# Highland Park Miami

800 NW 14th Street
Miami, FL 33136

MIAMI

HIGHLAND PARK

highlandparkmedicaloffices.com

CUSHMAN & WAKEFIELD

FLAGLER
HEALTHCARE INVESTMENTS

# A Landmark Project

This 2.2M SF transit-oriented mixed-use project comprises five separate blocks fully entitled for residential, hospitality and 500,000 SF of medical office/healthcare space in two distinct buildings.

Highland Park Miami benefits from high patient density, accessibility and visibility as it is within walking distance of the nation's second largest medical city, the Miami Health District and located adjacent to SR 836. The Project is a prime opportunity for medical operators to relocate and expand their services in a thriving healthcare market.



CENTRAL BUSINESS DISTRICT

RESIDENTIAL PHASE III / SHORT-TERM RENTAL – 250 UNITS

GROUND FLOOR RETAIL

FLEX SITE: HOTEL OR SHORT TERM RENTAL UNITS

CULMER STATION

HIGHLAND PARK MIAMI

MEDICAL OFFICE 500,000 SF

HEALTH DISTRICT

# Regional Healthcare Landscape

Highland Park Miami is extremely well located within walking distance of the Miami Health District, the second largest medical district of its kind within the U.S. and a major employment center, within Miami-Dade County, which employs roughly 46,000 people. The 153-acre Miami Health District is home to top-ranked hospitals, groundbreaking research institutes and the most advanced medical treatment and educational resources, including Jackson Memorial Hospital, University of Miami Health Center, and the Bascom Palmer Eye Institute.

The area is enhanced by direct access to Miami's Metrorail service. Located immediately adjacent to Culmer Metrorail station, Highland Park offers access to MiamiCentral, the transportation hub where all four train systems in South Florida-Brightline, Metrorail, Tri-Rail and the Metromover-converge.



CENTRAL BUSINESS DISTRICT

SIGNATURE BRIDGE

INTERSTATE 95

HIGHLAND PARK MIAMI

CULMER STATION

836

University of Miami Hospital
UNIVERSITY OF MIAMI HEALTH SYSTEM

HEALTH DISTRICT

# Employment Hubs

The 153-acre Miami Health District campus is one of Miami's biggest and densest employment hubs. The District is home to two of the three largest health centers in Miami: Jackson Memorial Hospital and The University of Miami Health Department. Jackson Memorial Hospital, The University of Miami Health Department and the other health centers employ roughly 46,000 people at the Health District.

A major new asset for the region is Converge Miami, formerly known as the University of Miami's Life Science Park, a catalyst that brings faculty, scientists, students and entrepreneurs together to encourage collaboration and innovation.

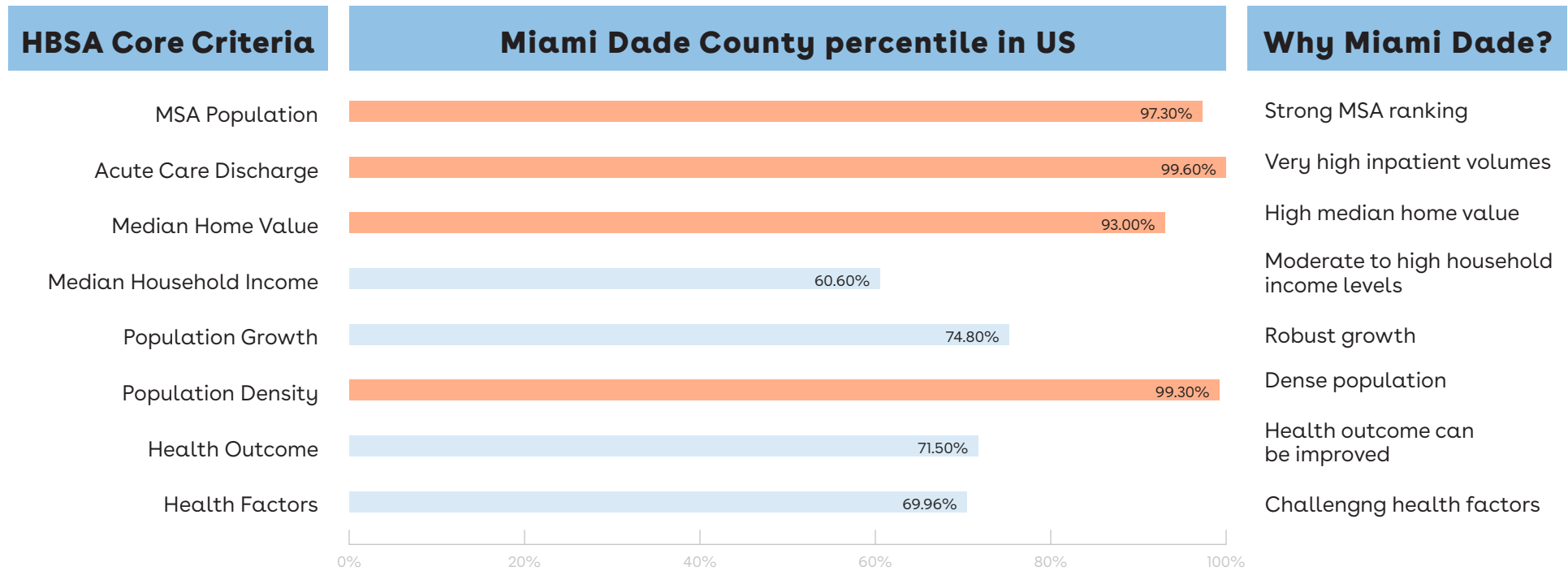| | |
|---|---|
| **SYLVESTER** COMPREHENSIVE CANCER CENTER UNIVERSITY OF MIAMI HEALTH SYSTEM | Treats more than 6,000 national and international cancer patients each year. |
| **MILLER** SCHOOL OF MEDICINE UNIVERSITY OF MIAMI | Home to 1,500 medical school faculty members, 8,200 employees and 1,500 ongoing projects funded by over $200 million in federal grants. |
| **Bascom Palmer Eye Institute** UNIVERSITY OF MIAMI HEALTH SYSTEM | Ranked the nation's No. 1 eye hospital for 11 years in a row. |
| **Jackson** HEALTH SYSTEM | The nation's second largest hospital by bed count. Jackson is undertaking an $830 million renovation of its multiple facilities. |
| **Holtz Children's Hospital** UM/JACKSON MEMORIAL MEDICAL CENTER | The largest children hospital in the Southeast with 254 beds and leading hospital for treating heart diseases and transplants for children. |

# Why Miami Dade?

According to Flagler's Health Based Statistical Area™ (HBSA) ranking, Miami Dade ranks 202 out of 3,142 US counties, better than 93.57% of counties from a healthcare operation perspective



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| HBSA Core Criteria | Miami Dade County percentile in US | Why Miami Dade? |
|---|---|---|
| MSA Population | 97.30% | Strong MSA ranking |
| Acute Care Discharge | 99.60% | Very high inpatient volumes |
| Median Home Value | 93.00% | High median home value |
| Median Household Income | 60.60% | Moderate to high household income levels |
| Population Growth | 74.80% | Robust growth |
| Population Density | 99.30% | Dense population |
| Health Outcome | 71.50% | Health outcome can be improved |
| Health Factors | 69.96% | Challengng health factors |

# A Live, Work, Play Destination

## GREENSPACE

Highland Park Miami is a historical and cultural feature in Miami-Dade County, where nature has always been the protagonist of the neighborhood. The Highland Park masterplan incorporates parks and nature, curated by Naturalficial, a Miami based firm dedicated to the exploration and design of contemporary constructed environments. The parks are vital to establishing and maintaining quality of life and the wellbeing of the community.

## RESIDENCES AT HIGHLAND PARK

The Residences at Highland Park Miami (Phase I&II) will be comprised of two multifamily buildings serving young professionals who work in the Health District. The properties will have a total area of 460,000 GSF spread over two buildings with 23 floors each, as well as ground floor retail and an amenity-rich floor. The residences will be strategically located just steps away from the Miami Health District, the second largest medical hub in the nation, and among the largest job centers in the County.

## AMENITIES WILL INCLUDE:
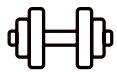
| | | | |
|---|---|---|---|
| POOLS | FITNESS | DOG PARK | GRILL/LOUNGE AREA |
| POOL CABANAS | OUTDOOR YOGA PARK | OUTDOOR THEATER | JUICE BAR |

# MIAMI ATTRACTIONS

### RIVER LANDING

The River Landing Shops and Residences is a $425M mixed-use development located on the Miami River.

### MIAMICENTRAL

A hub for transportation, leisure, and business, MiamiCentral spans over six downtown city blocks offering a mixed-use urban experience.

### WYNWOOD

Wynwood is recognized globally as one of the largest and most prominent creative communities in the United States.

### KASEYA CENTER (FORMER FTX ARENA)

Kaseya Center is an international premier sports and entertainment multi-purpose arena with state-of-the-art technology, located in Downtown Miami.

### ADRIENNE ARSHT CENTER

The Center for the Performing Arts of Miami-Dade County has an impressive Concert Hall and Opera House stages, and innovative youth programming.

### SOUTH BEACH

Mami's major attraction features aquamarine waters and clear sand, but also Art Deco buildings, and a glamorous atmosphere with renowned restaurants and nightlife.

# Proven Partnership

The Allen Morris company and Black Salmon, both local to Miami and highly experienced in the development of mixed-use projects, are the developers of Highland Park Miami. They have retained Flagler Investment, one of the nation's fastest growing full-service healthcare real estate companies and Cushman & Wakefield, a leading global commercial real estate services firm, as exclusive leasing agents and advisors in creating the best possible healthcare ecosystems and partnering with leading medical operators.

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ALLENMORRIS

BLACK SALMON



ALL RENDERINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE WITHOUT NOTICE

HIGHLAND MIAMI PARK

# For More Information, Please Contact:

highlandparkmedicaloffices.com

CUSHMAN & WAKEFIELD

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HEALTHCARE INVESTMENTS

**Michael H. Feldman, CCIM**
Senior Director
Florida Healthcare Advisory Practice
+1 561-207-0852
michael.feldman@cushwake.com

**Ryan Holtzman**
Executive Managing Director
+1 305-351-2469
ryan.holtzman@cushwake.com

**Andrew Trench**
Executive Managing Director
+1 305-533-2872
andrew.trench@cushwake.com

**Chris Coots**
Chief Brokerage Officer/Partner
+1 305-338-4554
cc@flagler-investments.com

**Dharmarraj Sunthar, MD**
Director of Business Development
+1 786-449 -6348
dsunthar@flaglerinvestment.com

**Christian Coots**
Associate
+1 305-332-5155
cj@flagler-investments.com