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# Why One Park Square in Doral Keeps Filling Up

By Jennifer LeClaire | Miami

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Located at 3470 NW 82nd Avenue, One Park Square spans 281,623 square feet.

MIAMI—One Park Square just inked three new leases at its 110-story class A mixed use building in Doral, Florida. Accor Business, O4 IT, and Duferco Steel are the latest tenants to take up space in **New Boston Fund's** project.

Accor North America will occupy 14,513 square feet of office space on the building's 6th floor in December on a 10-plus-year deal. O4 IT signed on for 2,042 square feet and Duferco Steel for 2,039 square feet. New Boston also renewed and expanded a lease with Latin World for 3,060 square feet. Financial terms of the agreement were not disclosed.

"The increased occupancy we're seeing at One Park Square shows how desirable the Doral submarket is for companies seeking a presence in the Miami-Dade area," says **Jon Gillman**, senior vice president of asset management at New Boston. "The prime location of One Park Square, mixed with the unique, high-quality amenities this property offers, continues to bring world-class tenants."

Located at 3470 NW 82nd Avenue, One Park Square spans 281,623 square feet. The building features 40,000 square feet of ground-floor retail space and offers panoramic views of Miami and the Doral Golf and Country Club. For two consecutive years, the Building and Managers Association (BOMA) named One Park Square "Office Building of the Year" among properties measuring between 250,000 and 500,000 square feet.

**Tere Blanca**, **Danet Linares**, and Andres del Corral of Blanca Commercial Real Estate represented the building's ownership in the transactions. **Robert Sevim**, **Gregory Katz**, and **H. Carlyle Coffin** of **Savills Studley** represented Accor North America.

"One Park Square at Doral is the class A building of choice in Doral," Blanca, president and CEO of Blanca, tells GlobeSt.com. "The building's tenant mix reflects Doral's emergence as a hub for global corporations, entertainment and media companies, as well as a variety of users seeking a central location in close proximity to Miami International Airport with exceptional access to South Florida's major expressways."

The anchor tenant is Amadeus North America. Other tenants include Harley-Davidson Motor Company; The Latin Recording Academy; Retailnova; Visit Us, Inc., the US division of Spanish hotel chain Iberostar; marketing and research consulting firm Drimets; and import/export firm Alcora Group, among others.