

FOR THOSE
IN THE

K



DOUGLAS
ENTRANCE





WELCOME

Welcome to Douglas Entrance, the only business park in Coral Gables and a city landmark. From the iconic entry arch and bell tower to the tropical landscaping and expansive courtyards, Douglas Entrance Office Parc is a premier Class A office environment offering everything a company could need in one location.

New Ownership and Renovations

Banyan Street Capital and Oaktree Capital Management have embarked on a multi-million dollar renovation to Douglas Entrance. The property's historical charm is and will continue to be preserved, while enhancements to both exteriors and interiors of the Class A office buildings have produced state of the art office environments.

Upgrades to the property's indoor common areas and amenities span the main office lobbies, elevators, corridors, restrooms, fitness center, parking garage, directional signage, new artwork and a new tenant conference center. On the exterior, ownership has committed to a full-scale beautification of the complex's landscaping and courtyard settings. Outdoor furniture and Wi-Fi access now provide tenants the opportunity to expand their work area to these picturesque environments.

THE LANDSCAPE

FOR THOSE
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ENTRANCE





THE ADVANTAGE

Douglas Entrance is the gateway to Coral Gables. Designated “The City Beautiful”, Coral Gables is known for its tree-lined boulevards, ivy-covered mansions and historical landmarks such as the world-famous Biltmore Hotel, the Venetian Pool, and of course Douglas Entrance.

A location for everyone, Douglas Entrance is just minutes from Miami International Airport, the Port of Miami, and is surrounded by the city’s countless outdoor cafes, fine dining experiences, exceptional shopping, and world class hotels. Offering excellent access and on-site parking, complemented by numerous public transportation options, Douglas Entrance is the ideal location for today’s discerning tenant.

OUR
AMENITIES

FOR THOSE
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KNOW



DOUGLAS
ENTRANCE



PREMIER BANQUET

Our premier banquet hall is beautifully decorated and perfect for big events



BISTRO & DELI

Our Bistro and Deli are great options for an elegant dinner or a quick bite



CONFERENCE CENTER

Our spacious conference center provides the perfect place to hold your business meetings



FITNESS CENTER

Our on-site fitness center makes it convenient to get the exercise you need anytime you want



ICONIC LANDMARK

Douglas Entrance was built on the original gateway to Coral Gables, a historic landmark in Miami



OUTDOOR WI-FI

Outdoor Wi-Fi allows tenants to use the internet from anywhere in our office park



BEAUTIFUL LANDSCAPING

Our office park is beautifully landscaped throughout the entire grounds



PROMENADE

Fountain area provides a one-of-a-kind outdoor private experience for tenants and their guests.

NEW
RESTAURANT

FOR THOSE
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KNOW



DOUGLAS
ENTRANCE



Specialty COFFEE	
espresso	2.50
macchiato	3.00
cortado	3.25
flat white	3.75
cappuccino	3.50
latte	3.75
americano	3.00
aeropress	3.75
LATTE KING	
WHOLE	3.50
SKIM	
ALMOND	



FRESH & CONVENIENT

The Corner is now open for breakfast and lunch. It is the perfect place to start your day, grab a quick bite in between meetings or cater to your office.



THE
GROUNDS

FOR THOSE
IN THE

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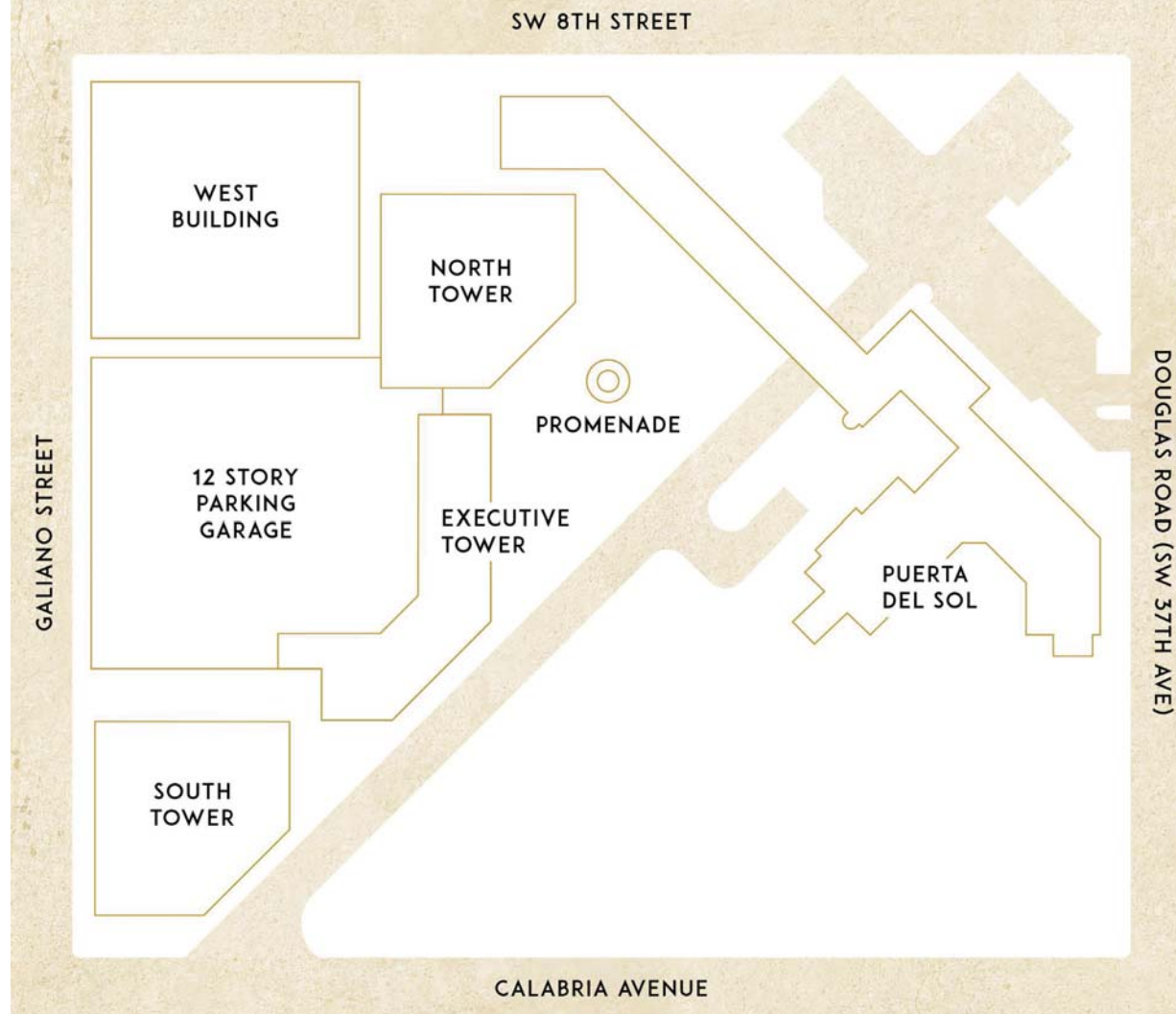
DOUGLAS
ENTRANCE



EXCLUSIVE CHARM

In a place where old-world charm and elegance come together, Douglas Entrance offers the most exclusive office environment in Coral Gables. On the exterior, the property appears as a picturesque, Spanish-walled city. Inside the common grounds you will find the property's signature promenade, lush landscaping, private courtyards, mature trees and stunning fountains. Every day, tenants and their guests are welcomed into this seemingly Mediterranean oasis. New outdoor furniture and Wi-Fi invites tenants to expand their work area to these picturesque environments.

Property ownership has not only made a commitment to restoring and maintaining this one-of-a-kind outdoor setting, but improvements have also been made to Douglas Entrance's interior. Renovations to the common areas, corridors, elevators, a new tenant conference center, new dining options and more create a Class A office environment like no other.



PREMIUM
TENANTS

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DOUGLAS
ENTRANCE



MasTec

AECOM

MassMutual
FINANCIAL GROUP[®]

TRAVELERS

Lexmark

MOVADO

PERKINS+WILL

StarcomTM

CONDÉ NAST

Agilvy

GENERAL DYNAMICS

FUTURE NEIGHBORS

Reading like a publication of “Best Companies”, the Douglas Entrance tenant roster is unmatched. From leading corporate companies to growing tech businesses, Douglas Entrance offers the ideal office environment for every business type and size.

The property's exclusive charm, ownership commitment, exterior and interior renovations and Class A amenities all combine to attract exceptional people and organizations. New tenants entering the gates of Douglas Entrance can rest assured that the standard of excellence is and will continue to be held at the highest level.



AVAILABLE
SPACES

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KNOW



DOUGLAS
ENTRANCE

NORTH TOWER

800 S. Douglas Rd.

SUITE	RSF
5TH FLOOR*	12,642
770	9,490
370/360	4,146
825	2,951
440	1,857

EXECUTIVE TOWER

804 S. Douglas Rd.

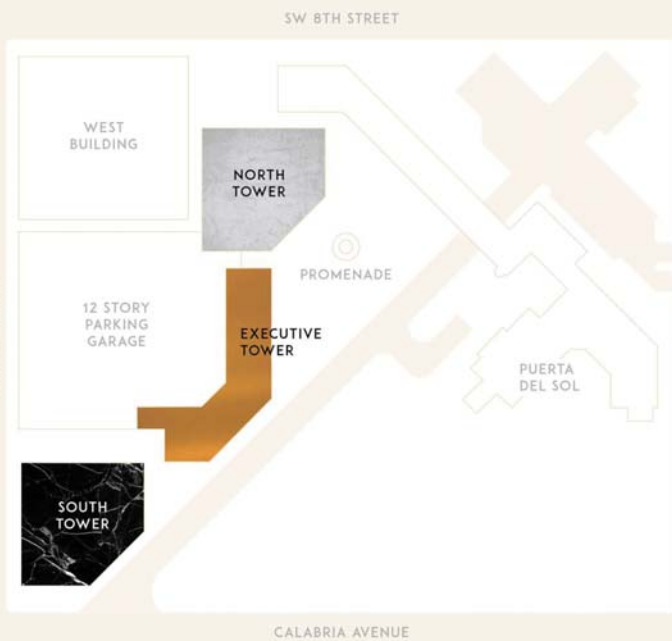
SUITE	RSF
2ND FLOOR	11,173
5TH FLOOR*	9,466
6TH FLOOR*	7,911
365	1,615
375	1,346
110	1,319

* CONTIGUOUS

SOUTH TOWER

806 S. Douglas Rd.

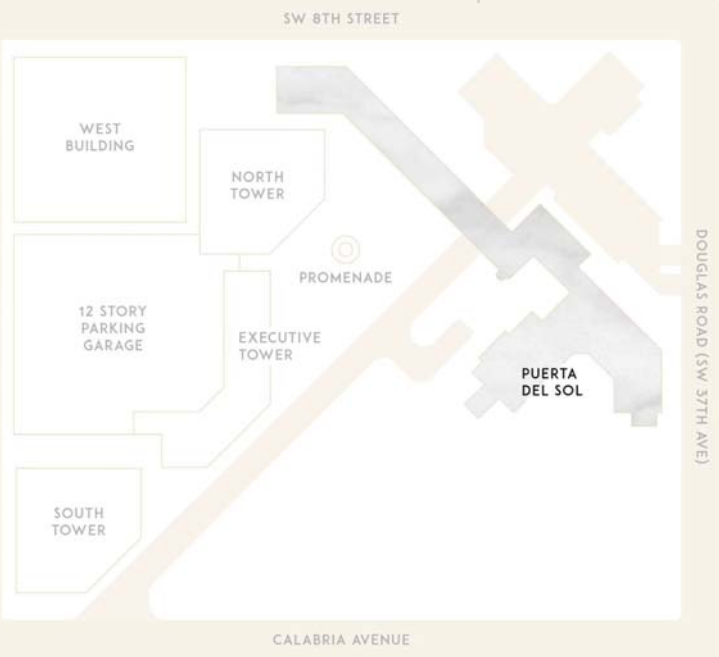
SUITE	RSF
350	2,668
580	7,220



LA PUERTA DEL SOL

800 S. Douglas Rd.

SUITE	RSF
120	5,801
100	4,412
320	3,664
220	3,444
130	3,223
230	2,797
330	2,611
150	2,130
250	1,538
340	1,422
240	836



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OAKTREE

CBRE

BANYAN STREET
CAPITAL