

# W/701

**Professional  
hub in the  
heart of  
Miami.**



Waterford Business District is a 250-acre professional hub in the heart of Miami designed for innovative companies and a diverse workforce. Tucked within an expansive landscape of lakes, lawns and lush plants is more than 3 million rentable square feet of Class A office space, world-class hotels, on-site dining and more.

Experience a business district that combines sophistication, wellness and convenience in one exceptional corporate destination.

#### **DISTRICT AMENITIES**

- Modern lobbies
- Complimentary Wi-Fi connected common areas
- On-site café options
- Conferencing facilities
- Fitness centers
- Outdoor collaboration areas
- Roving security and on-site security in select buildings
- Ample parking in dedicated building garages

#### **QUICK FACTS**

- 10 story, Class-A office space
- 247,000 SF / typical floor, 26,105 SF
- 4-Story parking deck with 3/1000 parking ratio
- LEED Gold Certified
- WiredScore Gold



**WATERFORD  
BUSINESS DISTRICT**

**701 Waterford Way  
Miami FL 33126**

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Waterford Business District is owned by a joint venture of Nuveen Real Estate, an investment affiliate of Nuveen (previously known as TIAA Global Asset Management) and PIMCO Prime Real Estate (formerly Allianz Real Estate).



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