



FOR SUBLEASE

701
WATERFORD

701 WATERFORD WAY • MIAMI, FL 33126

CBRE

SUBLEASE HIGHLIGHTS

- **44,339 RSF available. Can be leased together or as individual suites**
 - 1st Floor: 12,129 RSF
 - Suite 100: 4,785 SF
 - Suite 190: 7,344 SF
 - 2nd Floor: 20,197 RSF
 - 3rd Floor: 9,134 RSF
 - 4th Floor: 2,879 RSF
- **Sublease Expiration: 5/31/2024**
- **Aggressive rental rate**
- **Open collaborative plan**
- **Furniture available**

BUILDING HIGHLIGHTS

- **Cafe on 1st floor**
- **Fitness center in building**
- **Conference facility in building**



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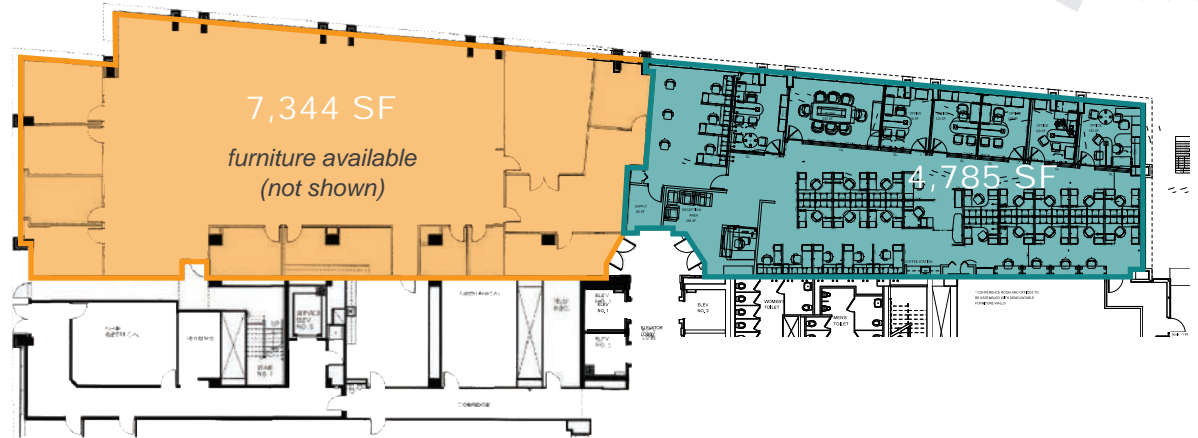
SUITES 190 & 100

12,129 SF TOTAL

- Suite 190: 7,344 SF
- Suite 100: 4,785 SF

Elevator lobby exposure

Can be subleased separately or combined



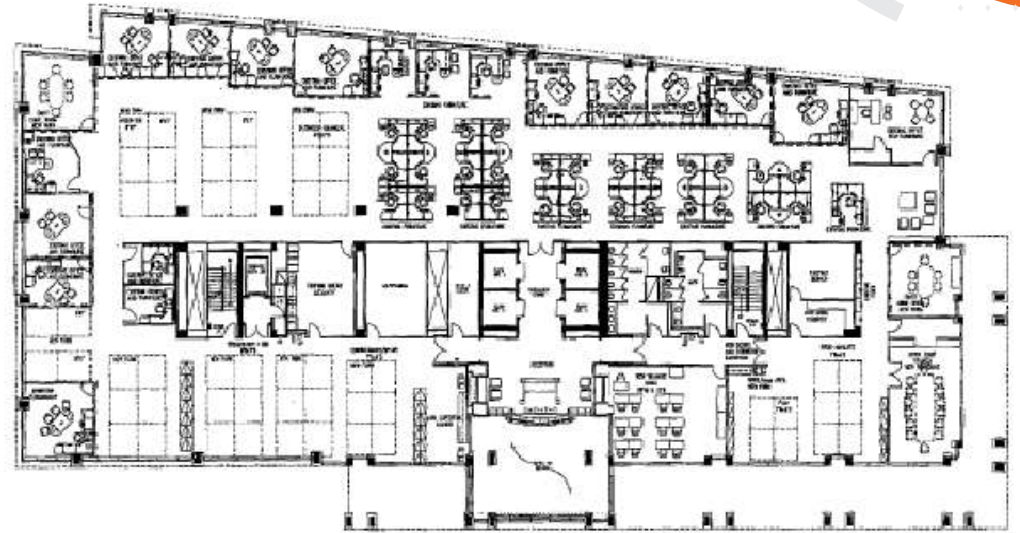
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2ND FLOOR

20,197 SF

- 13 Offices
- 33 Workstations
- 3 Conference rooms
- Training room

Ideal layout for single tenant



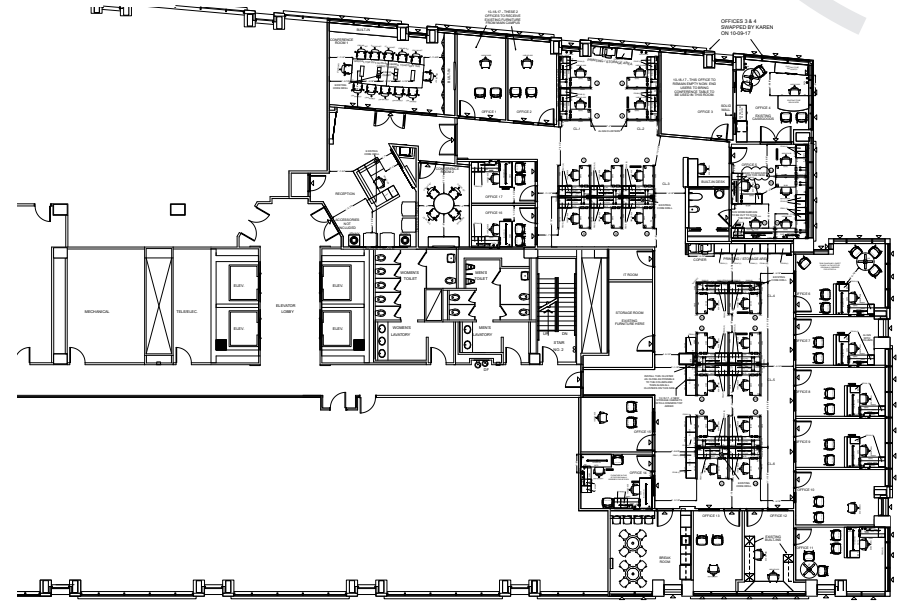
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SUITE 300

9,134 SF

- 17 Offices
- 25 Workstations
- 2 Conference Rooms

Elevator lobby exposure



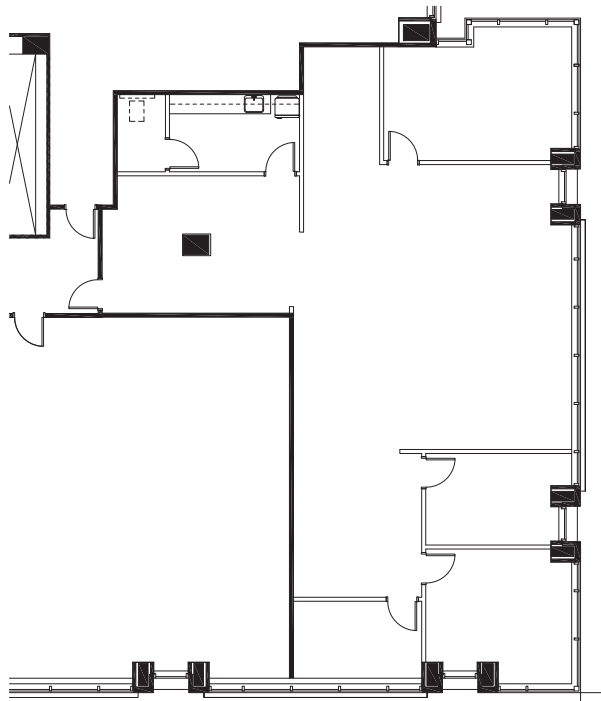
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SUITE 410

2,879 SF

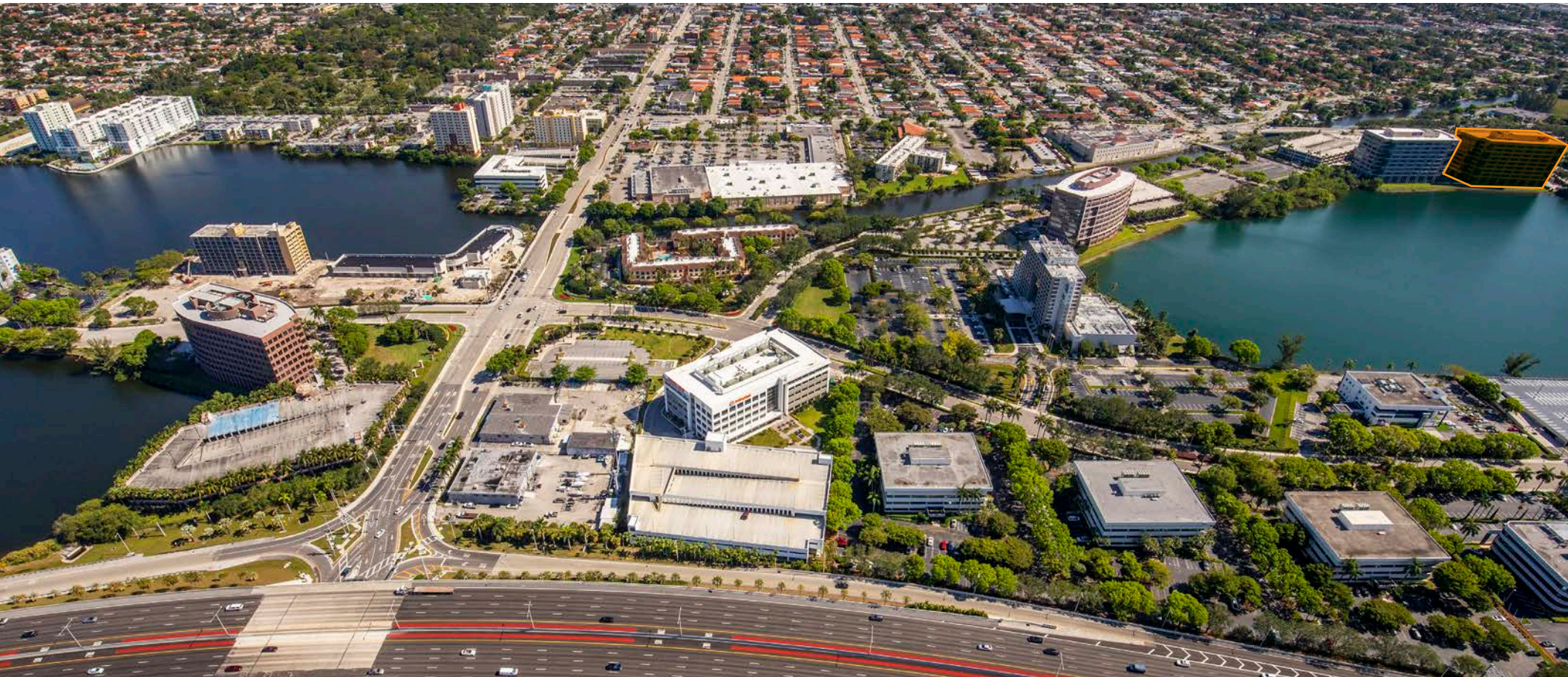
- 3 offices
- 12 workstations

Small private plug-and-play suite



CAMPUS HIGHLIGHTS

- On-site cafes in multiple buildings
- Conferencing facilities
- Fitness Centers
- Complimentary wi-fi throughout common areas
- Roving security and on-site security
- Outdoor collaboration areas
- On-site property management
- Centralized location within Miami-Dade
- Direct access to SR-836 (Dolphin Expressway) providing easy access to I-95, Florida's Turnpike, and SR-826 (Palmetto Expressway)
- Adjacent to Miami International Airport



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