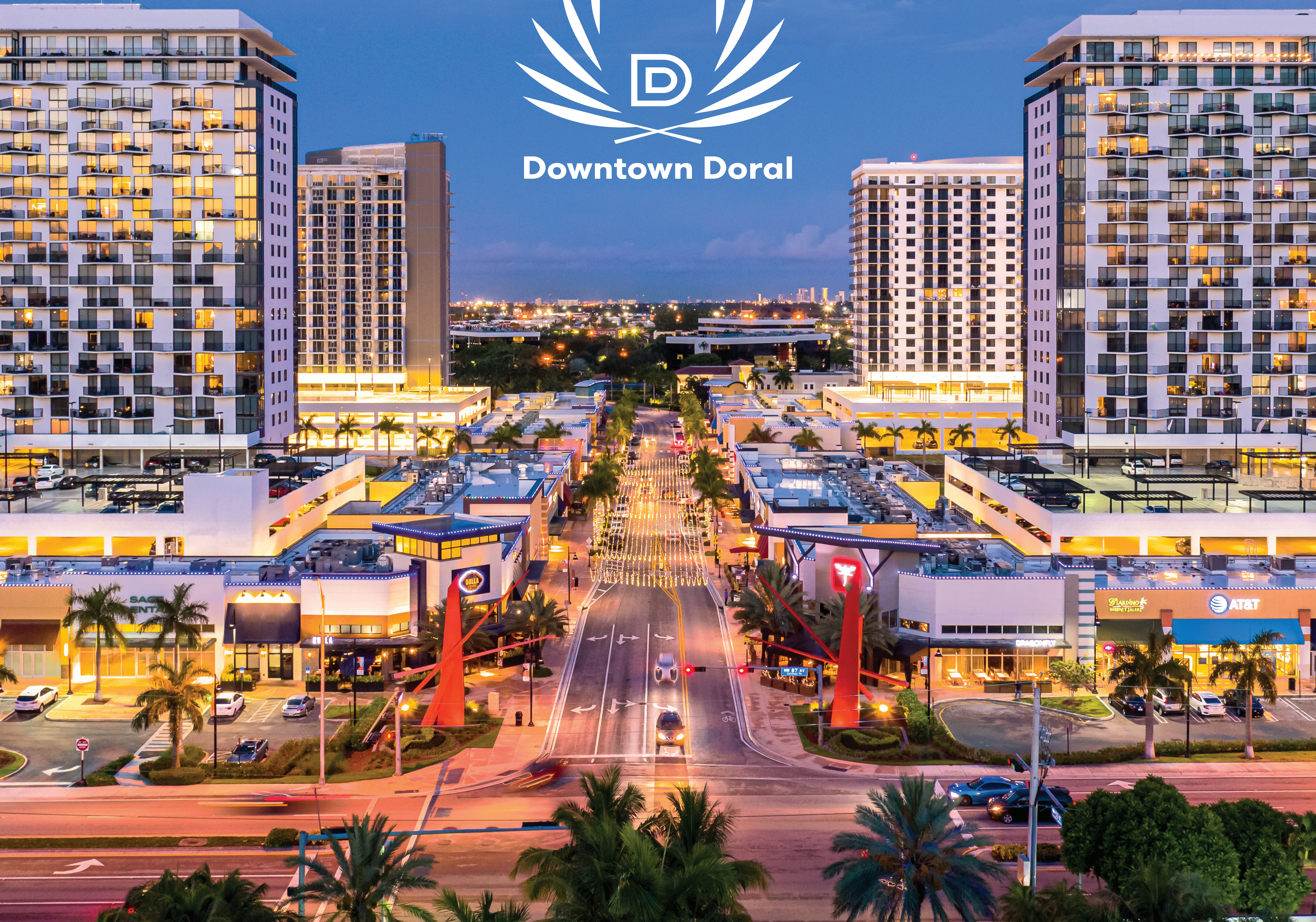




Downtown Doral



ABOUT DOWNTOWN DORAL*

| | |
|-----------------------------|-------------------------|
| Class A Office Space | 1.5 million SF |
| Restaurant and Retail Space | 225,000 SF |
| Luxury Residential Units | 5,000 units |
| Residential Price | \$160k to \$1.5 million |

POPULATION

Current Estimated Population:

| | |
|--------------------|-------|
| Residential | 7,280 |
| Daytime Population | 2,600 |

Estimated Population at Buildout:

| | |
|--------------------|--------|
| Residential | 17,500 |
| Daytime Population | 6,000 |

*At buildout



AUDIENCE

| | |
|--------------------------------|---------------|
| College Graduates | 55.8% |
| Postgraduate | 20% |
| Multilingual and Multicultural | 26,314 |
| Median Age | 34 - 35 |
| Household Income | \$75k- \$100k |
| Ethnicity | Hispanic |
| Estimated # of Customers | 229.8k |
| Estimated # of Visits | 2 million |

Comparison to Cityplace Doral:

| | |
|--------------------------|---------------|
| Estimated # of Customers | 67.2k |
| Estimated # of Visits | 184.9 million |

ENGAGING SOCIAL MEDIA

| | |
|-----------|-----------------|
| Instagram | 18.4k followers |
| Facebook | 31.5k followers |
| Twitter | 1,212 followers |

**Doral has a higher share of visitors
& traffic on weekdays and weekends**

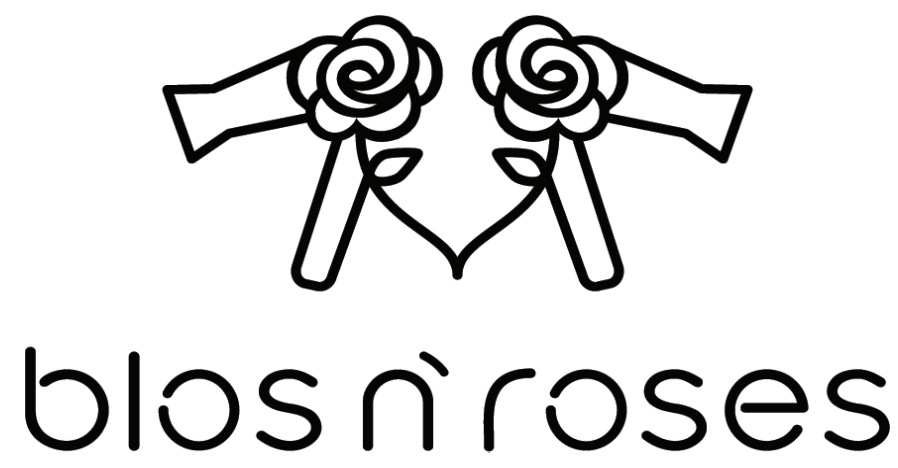
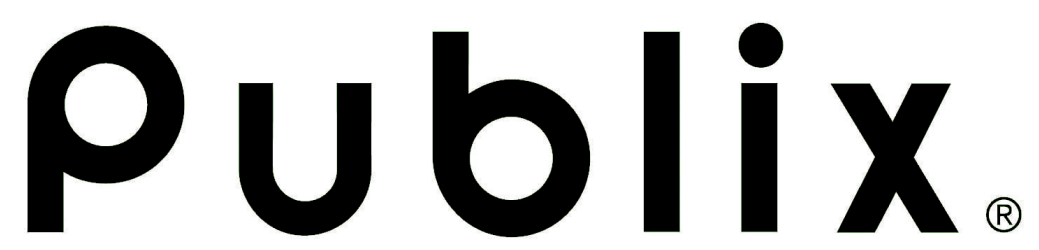


of Visits

- 96 - 541
- 72 - 95
- 49 - 71
- 25 - 48
- < 24



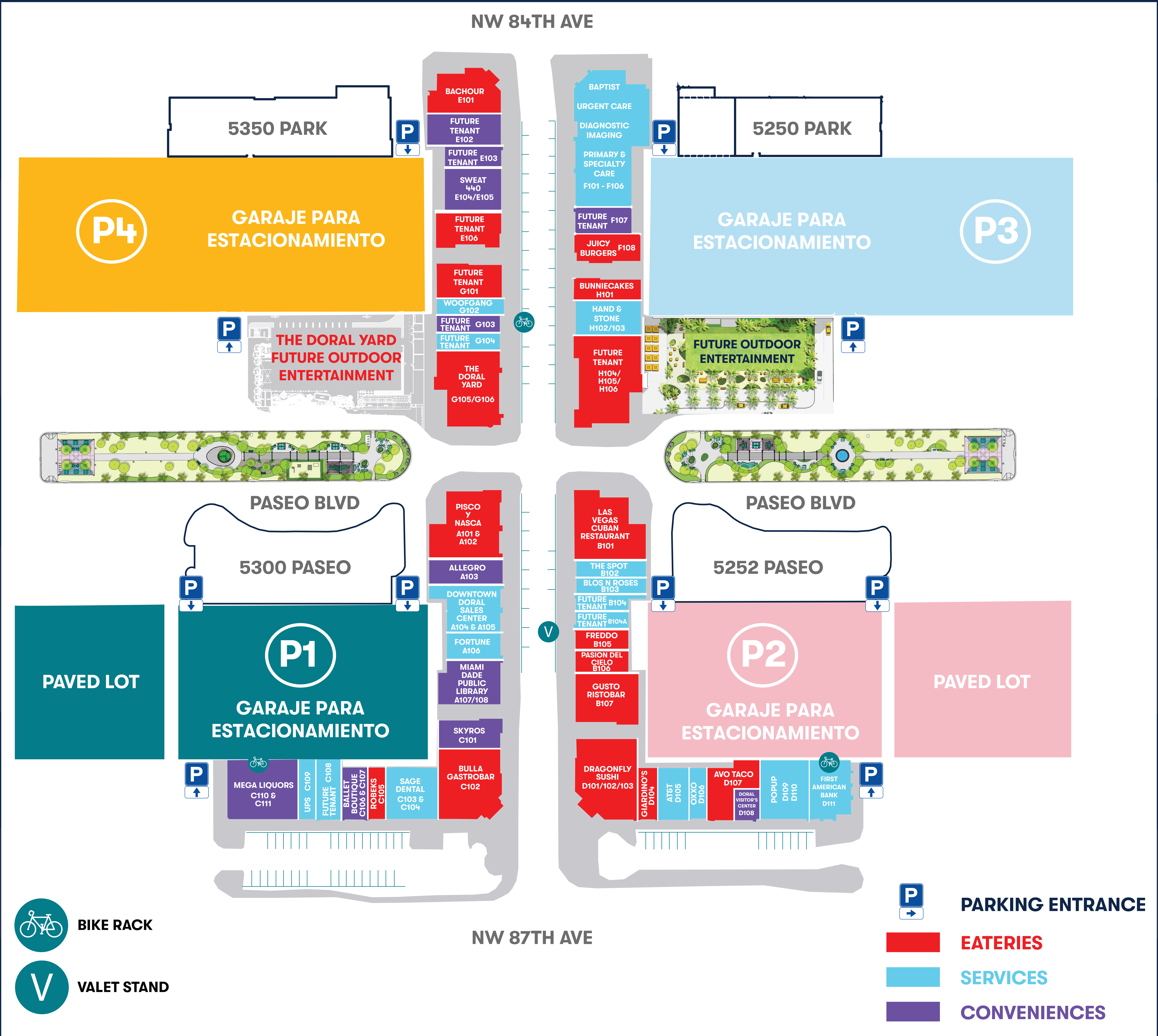
NOTABLE TENANTS



Downtown Doral is Miami's premier town center, a vibrant community of culture and commerce combining homes, offices, an award-winning school, local restaurants and shops that offer a new quality of life; totally walkable, connected, and artfully designed. Codina Partners, a distinguished real estate development, investment, and property management firm based in Coral Gables, FL is the developer of Downtown Doral.



RETAIL MAP



EDUCATION

Downtown Doral Charter Elementary School

- Top-rated, award winning school for grades K-5
- Award-winning bilingual and bicultural curriculum
- “A” rated since it opened in 2015
- Gold STEAM designated school
- Five Star School Award

Downtown Doral Charter Upper School

- Samsung Solve for Tomorrow Florida State Winner
- “A” rating by the Florida Department of Education
- Ranked among the top 1% public upper charter schools in the State of Florida
- Rigorous dual language and dual culture curriculum



AMENITIES

The Offices at Downtown Doral are comprised of almost one million square feet of office space in five Class-A buildings in the community's business park. Each of the office buildings offers distinctive architecture and amenities, such as the gym facilities, in addition to the many shops and restaurants right down the street.

OFFICE AMENITIES

- Free wifi in public areas
- Free employee and visitor parking
- Freebee, no charge, ride-hailing service up to 6 passengers
- Doral Government Center
- Conference/board rooms
- Complimentary electronic recycling
- Lactation rooms
- ATM machine
- Fitness center
- Electric vehicle charging stations
- Doral trolley stop route 2 – free service
- The Shops at Downtown Doral right down the street



ART AT DOWNTOWN DORAL

Downtown Doral houses art pieces by internationally renowned artists. The main entrance to Downtown Doral on NW 87th Avenue is adorned with two red painted steel 30-foot John Henry sculptures titled *Bienvenido y Despedida*. Famed muralist Richard Haas was commissioned for two murals in the community: one on the façade of Downtown Doral Charter Elementary School and another at The Townhomes at Downtown Doral. Meanwhile in Downtown Doral Park, visitors can stop for some shade as they observe the monumental sculpture by Michele Oka Doner, *Micco*. On the east side of the community, an oversized book sculpture marks the main entrance to Downtown Doral Charter Upper School.



COMPREHENSIVE PROPERTY & TENANT MARKETING

EVENTS AT DOWNTOWN DORAL

Downtown Doral is home to a year-round calendar of events that includes a range from ongoing pop up activations to seasonal to holiday-themed attractions to large-scale community events. The retail center in particular features:

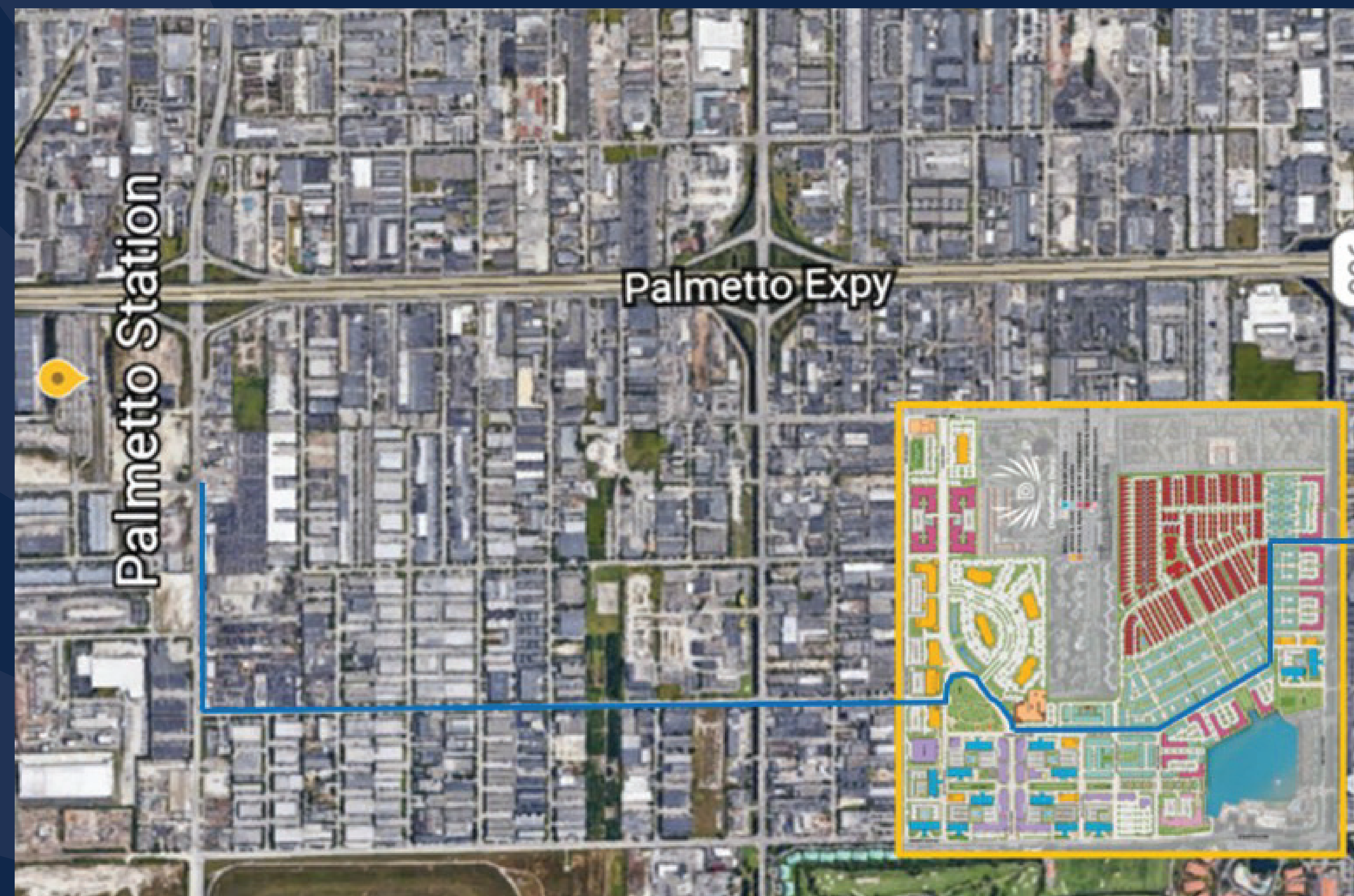
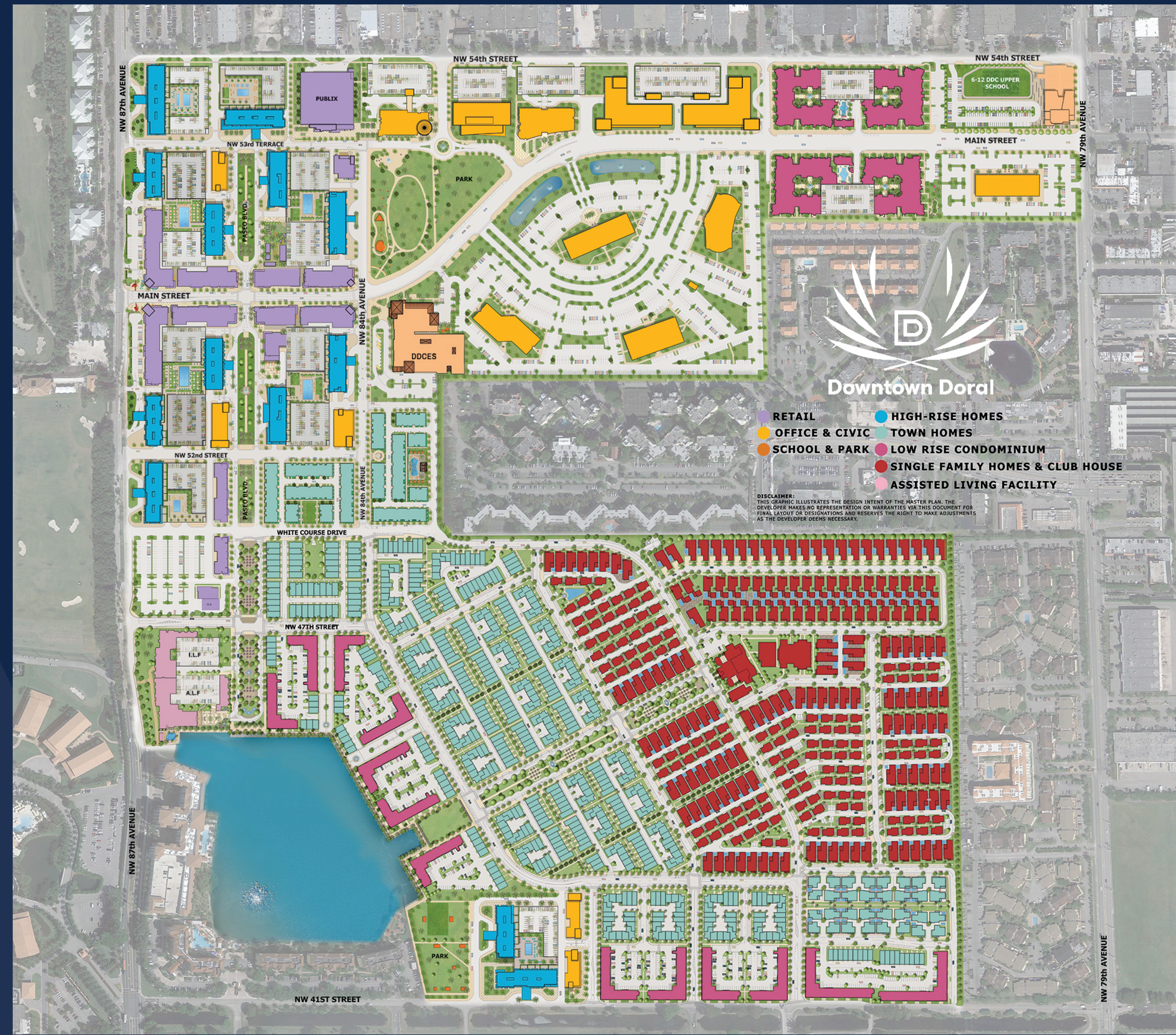
- Downtown Doral Pop Up Series x Mind Body Social
 - Fitness and wellness classes
 - Food and beverage workshops
 - Mommy and me classes
 - Children's programming
 - Private concerts
- Spring photos with the Bunny
- Florida Car Marathon Car Show and Block Party
- Trick or Treat Down Main Street
- Networking events
- Nonprofit and cultural events
- Holiday Central (Christmas-themed pop up experience)

“All of the Downtown Doral Community
benefits from cross marketing opportunities
and engaging event programming”



LOCATION

- Centrally Located in Northwest Miami-Dade County
- Borders 3 Major Expressway Systems, the Dolphin Expressway (836), Palmetto Expressway (826), and Florida's Turnpike
- Access to public transportation (Freebee, Trolley, Uber)
- 1 Mile from the #1 US Airport in International Freight (9th Worldwide), Miami International Airport
- 1 Mile from the Hialeah Intermodal Rail Yard
- 10 Miles from one of the Leading Container Ports in the Nation, PortMiami



CITY OF DORAL BUSINESS FACTS

- Over 2,600 Trade and Logistics and Logistics Companies Transportation, Warehousing & Wholesale Trade
- Over 50 Banking & Financial Institutions
- #1 Tile District in the USA
- Over 250 Company Headquarters
- Over 100 Multinational Companies
- Home to 14 Business Parks

Home to the Miami Free Zone, one of the largest privately owned and operated general purpose foreign trade zones in North America, with more than 850,000 square feet (78,968 square meters) of facilities. Thriving and Vibrant Tourism Industry with over 20 Hotels, Including Trump National Doral, which is home to the Famous Blue Monster & Golf Course.





“Everyone – from kids to adults – can experience first-hand Codina Partners’ vision of being a part of something bigger than themselves – a planned, and masterfully designed community surrounded by bustling businesses, families, and plenty of shopping.”

