

WHERE BUSINESS TAKES FLIGHT

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	W-Crocker LAM Office Owner VIII, L.L.C.
LEASING & PROPERTY MANAGEMENT	CP Group
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

DESTINATION: WORLD CLASS

CONTACT THE LEASING TEAM FOR MORE INFORMATION

YOUR TICKET TO WORKPLACE INNOVATION

The Landing at MIA is now owned by a 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 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.**

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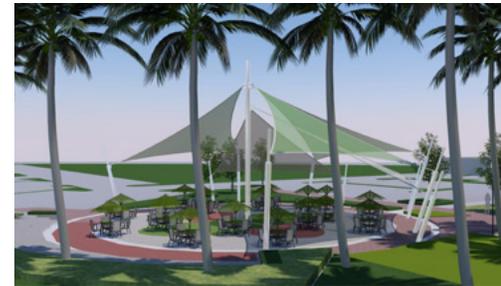
AIRPORT WEST'S NEW DESTINATION FOR SUCCESS

With \$17 million spent in capital improvements and more 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
- ▶ 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



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ARRIVE AT CONVENIENCE AND PRODUCTIVITY

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 Commercebank
- 20 Miami Postal Svc Credit Union
- 21 Northern 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 Rsrst & 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 AHC Mall Of The Americas 14
- 4 Arley's Learning Ctr
- 5 Born 2 Learn
- 6 Capullitos Felices
- 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

RESTAURANTS

- 1 Aguacates Fresh Mexican Food
- 2 A Mar Seafood
- 3 Anthony's Coal Fired Pizza
- 4 Au Bon Pain
- 5 Benny's Seafood Restaurant
- 6 Blimpie's Restaurant
- 7 Boston Market
- 8 Burger King
- 9 Carino's Italian
- 10 Casa Colombia
- 11 Casa Juan Restaurant
- 12 Casa Larios
- 13 Checkers 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 Doran Thai Restaurant
- 23 DunkinDonuts
- 24 ElPolloLoka
- 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 Oh Sushi
- 37 Olive Garden Italian Rstrnt
- 38 Outback Steakhouse
- 39 Panda Express
- 40 Piccadilly Cafeteria
- 41 Pollo Tropical
- 42 Quiznos
- 43 Red Lobster Restaurant
- 44 Romano's Macaroni Grill
- 45 Runway Grille & Deli
- 46 Starbucks
- 47 Subway Sandwich Shop
- 48 Sushi Leno World Cuisine
- 49 Sushi-Mee
- 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

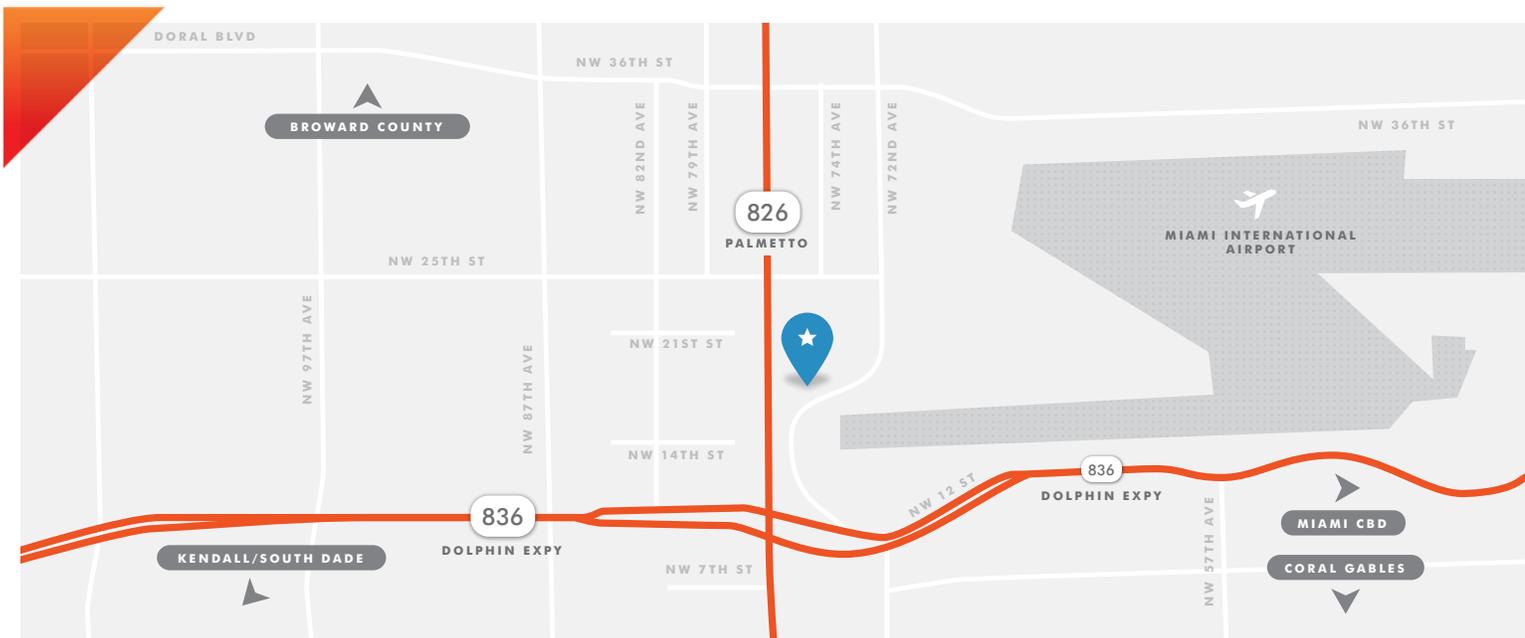
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PRIORITY ACCESS

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
- ▶ Top employee talent within reach in Miami-Dade and Broward Counties' major residential neighborhoods

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GET CONNECTED

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



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FIRST-CLASS SERVICE. DAILY.

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

▶ **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



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