

# Office Space For Sublease Thru 10/31/2023

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**8400 NW 36th Street**  
**Miami, FL**  
**7,366 SF Available**

Colliers International South Florida, LLC is pleased to present this plug n play sublease opportunity at the Doral Concourse, a 630,000 square foot office park complimented by an on-site hotel and numerous restaurants. Property includes granite finishes in the lobby, two parking garage elevators and a back-up generator. Nearby amenities include retail, restaurants and close proximity to commuter rail and Miami International Airport.

# 8400 NW 36th Street, Miami, FL

## LOCATION & AMENITIES

Doral Concourse is located directly across from the Doral Golf Course & Conference Center. Per the City of Doral, the "Doral ranks 51st in Top 100 Places to live and launch a business in the United States by CNNMoney.com."

- Class A Office built in 2001
- Two parking garage elevators
- Emergency power generator
- Five fiber optic providers with three back-up generators
- Shuttle service available to Miami International Airport via Westside Holiday Inn

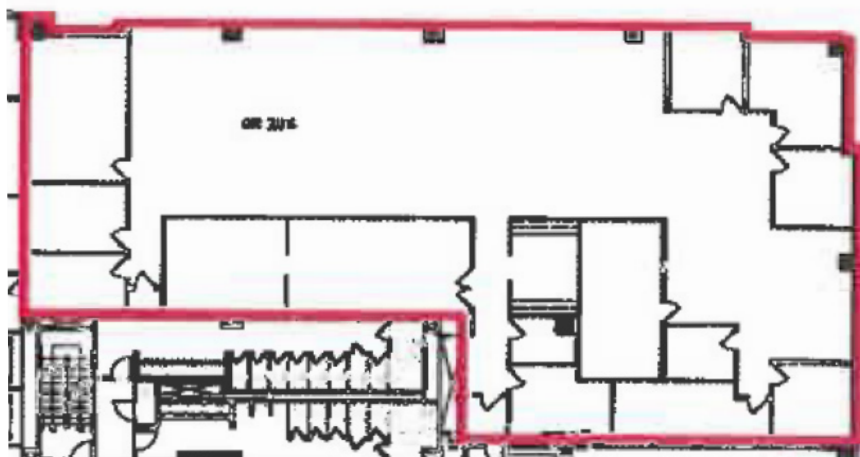
## AVAILABILITY

Suite	Available Space (SF)	Rate (per SF)
260	7,366	\$32.50

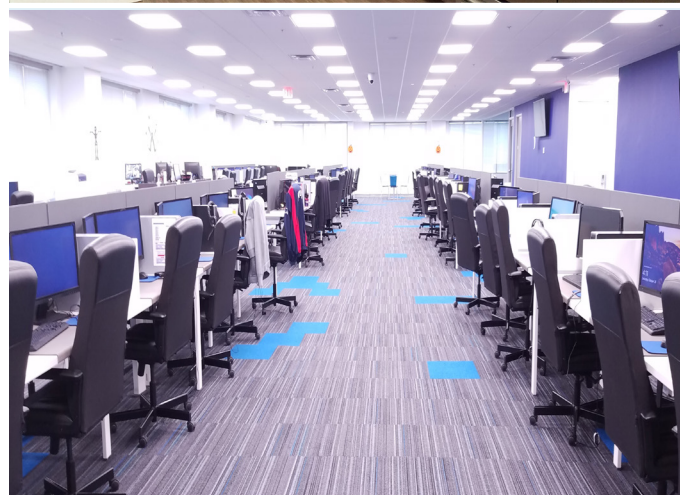
**\*Note: Sublease expires 10/31/2023**

- Furniture negotiable
- Upgraded finishes
- ±90 workstations
- Available within 60 days

## TYPICAL FLOOR PLAN



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