

NEW TO MARKET | CLASS A | ±8-ACRE MEDICAL CAMPUS



Kendall Medical Plaza

Class A Medical Office Campus

9995 SW 88TH STREET • MIAMI (KENDALL), FLORIDA 33176

±16,000 TO ±67,000 SF

Q4 2027 DELIVERY

10:1 PARKING

FULL CUSTOM BUILDOUT

LEASING

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NAI Miami
Fort Lauderdale

THE OFFERING

Class A Medical Campus, Delivering Q4 2027

ADDRESS	9995 SW 88th Street, Miami, FL 33176
SUBMARKET	Kendall / South Miami-Dade
USE	Class A medical office campus
TOTAL CAMPUS	±167,000 SF on ±8 acres
AVAILABLE	±16,000 to ±67,000 SF
DELIVERY	Q4 2027
CONDITION	Fully Custom Interior Buildout
FRONTAGE	Direct on N Kendall Dr (SW 88th St)
EXPANSION	The campus can be expanded by 100,000 SF while retaining 5.5:1 parking

BUILDING HEIGHT	2 levels
FLOORPLATE	±33,500 SF
RENTABLE AREA	67,103 SF
ELEVATORS	3 total — 2 gurney-sized
BACK-UP POWER	Redundant nat-gas gensets, 100% backup
PARKING	10 : 1,000 SF at opening
PARKING, BUILD-OUT	5.5 : 1,000 SF minimum
AMENITIES	Lobby café · valet · on-site dining

±8
ACRES

±167,000
SF CAMPUS

±33,500
SF FLOORPLATES

±16,000 – 67,000
SF AVAILABLE

Q4 2027
DELIVERY

Built for Medicine

Designed for the medical professional — every base building system specified for clinical and procedural use.

01

Fully 100% custom buildout

Interiors built entirely to your clinical program — nothing inherited.

02

Three elevators, two gurney-sized

Supports ambulatory surgery, imaging and higher-acuity outpatient use.

03

Redundant back-up power

Natural gas generators in a dedicated building. Procedures stay on schedule.

04

±33,500 SF floorplates

Two levels. Divide from ±16,000 SF or combine to ±67,000 SF contiguous.

05

10:1 parking at opening

Never below 5.5:1 campus-wide, even at full build-out.

06

Covered EMS area & porte-cochère

Covered patient drop-off at the lobby; covered EMS zone at the rear.

3
ELEVATORS

±33,500
SF FLOORPLATES

10:1
PARKING

Q4 2027
DELIVERY

100%
BACK-UP POWER

Separate Arrival for Doctors and Staff

Your team never competes with patients for a parking space or a door.

10 : 1,000 SF

PARKING AT OPENING

5.5 : 1,000 SF

FLOOR AT FULL BUILD-OUT

Covered

RESERVED PHYSICIAN SPACES

- **Covered, reserved staff parking**
Dedicated covered spaces for physicians and staff, out of the patient lot.
- **Private staff entrance at the rear**
Opens straight onto the employee elevator lobby — no crossing the waiting room.
- **Porte-cochère arrival with valet**
Patients are dropped under cover at the main entrance. Valet available.
- **Café in the main lobby**
Plus on-site restaurants across the campus.
- **Gurney-sized elevators**
Two of three cabs, so patient transport never waits on a passenger elevator.



WHY IT MATTERS

Recruiting physicians is hard enough. Daily friction — hunting for parking, walking through a full waiting room to reach your own office — is a real cost. This campus removes it without taking anything from the patient experience.

AVAILABILITY

±16,000 to ±67,000 SF, Delivering Q4 2027

Two ±33,500 SF levels that divide cleanly or combine for a single user.

CONFIGURATION	APPROX. SF	BEST SUITED TO
Minimum divisible suite	±16,000 SF	Specialty group, single practice
Half-floor suite	±16,000 SF	Multi-provider practice, diagnostics
Full ground floor	±33,573 SF	Ambulatory surgery, imaging
Full second floor	±33,530 SF	Clinic floor, physician offices
Full building, contiguous	Up to ±67,103 SF	Health system or anchor group

FULLY CUSTOM BUILDOUT

- Interiors built 100% to your clinical program.
- Base building systems, core, restrooms, elevators and life safety complete.
- Tenant designs its own clinical layout to code and landlord standards.
- Test fits available on request.



DELIVERY

Q4 2027

Design and permitting run in parallel with construction, so you open shortly after shell delivery.

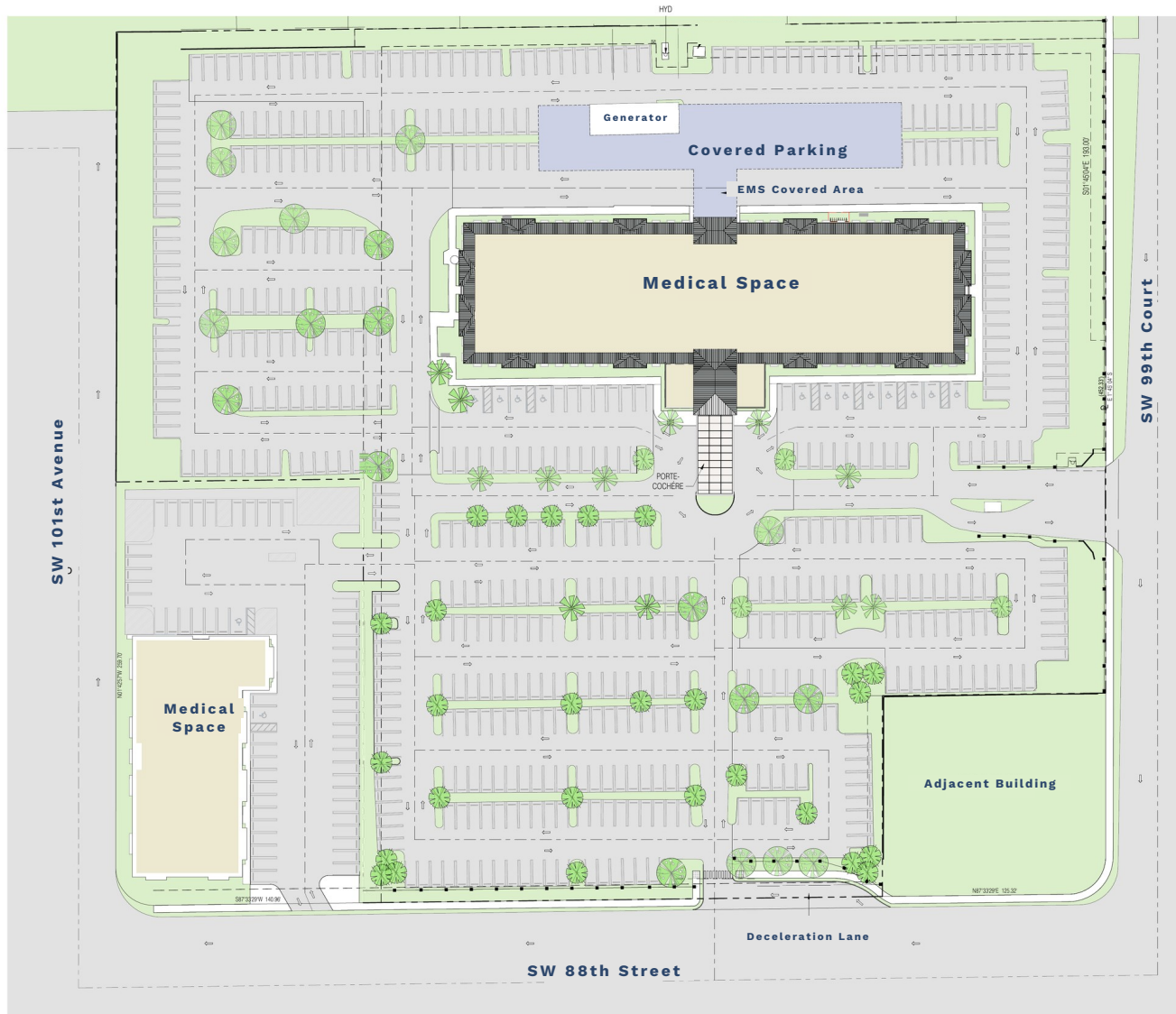
±33,500 SF per floorplate

2 levels of medical space

Up to ±67,103 SF contiguous

±16,000 SF minimum suite

±8 Acres on N Kendall Drive



ON THE SITE

- **Covered parking**
Reserved for physicians and staff.
- **Generator building**
Redundant natural gas back-up power.
- **EMS covered area**
Ambulance and transfer zone, rear.
- **Porte-cochère**
Covered patient drop-off, valet available.
- **Deceleration lane**
Dedicated turn-in from N Kendall Dr.
- **Future medical building**
Expansion pad on the west side.

ACCESS

- N Kendall Drive — primary frontage, ±50,000 AADT
- SW 99th Court — east
- SW 101st Avenue — west

Ground Floor

±33,573 SF gross. Two medical wings off a central core, with retail bays at the entrance.



MEDICAL SPACE COMMON AREA

GROUND FLOOR RENTABLE SCHEDULE	
Medical space — ground floor	27,739 SF
Common area	5,835 SF
Total	33,573 SF

PLAN NOTES

- Gross floor area: ±33,573 SF.
- Separate employee elevator lobby serves the private rear staff entrance.
- Café in the main lobby; two retail bays alongside the entrance.
- Furniture shown is illustrative.

Second Floor

±33,530 SF gross. Continuous floorplate with a two-story lobby volume open to below.



MEDICAL SPACE COMMON AREA

SECOND FLOOR RENTABLE SCHEDULE	
Medical space — second floor	28,572 SF
Common area	4,957 SF
Total	33,530 SF

PLAN NOTES

- Gross floor area: ±33,530 SF.
- Two office suites above the entry, flanking the lobby volume.
- Building total: 67,103 SF (33,573 ground + 33,530 second).



FUTURE EXPANSION

Room to Grow, Already Drawn In

Space that fits today becomes a constraint in five years — and by then the adjacent parcels are gone. Kendall Medical Plaza can be expanded by another 100,000 SF on campus, shown on the site plan as the second medical building.

PHASING

- **Phase I.** ±67,000 SF campus; medical building delivers Q4 2027.
- **Phase II.** Campus can be expanded by 100,000 SF.
- **Full build-out.** Never below 5.5 parking spaces per 1,000 SF campus-wide.

Take the space you need now without betting that the space you'll need later still exists on this corridor. Expansion sequencing is open to discussion with anchor tenants.

EXPANSION SUMMARY

100,000

SF the campus can be expanded by

±167k

SF total campus, when completed

±8

acres of land

5.5 : 1,000

SF minimum parking, full build-out

LOCATION

The Heart of Miami's Medical Corridor

Direct frontage on N Kendall Drive between Florida's Turnpike and US-1, with immediate Don Shula Expressway access.



DISTANCE & TRAFFIC

±0.6
mi to UHealth Kendall

±1.3
mi to Baptist Health Main Campus

±4
mi to South Miami Hospital

50,000
AADT, N Kendall Drive

117,000
AADT, Don Shula Expwy

DIRECT FRONTAGE ON N KENDALL DRIVE • DEDICATED DECELERATION LANE • THREE POINTS OF CAMPUS ACCESS

Surrounded by South Florida's Major Systems

Referrals, call coverage and physician recruiting all get easier when the hospitals are minutes away.



Baptist Hospital of Miami

±1.3 MILES FROM SITE

Baptist Health's flagship campus and the anchor of the South Miami-Dade market — a full-service tertiary hospital with a deep specialist base.



UHealth Kendall

±0.6 MILES FROM SITE

University of Miami Health System's Kendall location, less than a mile away on the same corridor.



South Miami Hospital

±4 MILES FROM SITE

Baptist Health's South Miami campus adds obstetrics, cardiac and surgical depth a short drive from the property.

ALSO ON THE CORRIDOR

An established Kendall medical corridor of specialists, imaging centers, laboratories and outpatient providers surrounds the campus — alongside Dadeland Mall, Downtown Dadeland, The Palms at Town & Country, Kendall Village Center and Kendall Place.

Kendall's Healthcare Network & Retail

Established medical corridor, with Dadeland and Kendall's major retail within a short drive.



HEALTHCARE

- Baptist Hospital of Miami — ±1.3 mi
- UHealth Kendall — ±0.6 mi
- South Miami Hospital — ±4 mi

ROADWAYS

- N Kendall Drive — 50,000 AADT
- Don Shula Expressway — 117,000 AADT
- Turnpike · Snapper's Creek · Palmetto · US-1

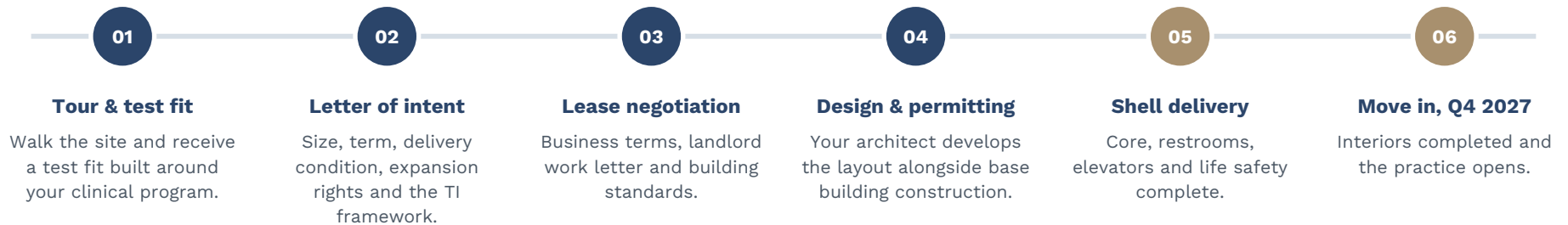
RETAIL & DINING

- Dadeland Mall · Downtown Dadeland
- The Palms at Town & Country
- Kendall Village Center · Kendall Place

NEXT STEPS

Path to Occupancy

Design and permitting run in parallel with construction, so you open shortly after shell delivery.



READY WHEN YOU ARE

Test fits and space plans available on request.

Tell us the specialty mix, procedure rooms and visit volume you are planning for, and we'll return a test fit against these floorplates.

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FOR LEASING INFORMATION AND TEST FITS

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