



CORAL REEF

MEDICAL OFFICE BUILDING AT JACKSON SOUTH

15155 SW 97TH AVENUE, MIAMI, FL 33176

Building owned and managed by
HEALTHCARE REALTY



Blanca Commercial Real Estate, Inc.
Licensed Real Estate Broker

CHRISTIE GRAYS CHAMBERS, MBA
CHRISTIE.CHAMBERS@BLANCACRE.COM
305.615.1866

ALEX MARQUEZ
ALEX.MARQUEZ@BLANCACRE.COM
305.377.6589

NEW DEVELOPMENT IN MEDICAL OFFICE

Coral Reef Medical Office Building is a 3-story medical office building. Delivered in 2021, the Coral Reef MOB presents three floors of medical office space specifically designed for outpatient care.

Located on the Jackson South Medical Center campus, a 262-bed acute care hospital with over \$100 million in recent renovations. Less than 5 minutes from Route 1 and the Florida Turnpike and within walking distance to the South Dade Busway.

GOING BEYOND

Exclusive features include:

- Three floors of premium medical office space specifically designed for outpatient care
- Located on the Jackson South Medical Center campus, a 262-bed acute-care hospital
- Easily accessible from U.S. 1 and the Florida Turnpike
- No touch elevators
- Shell spaces available to be built to tenant's specifications
- Site capable to expand with parking structure
- Building Plans allow for future pedestrian walkway to connect buildings to Jackson South Medical Center





1. JACKSON SOUTH MEDICAL CENTER
2. CORAL REEF HIGH SCHOOL
3. PALMETTO GOLF COURSE
4. THE FALLS SHOPPING MALL
5. NICKLAUS CHILDREN'S OUTPATIENT CENTER
6. BAPTIST HOSPITAL
7. BAPTIST HEALTH URGENT CARE + DIAGNOSTIC IMAGING
8. BAPTIST HEALTH SPECIALTY PRACTICES



LOCATION

Coral Reed Medical Office Building is located west of US-1 on Southwest 152nd Street and east of the Florida Turnpike. This ideal location connects the building to major neighborhoods including Palmetto Bay, Kendall, Pinecrest and Cutler Bay.

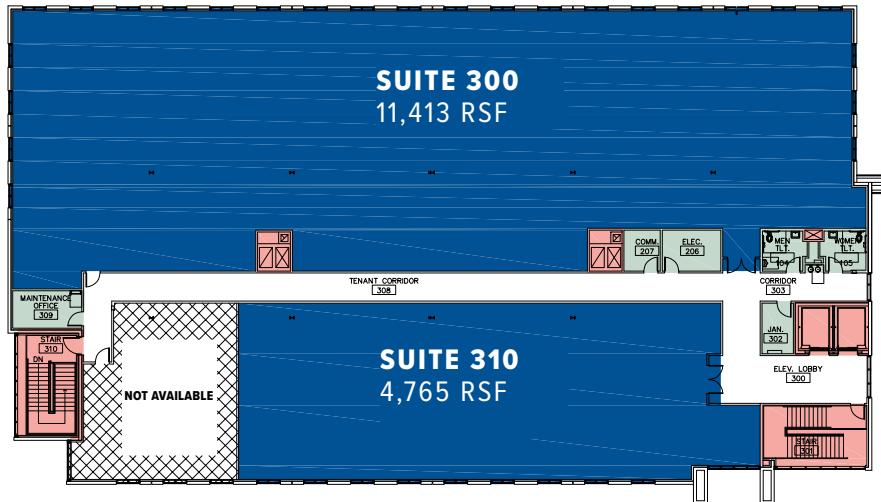
- Convenient access to Florida Turnpike
- Surrounded by residential options
- Ample dining and retail offerings along US-1
- Close proximity to excellent magnet schools

AVAILABILITIES

SUITE 300
11,413 RSF



SUITE 310
4,765 RSF



AN EXCEPTIONAL MEDICAL OFFICE

Coral Reef Medical Office Building is a 3-story medical office building. Delivered in 2021, the Coral Reef MOB presents three floors of medical office space specifically designed for outpatient care.

Located on the Jackson South Medical Center campus, a 262-bed acute care hospital with over \$100 million in recent renovations.

Less than 5 minutes from Route 1 and the Florida Turnpike and within walking distance to the South Dade Busway.

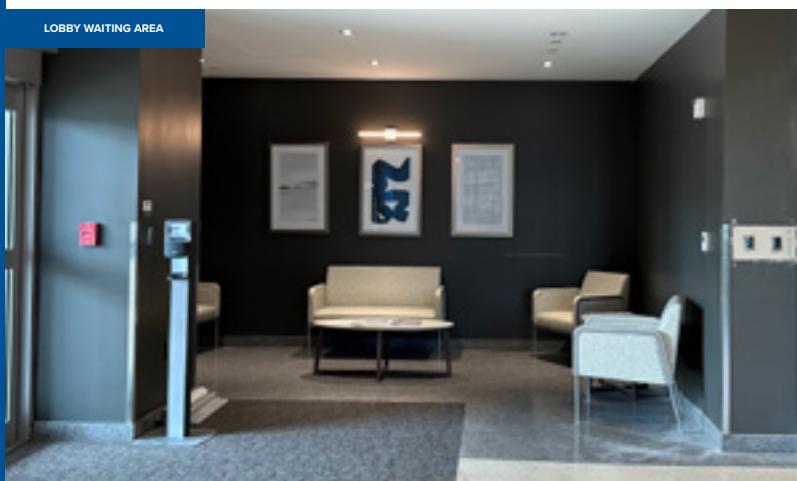
RENTABLE BUILDING AREA
51,000 RSF

MEDICAL OFFICE TYPE
CLASS A

YEAR BUILT
2021

NUMBER OF STORIES
3

PARKING
COMPLIMENTARY SURFACE PARKING



NEWLY CONSTRUCTED IN 2021

Tenants and visitors can enjoy beautiful finishes to the lobby, elevator cabs, restrooms and corridors that enhance the employee and patient satisfaction.