

5301 Waterford at Blue Lagoon



WATERFORDSM
AT BLUE LAGOON


BUILDING SUMMARY

5301 Waterford at Blue Lagoon

LOCATION: 5301 Waterford is located at 5301 Blue Lagoon Drive in Miami, on the east side of Red Road (N.W. 57th Avenue), just south of Miami International Airport and one block west of the Miami Airport Hilton.

COMPLETED: 1997

DESCRIPTION: 5301 Waterford is one of the tallest and largest buildings in the airport area. This nine-story, Class A office building contains 204,887 net rentable square feet. The exterior of the building is clad in rose-colored precast panels with an exposed stone finish. It features polished granite accents and windows of silver-blue reflective glass. 5301 Waterford directly faces the Blue Lagoon and has unobstructed views of Miami International Airport.

FLOOR SIZES: Ground floor – 17,450 rentable square feet. Second floor – 20,907 rentable square feet. Typical floor – 23,790 rentable square feet.

TOTAL RENTABLE AREA: 204,887 square feet.

PLANNING AND INTERIOR FEATURES: 30' structural bays with a 5' planning module. Column free floors allow for flexible interior planning and panoramic views of the Lakes of Blue Lagoon and Miami International Airport. The building has four high-speed passenger elevators and a freight elevator servicing all floors. 5301 Waterford's high quality tenant features include full height, solid core mahogany doors with polished lever hardware, parabolic light fixtures and insulated windows with dual pane tinted or reflective glass. The ground and second floor lobbies feature natural mahogany paneling, polished marble and elevator surrounds with granite, marble and carpet flooring. The 24-hour manned, state-of-the-art security console provides tenants with an exceptional level of security.

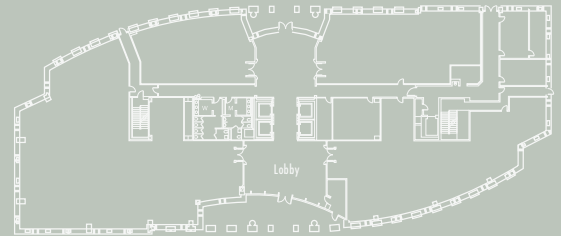
EXTERIOR FEATURES: A motor court plaza provides vehicular access to the building entrance. A canopied pedestrian walkway at the front of the building allows covered access from the adjacent parking deck. Ample free parking is available on the parking deck and lot. Reserved covered spaces are also available for executives. A fountain pool and landscaping of royal palms and flowers line the pedestrian walkway to the building. To the east of the building, adjacent to 5201 Waterford, two rows of palm trees lead to the lakeside clock tower at the water's edge. This clock serves as a landmark for the park and is clad in reflective glass and rose-colored precast panels, with an exposed stone finish and polished granite access.

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 5201 and 5200 Waterford. In addition, park security is provided 24 hours a day, seven days a week.

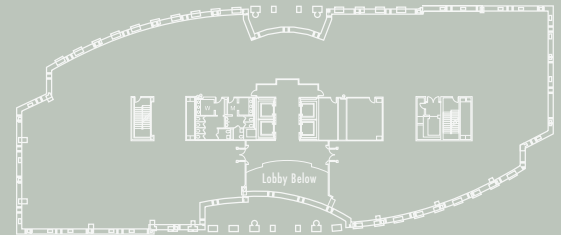
LEASING INFORMATION: Please contact the Waterford Marketing Center at 305-262-6250. FAX: 305-262-5866 • www.waterfordatbluelagoon.com



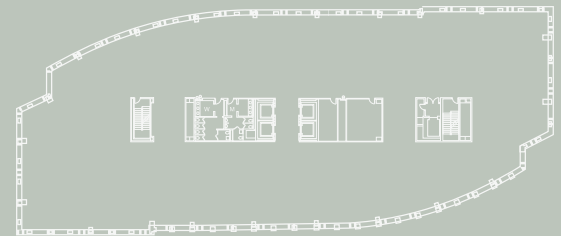
5301 Waterford is owned by Teachers Insurance and Annuity Association.
Developed, Leased and Managed by The Hogan Group



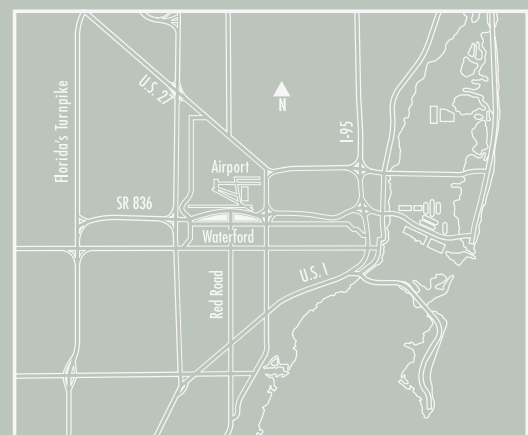
Ground Floor



Second Floor



Typical Floor



Miami Area Map