

# Douglas Entrance

## Location

800 Douglas Road  
Coral Gables, Florida

## Building Size

476,000 SF  
Four Buildings  
Typical Floor 12,500 SF in North  
and South Towers  
9,000 SF in Executive Building

## Role

Acquisition  
Property Owner  
Property Development  
Design and Construction  
Repositioned  
Historic Renovation  
Property Management

## Building Status

Sold in 2001

## Overview

Douglas Entrance, purchased in 1989, combines Class A office space and modern amenities with La Puerta del Sol, built in 1927 and listed on the National Register of Historic Places. LDPG completed a major renovation and upgrading of the original gateway and its meeting spaces in 1993. The North Tower and Executive Building have entrance lobbies detailed in marble and brass and service-oriented retail space at the plaza level. The South Tower, developed and built by LDPG in 1998, mirrors the North Tower.

## Building Features

Mediterranean-style buildings on nearly eight landscaped acres surround a central plaza and fountain. The historic Archroom, the original sales office for Coral Gables in the 1920s, serves as an executive meeting facility with audiovisual capabilities. The Terrace Room and the Grand Staircase Entrance overlooking the fountain and plaza are also available for meetings, receptions and private events.

## Investment

Douglas Entrance is a LDPG Combination Transaction property. When it was acquired, this multi-building project had a total of 326,000 square feet. LDPG developed, constructed and leased an additional 150,000-square-foot building. An excess parcel was sold to a residential developer.

## Owner and Developer

Louis Dreyfus Property Group, Apollo Real Estate Investment Fund  
Louis Dreyfus Properties has developed, acquired and managed first-class office buildings in North America and Europe for over 35 years. Its portfolio consists primarily of high quality office buildings in central business districts and major urban locations, which have included New York City; Fairfield and Westchester Counties; Washington, DC; Miami; Chicago; Portland, Oregon; Montreal; Toronto; Paris and London.

## Architect

Spillis, Candela & Partners



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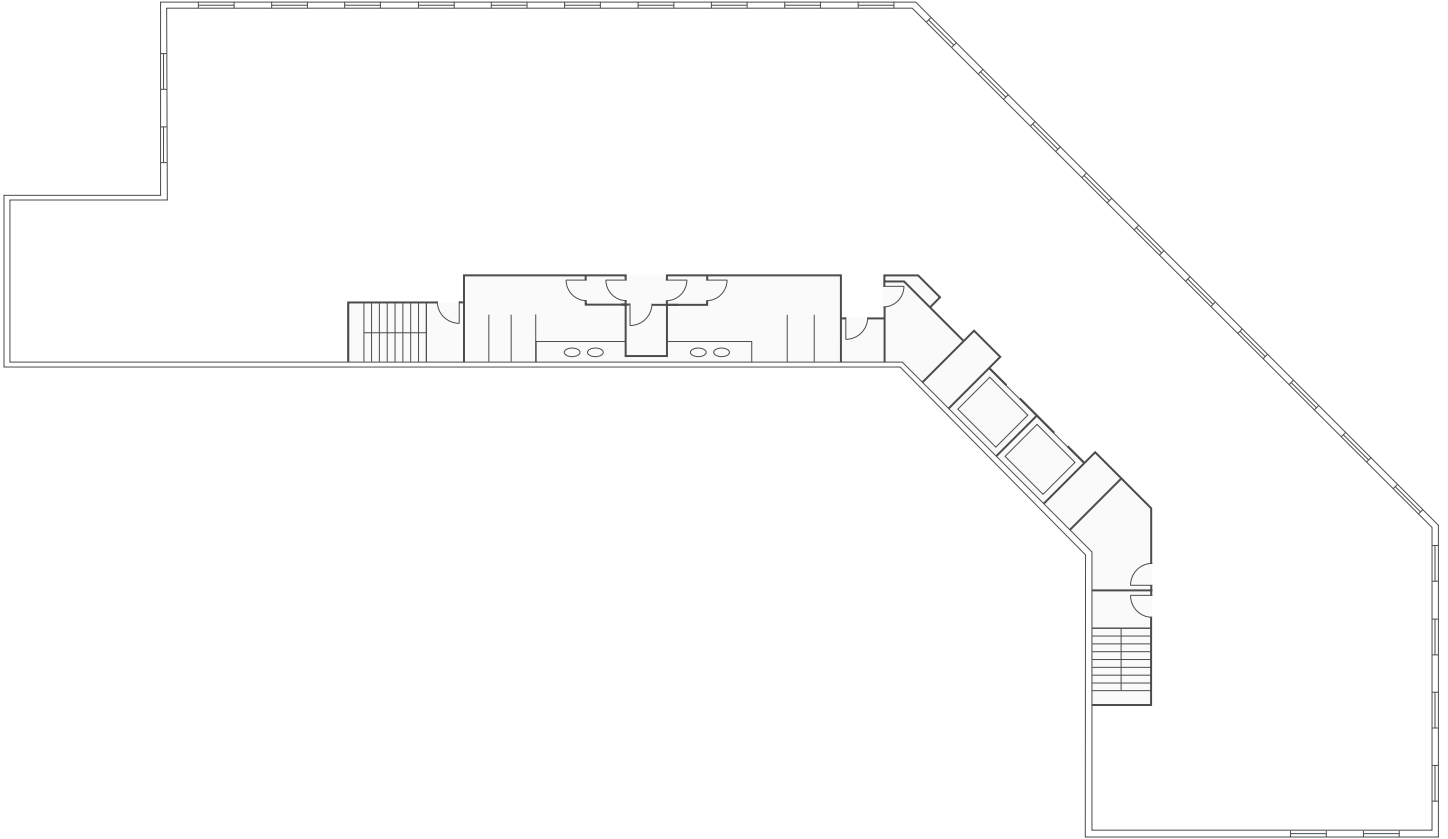
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## Typical Floor

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