

703 Waterford at Blue Lagoon



BUILDING SUMMARY

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LOCATION: 703 Waterford is located at 703 Waterford Way (formerly NW 62nd Avenue) in Miami, west side of Red Road (NW 57th Avenue) and south of Blue Lagoon Drive, across the lake from the Hotel Sofitel. State Road 836, a major Miami roadway, is easily accessible via 57th Avenue or 72nd Avenue.

COMPLETED: 2001

DESCRIPTION: 703 Waterford, identical to adjacent 701 Waterford, is one of the tallest and largest buildings in the airport area. This 10-story, Class A office building contains 247,000 net rentable square feet. The exterior of the building is clad in light rose-colored precast panels with an exposed stone finish and feature windows of sound-resistant green glass. Sited on the banks of one of the park's many lakes, 703 Waterford has excellent views of Miami International Airport and the surrounding Miami metropolitan area.

FLOOR SIZES: Ground floor – 17,988 rentable square feet. Second floor – 20,800 rentable square feet. Typical floor – 26,105 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 provide for flexible interior plans and panoramic views. 703 Waterford's high quality ground and second floor lobbies feature natural pearwood paneling, polished marble and elevator surrounds, with granite, marble and carpet flooring. The building has four high-speed passenger elevators and a freight elevator servicing all floors. 703 Waterford's interior finishes include full-height, solid-core mahogany doors with polished lever hardware, parabolic light fixtures and insulated windows with dual-pane tinted reflective glass. The building has manned security and is monitored by camera 24 hours a day, with recording cameras at all entry and exit points, providing tenants with an exceptional level of security.

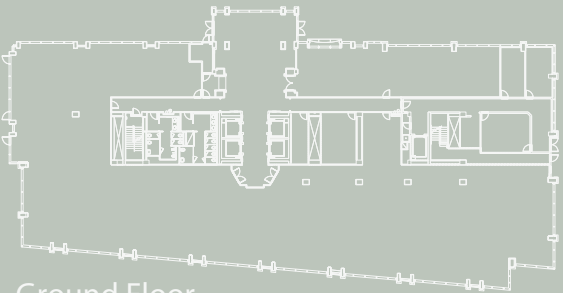
EXTERIOR FEATURES: A motor court plaza provides vehicular access to the building entrance. A fountain pool landscaped with royal palms and flowers form the center of the auto court. A canopied walkway allows covered access from the adjacent four-story parking deck past fountain pools to the waterfall at the building entrance. The deck 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, including adjacent 701 Waterford. In addition, park security is provided 24 hours a day, seven days a week.

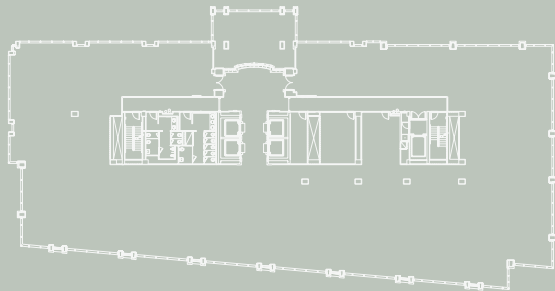
LEASING INFORMATION: Please contact the Waterford Marketing Center at 305-262-6250. FAX: 305-262-5866 • www.waterfordatbluelagoon.com



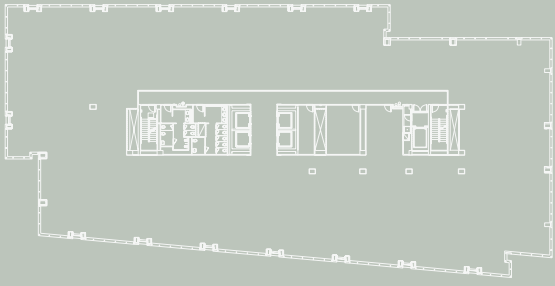
703 Waterford is owned by Teachers Insurance and Annuity Association.
Developed, Leased and Managed by The Hogan Group



Ground Floor



Second Floor



Typical Floor



Miami Area Map