You’ve arrived at Miami’s most engaging office environment — a creative, 11-building workplace community immersed in an atmosphere of collaboration and growth.

Industry-leading ownership, an optimized tenant environment and direct adjacency to Miami International Airport make The Landing at MIA the ideal destination for growing businesses and established company headquarters alike.

**LOCATION**  
Airport/Doral, Miami, FL

**OWNER**  
SPUS7 MIAMI ACC LP

**LEASING & PROPERTY MANAGEMENT**  
Crocker Partners.

**PROPERTY DESCRIPTION**  
A 50-acre park containing 4 Class A office buildings, 2 Class B office buildings, 4 single-story office buildings, 1 warehouse and a 5.46-acre developable land parcel

**PROPERTY INFORMATION**  
Built 1982-1996; 1-7 stories; total size 1.1 million sq. ft.

**ACCESSIBILITY**  
Nearly immediate access to Miami International Airport and the Palmetto (826) and Dolphin (836) Expressways

**PARKING**  
4/1,000 average throughout the park

**BUILDING FEATURES**  
Amenities Center with wellness and conference facilities; upgraded landscaping; interior finishes and exterior patio/recreation areas; outdoor pavilion, shuttle service to/from Miami International Airport
The Landing at MIA is now owned by a worldwide leader in real estate investment with a game-changing approach to office space.

**GET ON BOARD**

**WITH AN EXCITING NEW EXPERIENCE AT THE LANDING AT MIA**

- Become inspired by **reimagined office interiors** that foster creativity and innovation.
- Thrive in an **environment packed with exclusive Worldwide perks** —including state-of-the-art collaboration and wellness destinations.
- Jump aboard our **complimentary shuttle** for a quick ride throughout the park or to Miami International Airport, and take advantage of alternative transportation right at your doorstep.
- Break up your day with a midday stroll or take a conference call with fresh air in **multifunctional outdoor spaces**.

**CONTACT THE LEASING TEAM FOR MORE INFORMATION**
With $17 million in capital improvements underway, The Landing at MIA is Miami’s ultimate destination for dynamic, energizing workspace.

**Discover**

Unexpected New Things on the Horizon

- Explore new ways to connect, collaborate and interact in our approximately 22,000-square-foot amenities center.
  - Conference Center
  - Fitness Center
- Take a ride to/from Miami International Airport on our complimentary shuttle.
- Step outside to work or play in multifunctional, open-air spaces.
  - Outdoor event pavilion
  - Patio/recreation areas
  - Beautified landscaping
- Get creative… in style. New building finishes will impress and inspire even the most innovation-driven tenants.
  - Make it Your Own: Creatively reimagined office layouts
  - First Impressions: Impactful granite finishes in lobby entryways and multi-story atriums
  - Workplace Wellness: Expansive glass and natural light

**Destination: World Class**

Contact the leasing team for more information
Plug in to a connected community with

57 RESTAURANTS, 30 BANKS AND 24 HOTELS
within a two-mile radius:

BANKS
1. 1st United Bank
2. Banco Popular North America
3. Bank
4. Bank Of America
5. BankAtlantic
6. BankUnited
7. BiscayneBank
8. Chase
9. Citibank
10. City National Bank of Florida
11. Eastern National Bank
12. First Bank of Miami
13. First Bank of Puerto Rico
14. Great Eastern Bank of Florida
15. Great Florida Bank
16. Intercredit Bank
17. Jetstream Federal Credit Union
18. JGB Bank National Assn
19. Mercantil Commericalbank
20. Miami Postal Svc Credit Union
21. Northam Trust National Assn
22. Ocean Bank
23. Regions Bank
24. Sabadell United Bank
25. Suntrust Bank
26. TD Bank National
27. Totalbank
28. Tropical Telco FCU
29. US Century Bank
30. Wells Fargo

HOTELS
1. America’s Best Inn
2. Courtyard-Airport West
3. Days Inn Miami International Airport
4. Doubletree-Miami Mart Airport
5. Estancia Hotel And Suites
6. Executive Airport Hotel
7. Fairfield Inn
8. Hampton Inn
9. Hilton
10. Holiday Inn
11. Homestead Studio Suites
12. Homewood Suites-Airport West
13. Hyatt Place-Miami Airport West
14. Intercontinental-Miami Airport
15. La Quinta Motor Inn
16. Marriott
17. Marriott’s Villas At Doral
18. Marriott-Doral Golf Resort & Spa
19. Quality Inn
20. Residence Inn
21. Sofitel-Miami
22. Spring Hill Suites Miami Airport South
23. Staybridge Suites-Miami Doral
24. Summerfield Suites-Miami

FITNESS
1. Doral Fitness Health & Nutrition
2. LA Fitness
3. Miami CrossFit Gym

SERVICES
1. 2nd House Daycare Ctr
2. Allstars Child Development Ctr
3. AMC Mall Of The Americas
4. Arleen’s Learning Ctr
5. Born 2 Learn
6. Capullitos Falles
7. Costco
8. Fedex Express Ship Ctr
9. Fedex Office Print & Ship Ctr
10. First Discover Line Learning
11. Hair Cuttery
12. Kid’s Corner
13. Learn & Play Inc
14. Learning Care Group
15. Little Genius Learning Ctr
16. Little Kid’s Academy
17. Navarro Discount Pharmacy
18. New Wave Learning Ctr
19. Office Depot
20. Office Max
21. Regis Salons
22. Salon Centric
23. Sam’s Club
24. Smart Starts At Tamiami
25. Supercuts
26. Tiny Steps Daycare
27. UPS Store
28. Wal-mart

RESTAURANTS
1. Aguacate Fresh Mexican Food
2. A Mar Seafood
3. Anthony’s Coal Fired Pizza
4. Au Bon Pain
5. Benny’s Seafood Restaurant
6. Bimpe’s Restaurant
7. Boston Market
8. Burger King
9. Carino’s Italian
10. Casa Colombia
11. Casa Juan Restaurant
12. Casa Larios
13. Cheekers Drive-in Restaurant
14. Chevys Mexican Restaurant
15. Chili’s Grill & Bar
16. China Fortune
17. China Spring III
18. Coffee Beanery
19. Denny’s Restaurant
20. Divino Ceviche
21. Don Davis Steak House
22. Don’s The Restaurant
23. Dunkin Donuts
24. El Pollo Rico
25. Flanigan’s Seafood Bar & Grill
26. Flying Food Group
27. Hooters
28. Jerry & Joe’s Pizza
29. Kamiko Sushi Bar
30. KFC
31. La Fogata BBQ
32. Little Caesar’s Pizza
33. Longhorn Steakhouse
34. McDonald’s Hamburgers
35. Natural Chicken Grill
36. Old Sushi
37. Olive Garden Italian Rstrnt
38. Outback Steakhouse
39. Panda Express
40. Picadilly Cafeteria
41. Pollo Tropical
42. Quiznos
43. Red Lobster Restaurant
44. Romano’s Macaroni Grill
45. Runway Grills & Deli
46. Starbucks
47. Subway Sandwich Shop
48. Sushi Leno World Cuisine
49. Sushi-Mea
50. Sushi Runner
51. Sushi Sake
52. Taco Bell
53. Taco Rico
54. Tony Roma’s Restaurant
55. Umami Japanese Restaurant
56. Uptown Buffet
57. Wendy’s

CONTACT THE LEASING TEAM FOR MORE INFORMATION
Whether you’re relocating your global headquarters or establishing your local office, The Landing at MIA’s central Miami-Dade location will connect you to the people and places that fuel your business.

- Adjacent to Miami International Airport
- Minutes from Coral Gables and the Miami CBD
- Connected to south Florida’s major business areas via the Palmetto (826) and Dolphin (836) Expressways, thanks to the new 826/836 Project
- Complimentary shuttle service within the park and to/from the airport
- Top employee talent within reach in Miami-Dade and Broward Counties’ major residential neighborhoods

CONTACT THE LEASING TEAM FOR MORE INFORMATION

7200–7665 CORPORATE CENTER DRIVE | MIAMI, FL 33126
Seamlessly integrated technological infrastructure equips you for speed, efficiency and unmatched connectivity.

**WELCOME**

**TO MIAMI’S NEWEST HOT SPOT FOR THE LATEST IN WORKPLACE TECHNOLOGY**

- **Plug in on the go.**
  - Wi-Fi service across the campus

- **Share information fast.**
  - AT&T SmartPath fiber optic/telecom loop throughout the park

- **Trust your connection.**
  - FPL dual substation power feeds
  - Stand-by, backup generator service in all Class A buildings

**CONTACT THE LEASING TEAM FOR MORE INFORMATION**

7200–7665 CORPORATE CENTER DRIVE | MIAMI, FL 33126
Gear up for a new way to work – because the experience will change the way you think about your office space.

Our workplaces are integrated communities where unmatched amenities and a service-focused attitude make work feel more like home.

**CONFERENCE CENTER**
Host a standout event or collaborate with colleagues in our community huddle spaces:
- Professional conference rooms, breakout rooms and event spaces
- Collaborative lounge
- High-speed Wi-Fi
- Full-service, catering kitchen
- Full event planning assistance from management

**MANAGEMENT**
Engage your personalized assistant to meet your every need:
- Conference Center reservations
- Meeting planning assistance
- Catering and vendor coordination
- Full range of concierge services
- Specialty corporate events/networking programs
- Travel and dining reservations
- Corporate/personal gifts
- Theater and concert tickets
- Tours

**FITNESS CENTER**
Rejuvenate with a midday workout in our impressive on-site wellness center:
- Cardio and strength training equipment
- Two fitness classrooms
- Shower and locker facilities with towel service
- Game room/recreational area
- Travel and dining reservations
- Corporate/personal gifts
- Theater and concert tickets
- Tours

**CONTACT THE LEASING TEAM FOR MORE INFORMATION**