

W/703

**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**

**703 Waterford Way
Miami FL 33126**

Juan Ruiz
Vice Chairman
305.577.0251
juan.ruiz@blancacre.com

Andres del Corral
Executive Vice President
305.577.0271
andres.delcorral@blancacre.com

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).



703 Waterford Way, Miami FL 33126

