

MEDICAL OFFICE SPACE FOR LEASE



MOVE-IN READY MEDICAL SPACES AVAILABLE

PALMETTO

MEDICAL PLAZA

7100 WEST 20TH AVENUE, HIALEAH, FL 33016

Building owned and managed by
HEALTHCARE REALTY

Property Highlights

RENTABLE BUILDING AREA

135,000 RSF

MEDICAL OFFICE TYPE

Class B

NUMBER OF STORIES

9

PARKING

Self Parking & Valet

MANAGEMENT

On-site Property Management & Building Engineer

- Adjacent to Palmetto General Hospital, which serves the Hialeah and surrounding communities
- Outstanding access and visibility from 836 Expressway and just off the exit of NW 122nd St.
- Ample parking including valet and self-parking providing direct access to the medical offices and hospital
- A few miles from I-75 with easy access to Miami Gardens, Miami Lakes, Doral, and Southwest Broward
- Well-established medical practices
- Food and shopping options within the building/hospital
- Patients and doctors can access the building directly through the hospital
- Two patient drop-off areas
- Full service leases
- Covered outdoor patio with seating

Demographics

WITHIN 5 MILES

TOTAL LOCAL POPULATION

397,000 +

AVERAGE HOUSEHOLD INCOME

\$73,000

TOTAL LOCAL HOUSEHOLDS

129,000

MEDIAN AGE

42.5

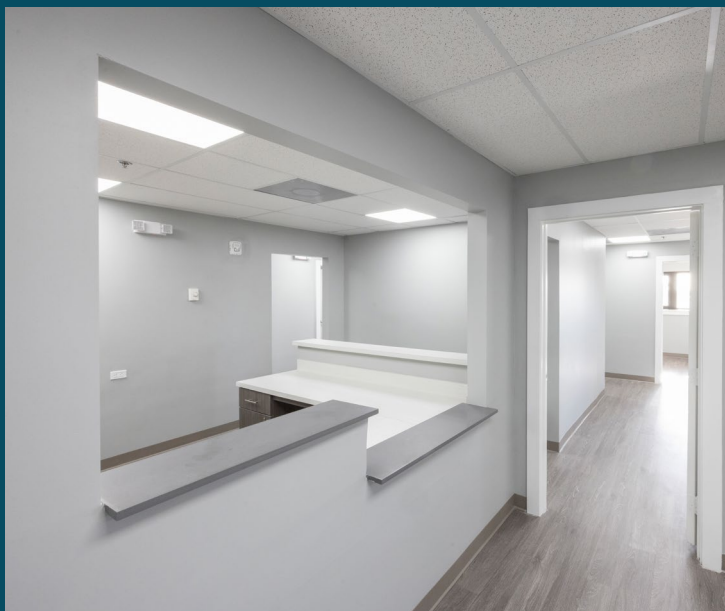
POPULATION WITH HEALTH INSURANCE

83.4%

Hospital Stats

- 368 beds
- On-site imaging
- 130,000 patients per year
- Centers of Excellence Include:
 - Cardiology
 - Stroke
 - Orthopedics
 - Neurology
 - Bariatrics





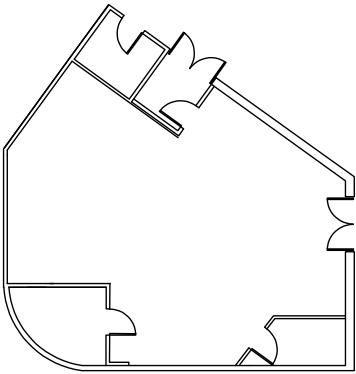
For Lease

Availability	SF	Floor Plan
SUITE G28	1,398 SF	VIEW
SUITE G177	2,300 SF	VIEW
SUITE G179	915 SF	VIEW
SUITE 106	1,187 SF	VIEW
SUITE 111	3,231 SF	VIEW
SUITE 202	4,026 SF	VIEW
SUITE 213 SPEC	1,839 SF	VIEW

Availability	SF	Floor Plan
SUITE 303 SPEC	1,151 SF	VIEW
SUITE 304 SPEC	1,632 SF	VIEW
SUITE 501	1,319 SF	VIEW
SUITE 515 SPEC	1,593 SF	VIEW
SUITE 701 SPEC	1,532 SF	VIEW
SUITE 706	1,550 SF	VIEW
SUITE 801 SPEC	1,839 SF	VIEW



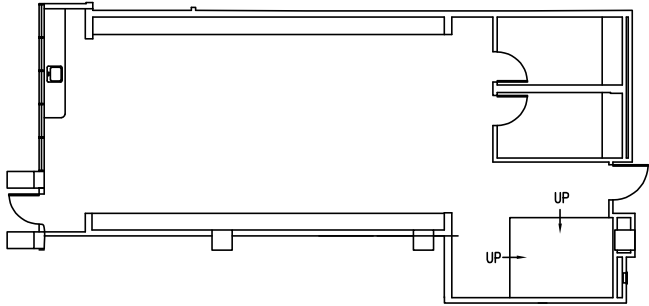
Ground Floor



A floor plan of Suite G28, showing a large, irregularly shaped room with several smaller rooms and a curved exterior wall.

SUITE G28 — 1,398 SF

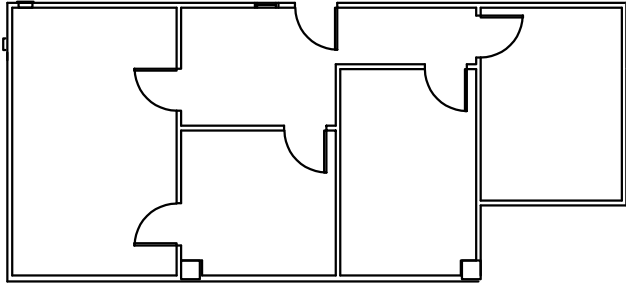
Ground Floor



A floor plan of Suite 177, showing a large, rectangular room with a curved exterior wall and a small room labeled 'UP'.

SUITE 177 — 2,300 SF

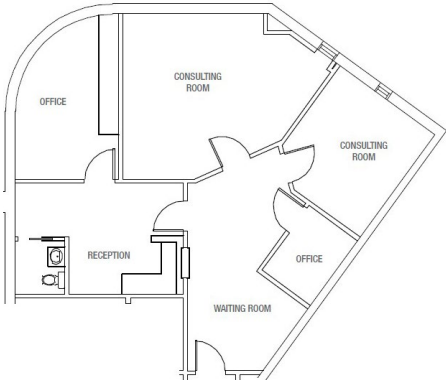
Ground Floor



A floor plan of Suite G179, showing a large, rectangular room with a curved exterior wall and a small room labeled 'UP'.


SUITE G179 — 915 SF

1st Floor

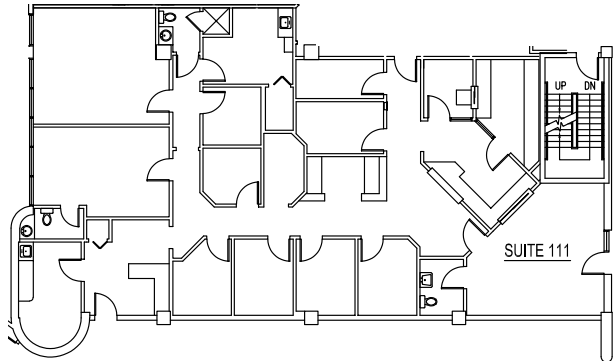


A floor plan of Suite 106, showing a large, irregularly shaped room with several smaller rooms and a curved exterior wall. The rooms are labeled: OFFICE, CONSULTING ROOM, RECEPTION, WAITING ROOM, and OFFICE.

SUITE 106 — 1,187 SF

 VIRTUAL TOUR

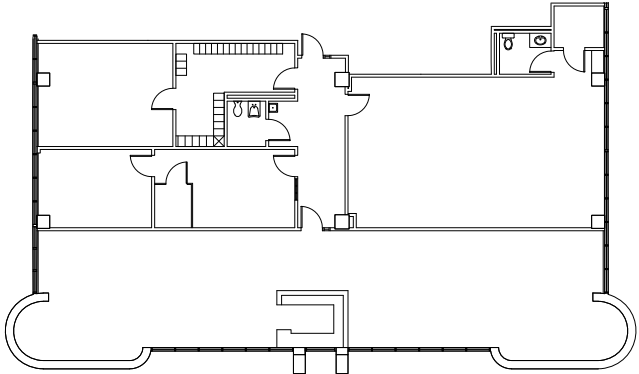
1st Floor



A floor plan of Suite 111, showing a large, irregularly shaped room with several smaller rooms and a curved exterior wall. The rooms are labeled: SUITE 111, UP, and DOWN.


SUITE 111 — 3,231 SF

2nd Floor



A floor plan of Suite 202, showing a large, irregularly shaped room with several smaller rooms and a curved exterior wall.

SUITE 202 — 4,026 SF

 VIRTUAL TOUR

2nd Floor

SPEC SUITE

Diagram of Suite 213 floor plan. The layout includes an internal medical suite (22004, 213, 1553.60) with an office, waiting area, and exam room. There are three exam rooms (#1, #2, #3), a reception area, a kitchen, and several offices. Storage areas are also indicated.

SUITE 213 — 1,839 SF

VIRTUAL TOUR

3rd Floor

Diagram of Suite 303 floor plan. The layout includes an exam room, waiting area, reception area, kitchen, and offices. There are also storage areas and a staircase.

SUITE 303 — 1,151 SF

VIRTUAL TOUR

3rd Floor

SPEC SUITE

Diagram of Suite 304 floor plan. The layout includes a waiting area, reception area, kitchen, files, and two exam rooms (#1, #2). There are also offices and a corridor.

SUITE 304 — 1,632 SF

VIRTUAL TOUR

5th Floor

Diagram of Suite 501 floor plan. The layout shows a large open area with multiple rooms, a staircase, and a reception area.

SUITE 501 — 1,319 SF

5th Floor

SPEC SUITE

Diagram of Suite 515 floor plan. The layout shows a large open area with multiple rooms, a staircase, and a reception area.

SUITE 515 — 1,593 SF

VIRTUAL TOUR

7th Floor

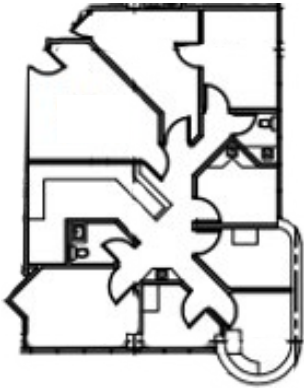
SPEC SUITE

Diagram of Suite 701 floor plan. The layout shows a large open area with multiple rooms, a staircase, and a reception area.

SUITE 701 — 1,532 SF

VIRTUAL TOUR

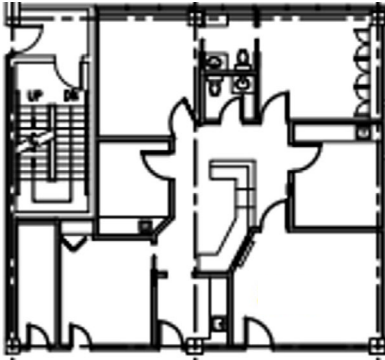
7th Floor

A detailed floor plan of Suite 706, showing a complex layout with multiple rooms, a central corridor, and a large open area. The plan includes various rooms, a central corridor, and a large open area.


SUITE 706 — 1,550 SF

8th Floor

SPEC SUITE

A detailed floor plan of Suite 801, showing a complex layout with multiple rooms, a central corridor, and a large open area. The plan includes various rooms, a central corridor, and a large open area.

SUITE 801 — 1,438 SF

 VIRTUAL TOUR



Office Leasing

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