

FOR LEASE

PLUG IN & POWER UP

DOLPHIN CORPORATE PARK

11410 NW 20TH STREET,
MIAMI, FLORIDA

Colliers

SPEC SPACES

from 2,403 SF to
11,980 SF Secure
Yours Today!



PROPERTY HIGHLIGHTS

- › Class A office building engineered to withstand hurricane winds up to 185 mph
- › Two back-up generators provide power for up to 14 days
- › Designed for businesses requiring business continuity
- › Gym and conference room currently under construction
- › Spec Space program underway
- › Exterior signage opportunity available for leases of 10,000 square feet or more
- › Parking ratio of 4.7/1,000 (overflow available)
- › Adjacent to Florida turnpike and Dolphin expressway (SR836)
- › On-site Day Porter and Building Engineer



AMENITIES



On-site gym
under
construction



On-site conference
room under
construction



Two back-up
generators for
business continuity



Day porter and
building engineer
on-site



Walk to
Dolphin Mall

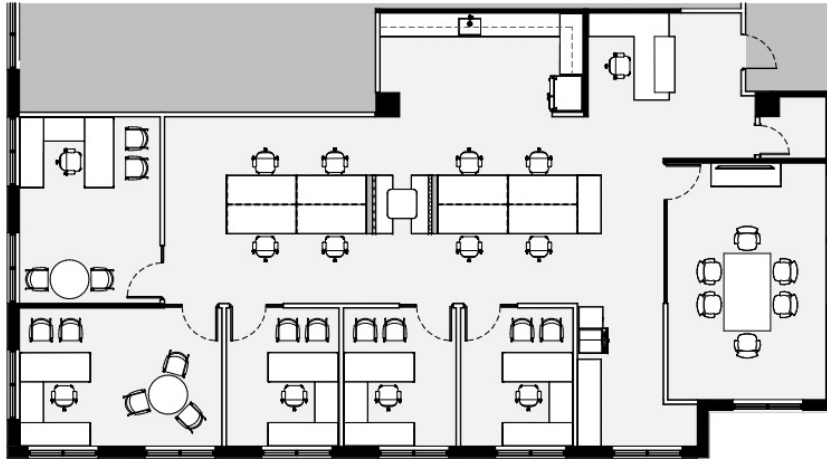


Abundant
parking



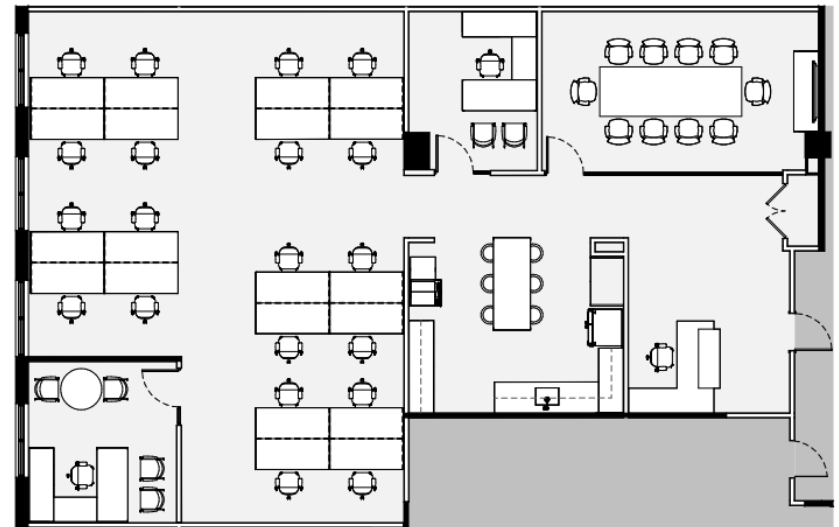
SPEC SUITES

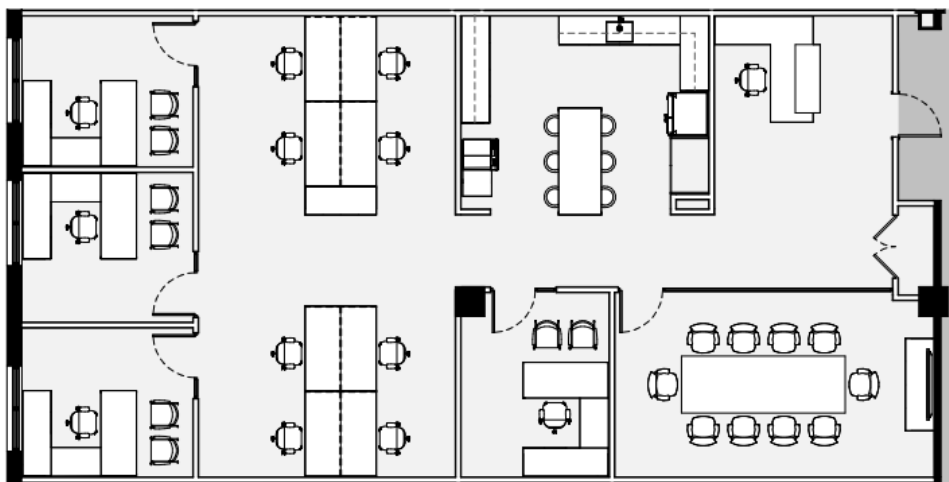
UNDER CONSTRUCTION | EARLY 2026



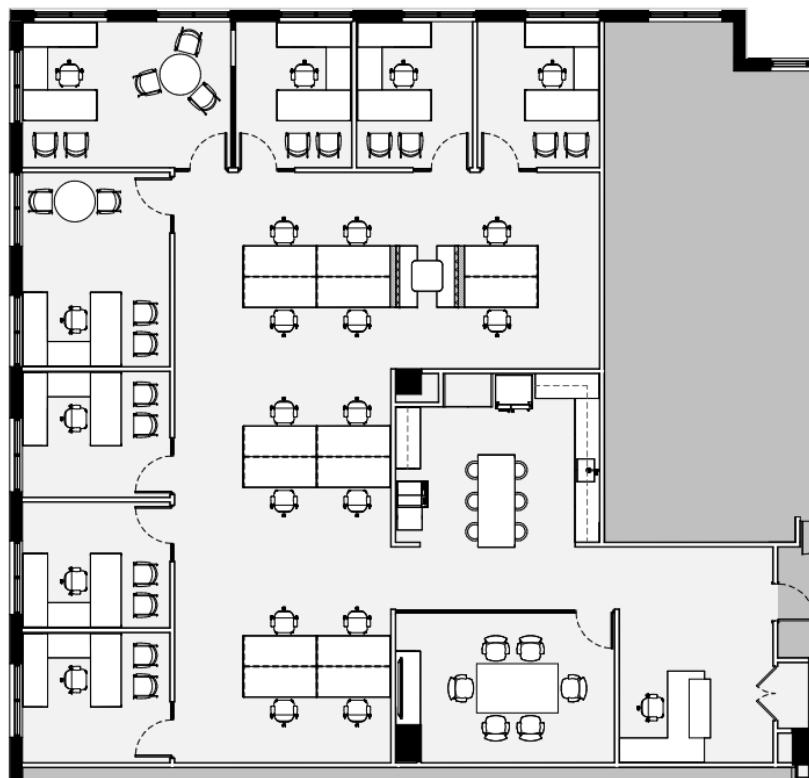
SUITE 200
2,686 SF

SUITE 210
2,881 SF





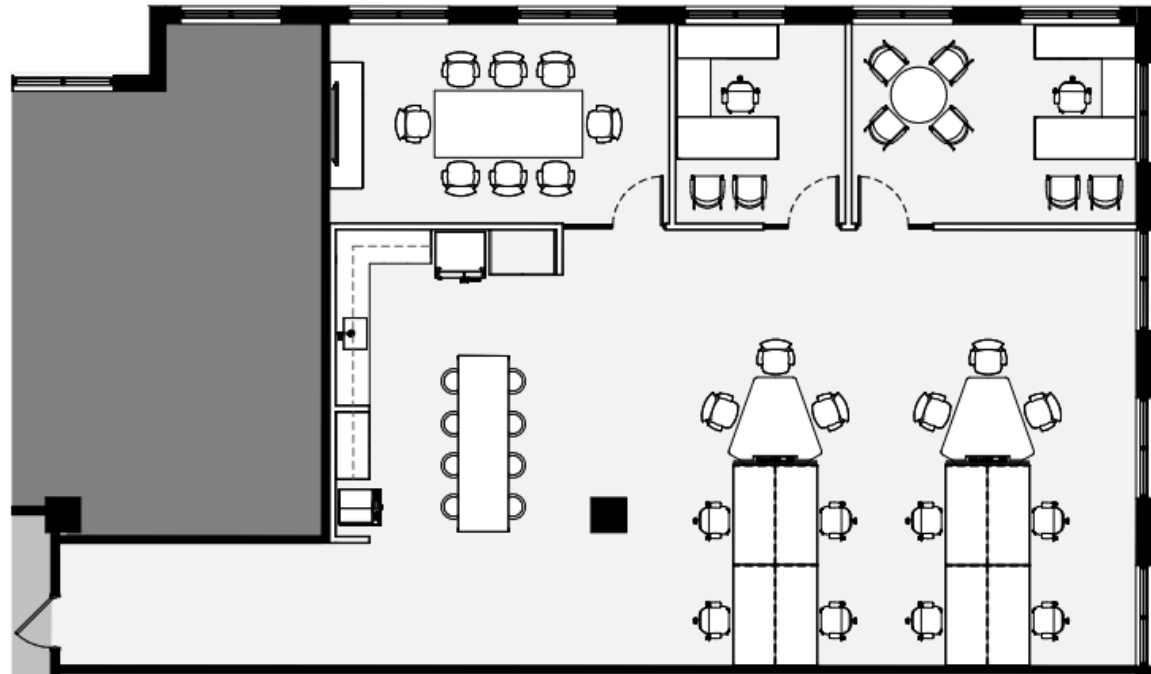
SUITE 230
2,537 SF



SUITE 240
3,876 SF

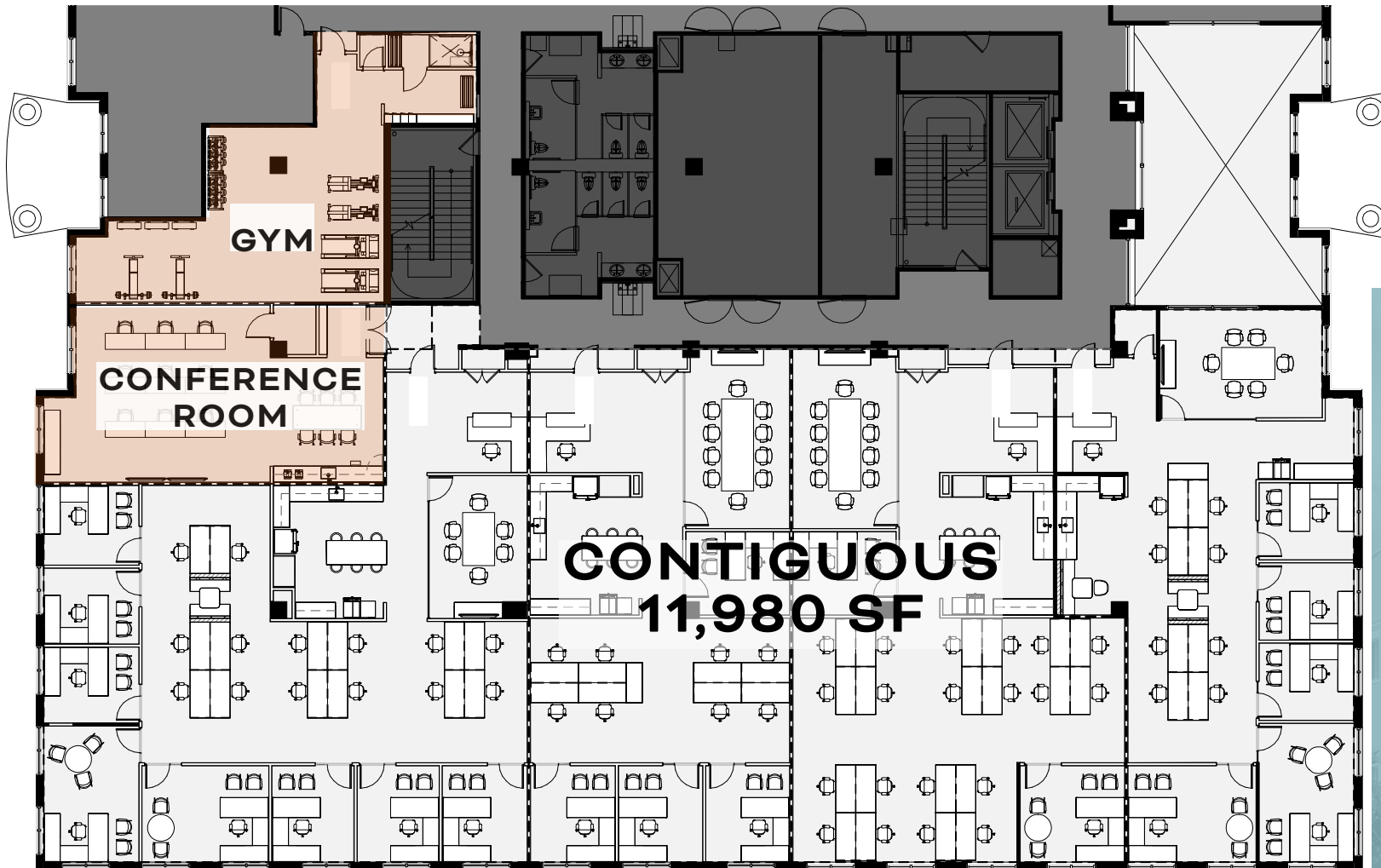


SUITE 222
2,403 SF



SECOND FLOOR - UP TO 11,980 SF

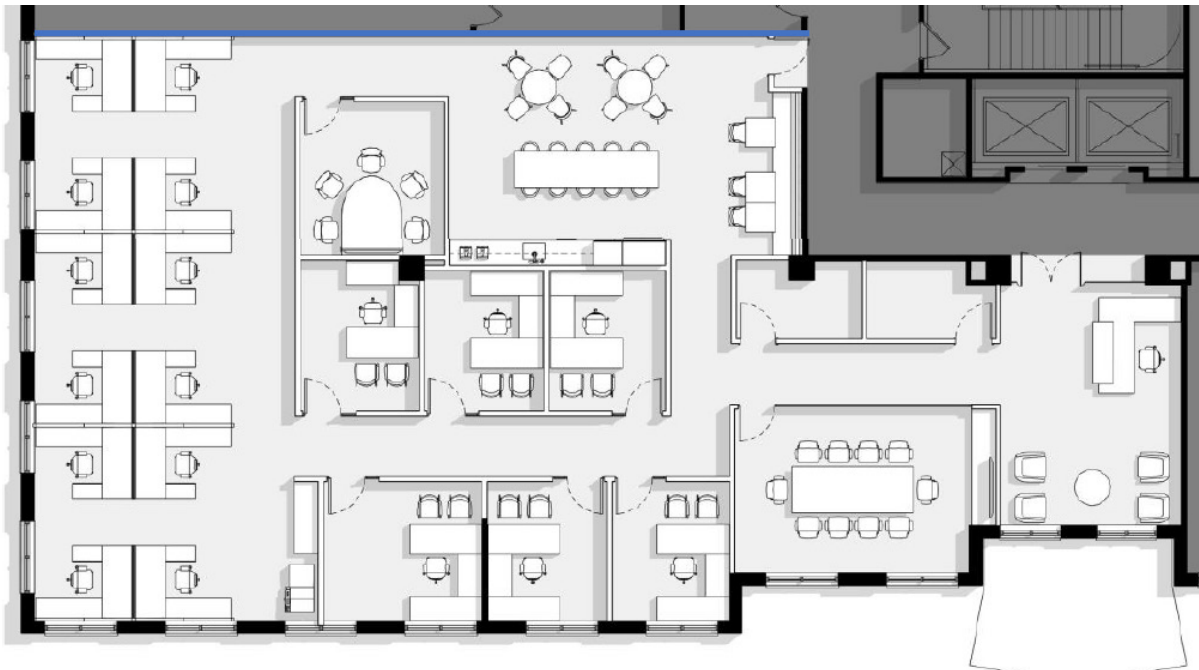
UNDER CONSTRUCTION | EARLY 2026



SUITES

AVAILABLE OCT. 2025

SUITE 102A
5,173 SF



SUITE 310
4,500 SF





DOLPHIN CORPORATE PARK

11410 NW 20TH STREET,
MIAMI, FLORIDA



DOLPHIN CORPORATE PARK

11410 NW 20TH STREET,
MIAMI, FLORIDA



CONTACT US

MAGGIE GUAJARDO KURTZ

Senior Vice President

+1 305 999 5360

maggie.kurtz@colliers.com

JAKE FREEMAN

Associate Vice President

+1 305 372 8206

jake.freeman@colliers.com

KEVIN GONZALEZ

Senior Vice President

+1 786 517 4880

kevin.gonzalez@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida LLC.