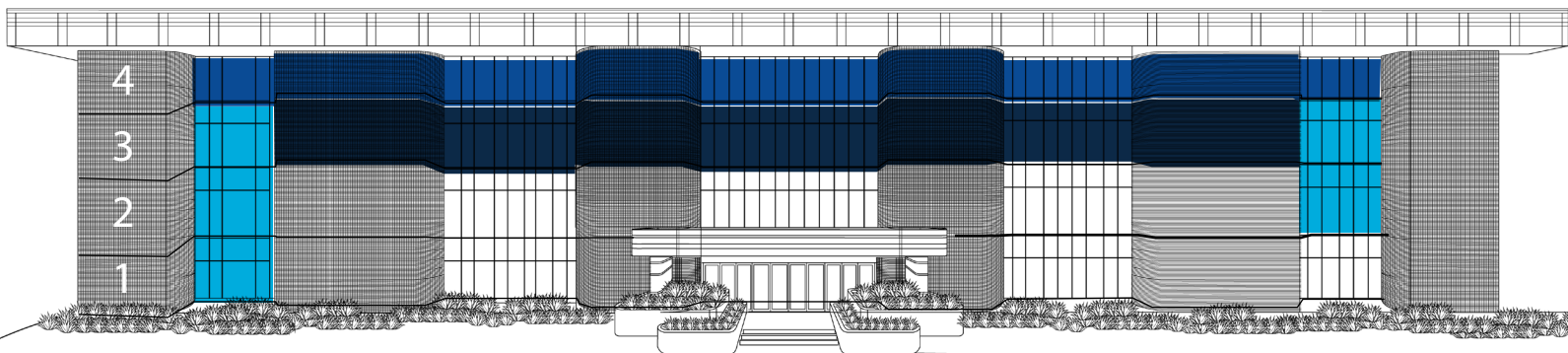
Suite 209: 918 s.f.  
 Suite 210: 2,784 s.f.

Suite 100: 7,466 s.f.  
 Suite 110: 1,548 s.f.  
 Suite 115: 4,368 s.f.

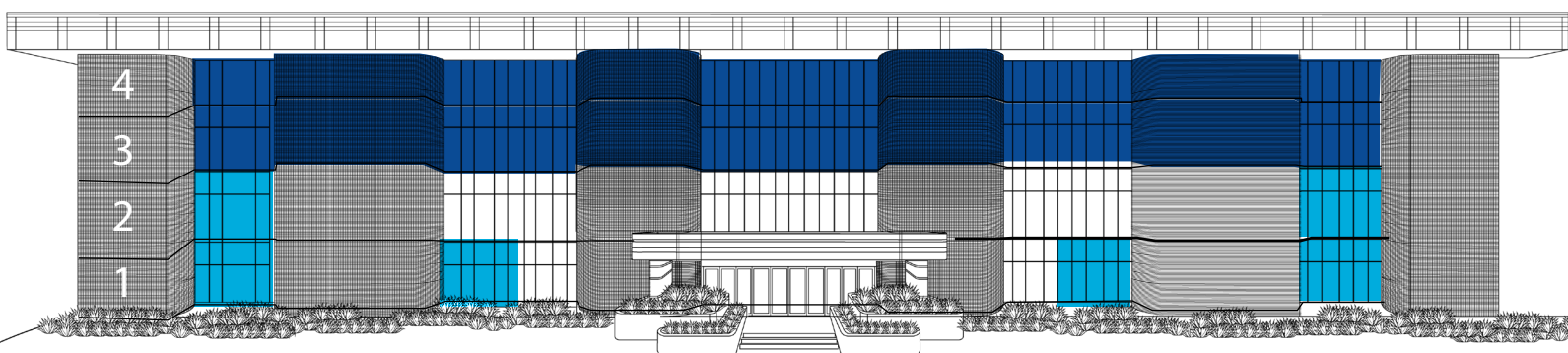
Suite 110: 1,462 s.f.

Suite 102: 1,899 s.f.  
 Suite 107: 1,232 s.f.  
 Suite 110: 4,627 s.f.  
 Suite 115: 1,536 s.f.

**760 BUILDING**



**790 BUILDING**



# CONNECTED

To South Florida and the world:

 **5.4 miles** to Miami Int'l Airport

 **1.9 miles** to Florida's Turnpike

 **3.6 miles** to State Road 826

 **<1 mile** to State Road 836





**46M**  
Annual passengers at  
Miami Int'l Airport



**100+**  
Restaurants in  
the immediate area



**±236.5K**  
Total employees  
within 5 miles

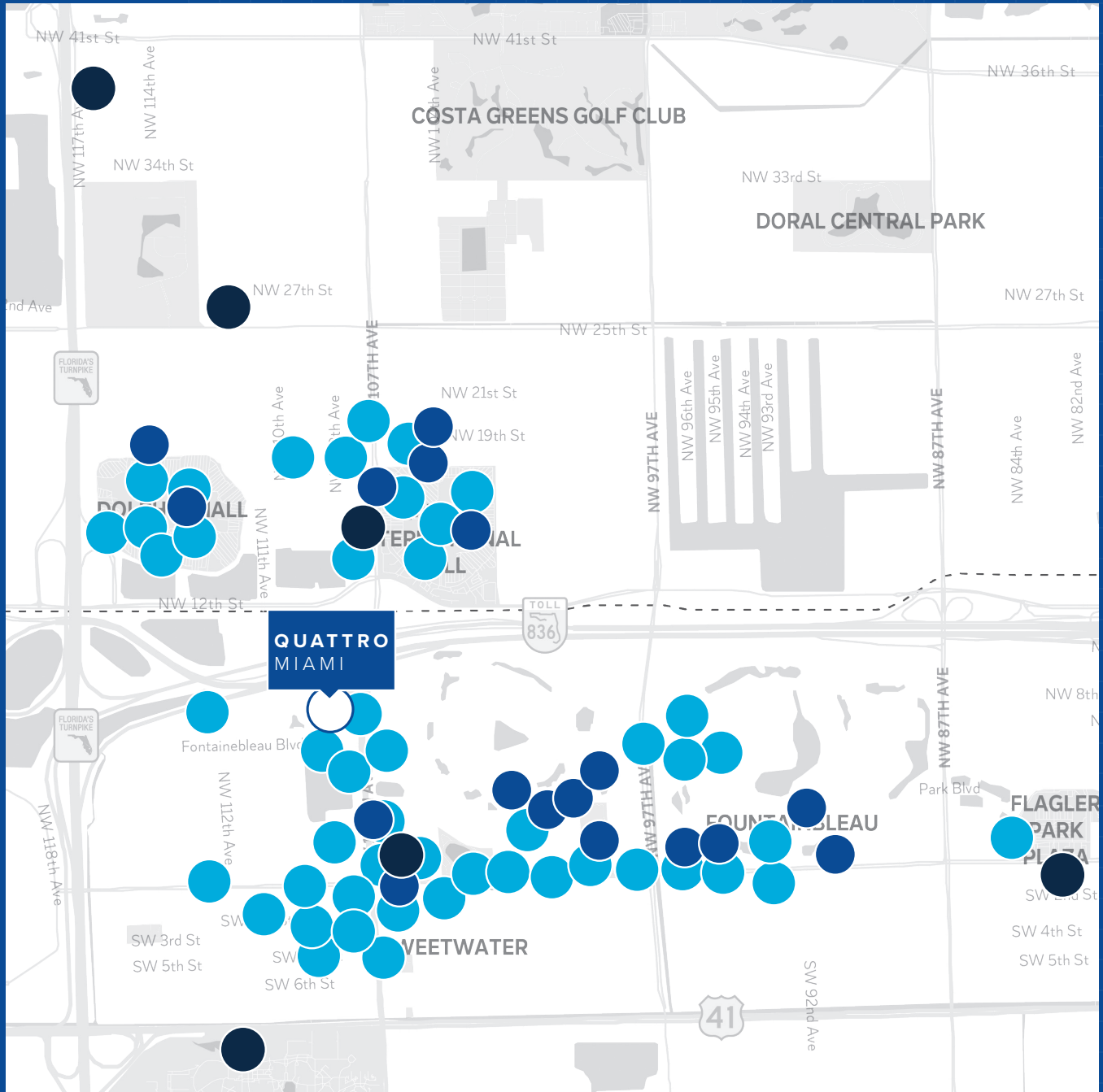


**2**  
Major malls in  
the immediate area



# CONNECTED

To South Florida and the world:





## ● COLLEGES/UNIVERSITIES

Florida International University	Miami-Dade College - West
ICPS	Campus
Doral College	CBT College

## ● MAJOR RETAILERS

Best Buy	Miami International Mall	Target
Dolphin Mall	Ross	Walmart
IKEA	T.J. Maxx	

## ● DINING

Cabo Flats	Kings BBQ	Pollo Tropical
Carrabba's Italian Grill	La Carreta	Pronto Pizza
Charley's Philly Steaks	La Esquinita Habanera	Rinconcito Cubano
Chick-fil-A	La Nonna Italian	Royal Thai Food
Chipotle	Madroño	Sabor A Colombia
Denny's	Moe's Southwest Grill	Subway
Don Pan	P.F. Chang's	The Cheesecake Factory
Fritanga Monimbo	Panera Bread	Habit Burger Grill
Fuddruckers	Pieology Pizzeria	The Knife
Healthy Delights	Pincho Factory	Vegan & Juice
Johnny Rockets	Jardines de Confucio	