

Doral Costa Office Park

9850 NW 41st St, Ste 180 | Doral, FL 33178

Sub-Lease term through January 2031
Plug and Play Turn-Key Office — Fully Furnished



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Property Highlights

Doral Costa Office Park

9850 NW 41st St | Doral, FL 33178

±2,270 SF

Space Available

4.00/1,000 SF

Parking Ratio

4

Stories

O-3 (Professional and Medical Offices)

Zoning

35-3029-107-0030

APN

Class A Office

Class

±133,117 SF

RBA

±7.54 AC

Lot Size

2006

Year Built

\$30.96 PSF/YR

Base Rent

\$8,552.82

Total Monthly Cost

**3% Increase Per Year,
Beginning Nov. 1st 2027**

Rent Escalation

Estimated at \$1,232.23/MO

CAMs

\$666.28/MO

Taxes

\$199.68/MO

Insurance

\$598.03/MO

Utilities



Property Highlights

Leasing Highlights

- ±2,270 SF of fully furnished, plug-and-play office space
- Professional setting within Doral Costa Office Park
- Convenient access to Florida's Turnpike, SR 826, and SR 836
- Accessible to Miami International Airport
- Walkable dining, banking, and everyday services
- Near Downtown Doral, The Doral Yard, and Trump National Doral
- Sublease term through January 31, 2031
- Retail development under construction in front of office building on 41st Street



Interior Photos





Publix
SUBWAY
FIVE GUYS
Chick-fil-A
BANK OF AMERICA
WALGREENS

Baptist Health
±15 Beds | ±180 Employees

UHealth
UNIVERSITY OF MIAMI HEALTH SYSTEM
±15 Beds | ±180 Employees

NW 41st St ± 43,000 VPD

Subject Property

Trump Miami Doral
Golf Course

Downtown Doral

Under Construction
WHOLE FOODS MARKET

Costa Del Sol
Golf Course

Residence Inn
Marriott

The DORAL YARD
Limonecello
BAIRES Grill
Poke Kai
YIP
NEGRONI
BULLA

Dolphin Mall
Nike
The Cheesecake Factory
HomeGoods
P.F. CHANG'S
SEPHORA
ALDO
H&M
Ralph Lauren
Burlington
Starbucks
Old Navy

aloft
HOTELS

EINSTEIN BROS BAKERY
SMOOTHIE KING
La Boulangerie

Doral Central Park
±1.5 Miles Away

Miami International Mall
★ **macy's**
JCPenney
LENSCRAFTERS
EXPRESS
BJ's RESTAURANT BREWHOUSE
Bath & Body Works
THE CHILDREN'S PLACE

Walmart Supercenter
sam's club
Red Lobster
McDonald's
LONGHORN STEAKHOUSE
Pollo Tropical

Google Earth

836 ± 122,000 VPD

± 226,000 VPD
826

DORAL, FL

±17 Miles From Downtown Miami

Doral is one of South Florida's most dynamic and fastest-growing cities, recognized for its strategic location, world-class infrastructure, and business-friendly environment. Situated just 17 miles from Downtown Miami and minutes from Miami International Airport, Doral offers exceptional connectivity to Latin America and global markets, making it a premier destination for corporate headquarters, logistics, and professional services. As a hub for international business, Doral is home to more than 7,000 companies, including a strong presence of multinational corporations, trade, and technology firms. The city's modern Class A office product, master-planned development, and proximity to major transportation corridors—including Florida's Turnpike, Palmetto Expressway (SR 826), and Dolphin Expressway (SR 836)—continue to attract businesses and residents alike.

With top-rated schools, a high quality of life, vibrant retail and dining options at CityPlace Doral and Downtown Doral, and abundant parks and recreation, Doral offers a desirable live, work, and play environment. Its strong demographics, continued population growth, and diverse economy position Doral as one of the most sought-after submarkets in the Miami MSA.

MARKET OVERVIEW



\$110,395 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

35,758 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

92,347 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$2.5B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY

Miami, FL MSA

Miami is one of the nation's most active retail markets, supported by a large resident population, significant international tourism, and its role as the economic gateway to Latin America. The market benefits from year-round visitor activity, strong household incomes, and residential and mixed-use development across the metro. Demand comes

from a diverse consumer base that includes local residents, business travelers, international visitors, and seasonal residents, creating opportunities for luxury, experiential, dining, and neighborhood retail concepts. Job creation and private investment support retail spending and tenant demand throughout the region.

2.83M+

Total Population

28.3M+

Annual Visitors

\$22.7B

Annual Visitor Spending

Source: Greater Miami Convention & Visitors Bureau, CoStar Group | 2025 Dataset



Employment

Miami is one of the largest employment centers in the Southeast and serves as a major gateway for international business, trade, tourism, finance, healthcare, logistics, and professional services. The region benefits from strong population growth, corporate relocations, and its position as the primary business hub connecting the United States with Latin America and the Caribbean. Miami's diverse economy, global connectivity, and expanding workforce support long-term job growth and economic investment throughout the metropolitan area.

1,340,000+
Total Employment

18 Fortune 500
Headquarters in Miami

Major Job Expansions & Corporate Investment

Miami International Airport
\$7B+ improvement plan to
modernize & expand capacity

Miami Worldcenter
\$6B+, 27 AC mixed-use
development in Downtown

Royal Caribbean Group
Opened a 350K+ SF global
headquarters campus

Source: U.S. Bureau of Labor Statistics, Miami-Dade Beacon Council, Fortune, Miami-Dade County, Miami Worldcenter, Miami International Airport, Company Reports & Press Releases | **2025 Dataset**

Top Employers

Largest
Regional
Employer



**Baptist
Health**

30,000+
Employees

Miami-Dade County

30,000+ Employees

University of Miami

18,000+ Employees

American Airlines

14,500+ Employees

Jackson Health System

14,000+ Employees

Publix Super Markets

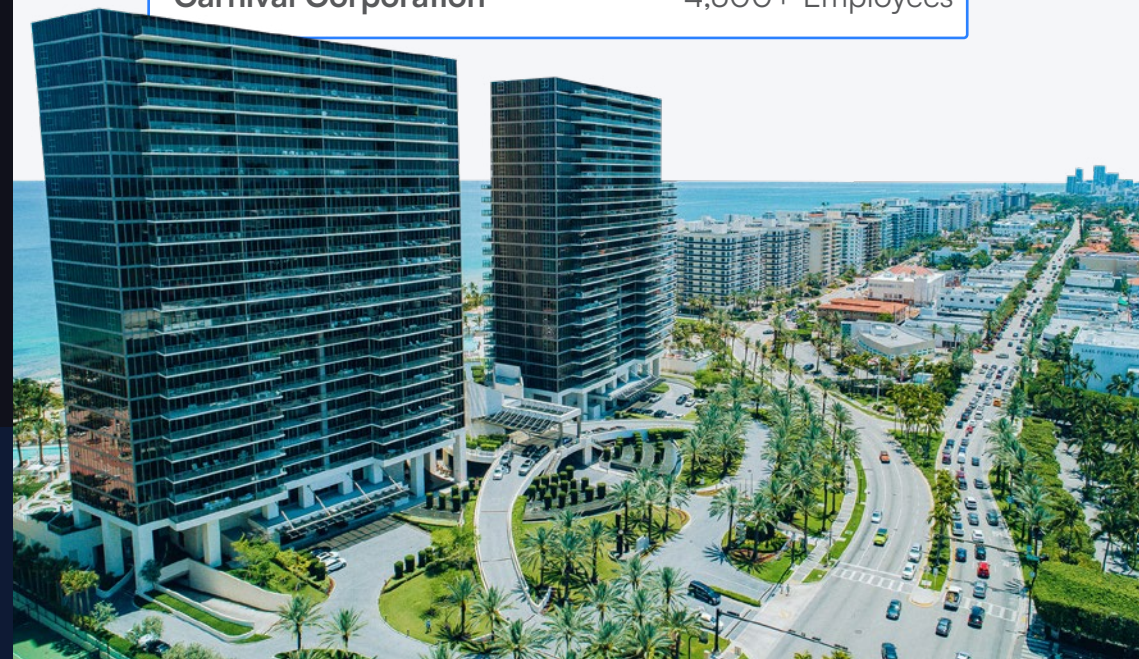
10,000+ Employees

Royal Caribbean Group

5,000+ Employees

Carnival Corporation

4,500+ Employees



Miami Retail Performance

140M+

SF of Inventory

2.9%

Vacancy Rate

5.8%

Market Cap Rate

1.4M+

SF Under
Construction

\$49.83

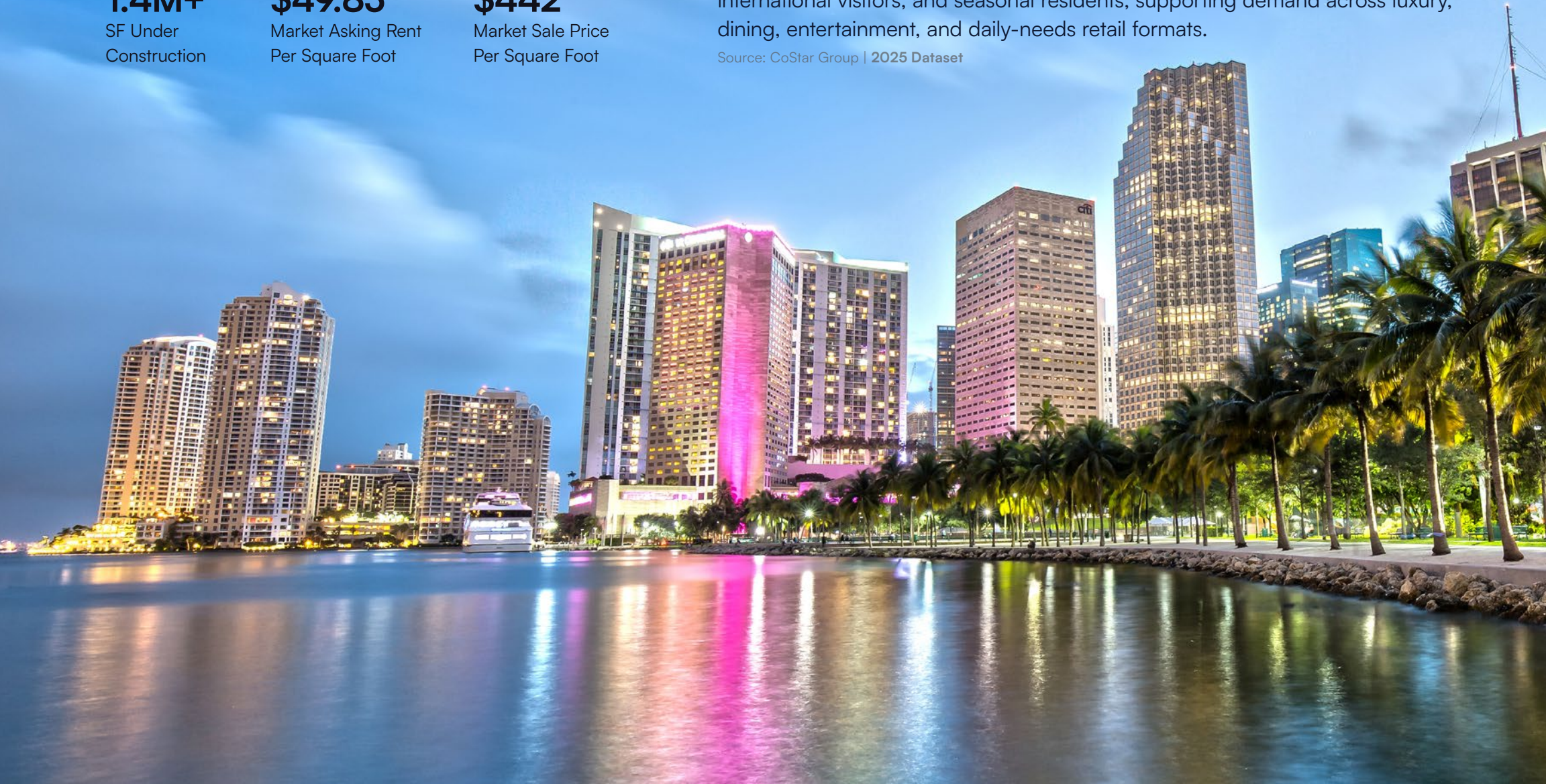
Market Asking Rent
Per Square Foot

\$442

Market Sale Price
Per Square Foot

Miami's retail market reflects strong fundamentals driven by population growth, international tourism, and one of the largest consumer bases in the Southeast. Limited availability across much of the market has supported landlord pricing power and attracted new development in high-demand corridors. Retailers benefit from a customer base that includes local residents, business travelers, international visitors, and seasonal residents, supporting demand across luxury, dining, entertainment, and daily-needs retail formats.

Source: CoStar Group | 2025 Dataset



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