

1000 Waterford at Blue Lagoon



WATERFORDSM
AT BLUE LAGOON


BUILDING SUMMARY

1000 Waterford at Blue Lagoon

LOCATION: 1000 Waterford is located on NW 57th Court in Miami, west of Red Road (NW 57th Avenue) and south of Blue Lagoon Drive, next door to the Hotel Sofitel. State Road 836, a major Miami roadway, is easily accessible via 57th Avenue or 72nd Avenue.

COMPLETED: 2009

DESCRIPTION: 1000 Waterford is one of the tallest and largest buildings in the airport area and it is the first LEED® Gold certified building in Waterford. This 10-story, Class A office building contains 247,000 net rentable square feet. The exterior of the building is clad in two tones of light, rose-colored precast panels with an exposed stone finish, and features windows of sound-resistant gray reflective glass. Situated on the banks of one of the park's many lakes, 1000 Waterford has excellent views of Miami International Airport and the surrounding Miami metropolitan area.

FLOOR SIZES: Ground floor – 18,438 rentable square feet. Second floor – 20,694 rentable square feet. Typical floor – 25,943 rentable square feet.

TOTAL RENTABLE AREA: 247,000 square feet.

PLANNING AND INTERIOR FEATURES: The large floors have 30' structural bays with a 5' planning module, which provides for flexible interior plans and panoramic views. 1000 Waterford's high quality ground and second floor lobbies feature natural wood wall paneling and stone elevator surrounds, with stone and carpet flooring. The building has four high-speed passenger elevators and a freight elevator servicing all floors. The 24-hour manned, state-of-the-art security console provides tenants with an exceptional level of security.

EXTERIOR FEATURES: A motor court plaza, landscaped with royal palms and flowers, provides vehicular access to the building entrance. A canopied walkway allows covered access from the adjacent four-story parking deck. The parking deck and open lot provides abundant free parking for employees and guests, plus a select number of reserved covered spaces.

AMENITIES: Located within the corporate office park, Waterford at Blue Lagoon, amenities include convenient access to Miami International Airport, hotel accommodations, a day care center and a U.S. Post Office. The park also features a variety of restaurants and delis located within several buildings throughout the park. In addition, park security is provided 24 hours a day, seven days a week.

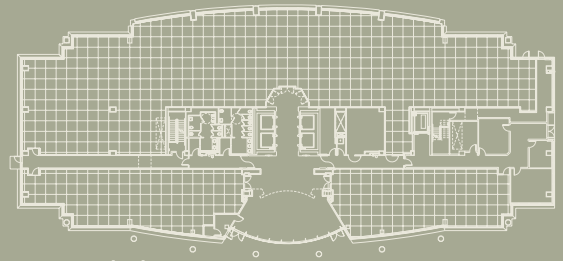
LEASING INFORMATION: Please contact the Waterford Marketing Center at 305-262-6250. FAX: 305-262-5866 www.waterfordatbluelagoon.com



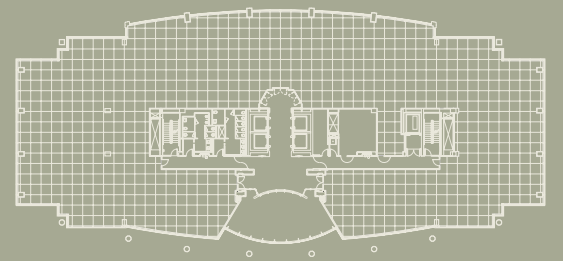
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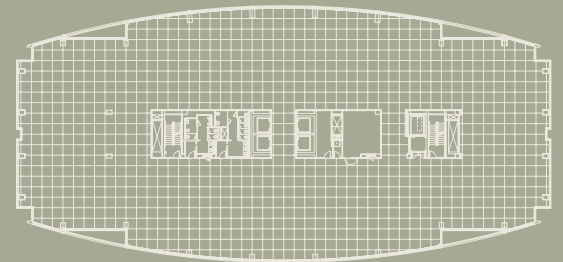


Ground Floor



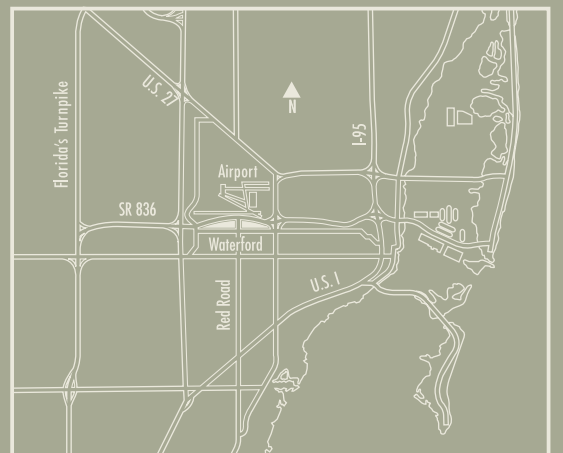
Second Floor

□ = 5' x 5'



Typical Floor

□ = 5' x 5'



Miami Area Map