

WHERE SCIENCE + INNOVATION MEET



CONVERGE
MIAMI

1951 NW 7TH AVENUE | MIAMI, FL





TRAILBLAZERS IN SCIENCE, TECH + INNOVATION

Located at the intersection of a global marketplace and one of the largest health districts in the United States, Converge Miami—formerly known as the University of Miami Life Science & Technology Park—is a vibrant, urban knowledge community where people can work and play. It provides mixed-use facilities with labs, offices, retail shops, restaurants, and industry-leading amenities to companies from the private and public sector.

With close proximity to the heart of Miami, Leonard M. Miller School of Medicine, and Miami's Health District—which services over 1.5 million outpatient visits per year— Converge Miami facilitates access to outstanding resources and creates synergies between the University and tenant companies, advancing clinical breakthroughs and benefiting all people.

WHO WE ARE

WEXFORD
SCIENCE+TECHNOLOGY

 **VENTAS**[®]



DISCOVER CONVERGE MIAMI

6-STORY BUILDING

±252,000 RSF

FLOOR PLATES

±38,500 RSF, the largest available within Miami's Class A buildings

CERTIFICATIONS

LEED Certified Gold

UNIQUE BUILDING FEATURES

Emergency power generator delivering up to ±4 watts PSF

Hurricane resistant design to withstand Category 4 winds

24/7 building access available with card key

Direct connection to the NAP

On-site parking garage with valet

ON-SITE AMENITIES

Conference Center totaling ± 2,000 SF available for tenants

Café

UPS Store

Subway

Iberia Bank

Landscaped terrace and outdoor seating

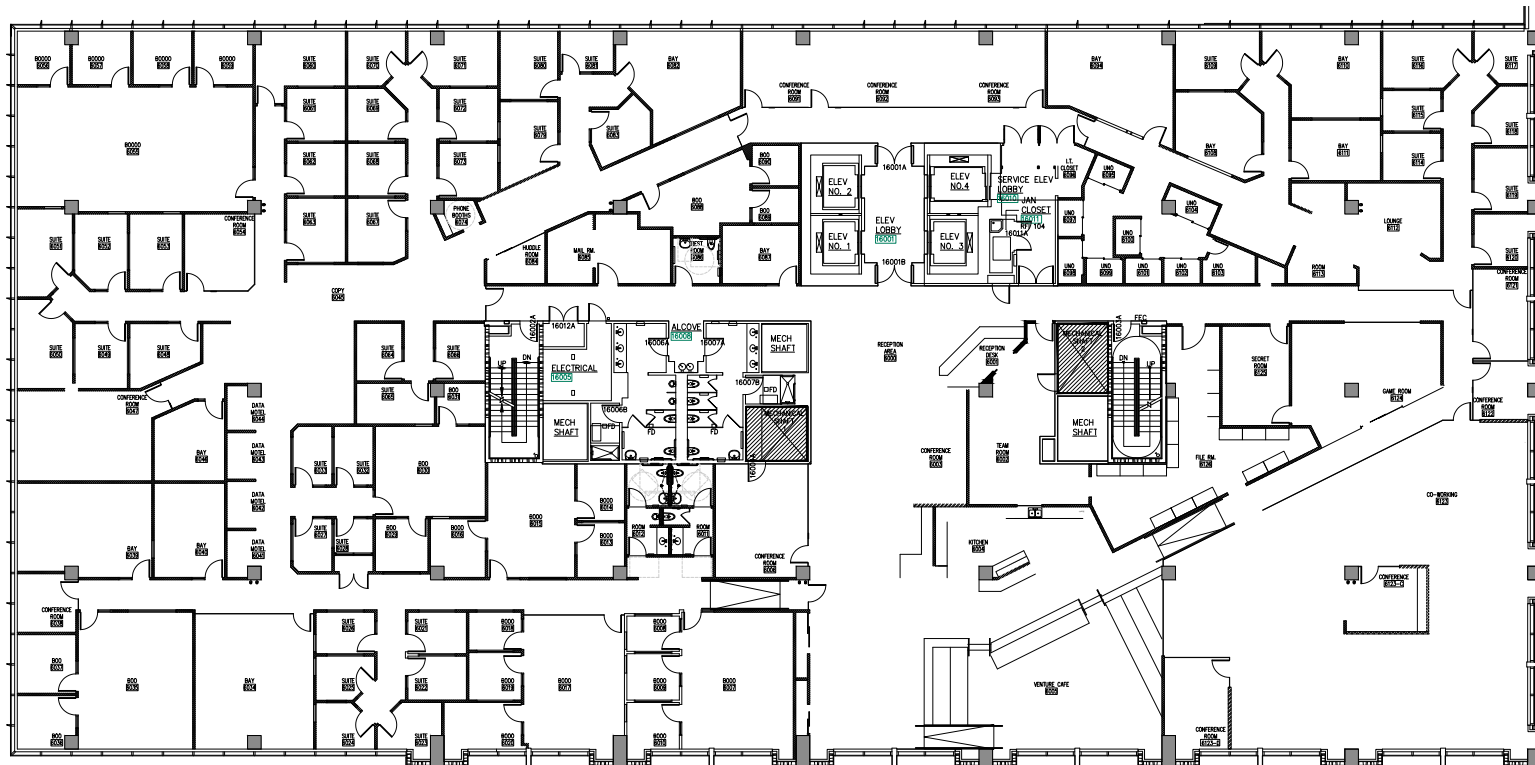
ACCESSIBILITY

Health district trolley stop with connections to Metrorail and Metrobus

Convenient access to I-95 and the Dolphin Expressway



6TH FLOOR
38,393 RSF



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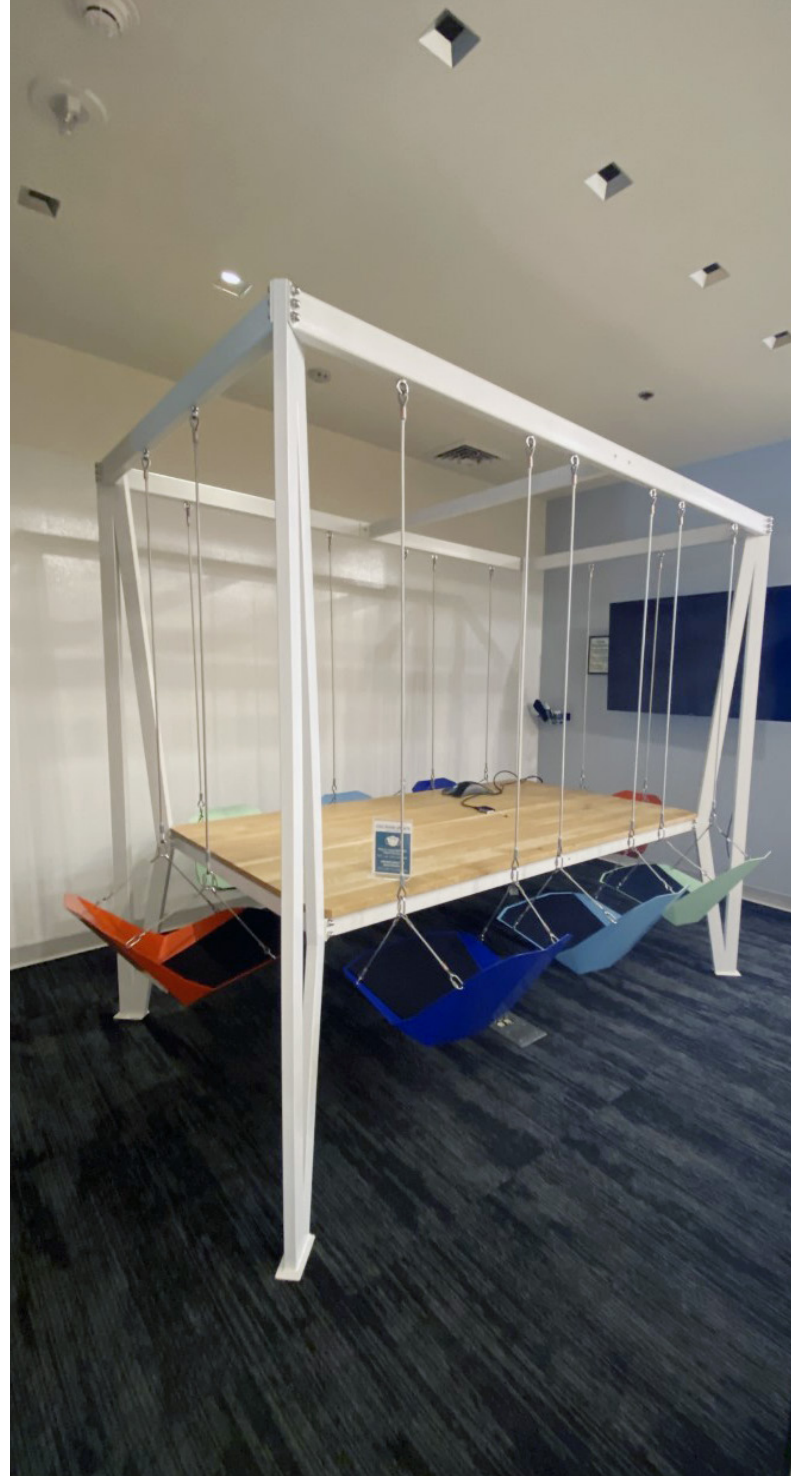
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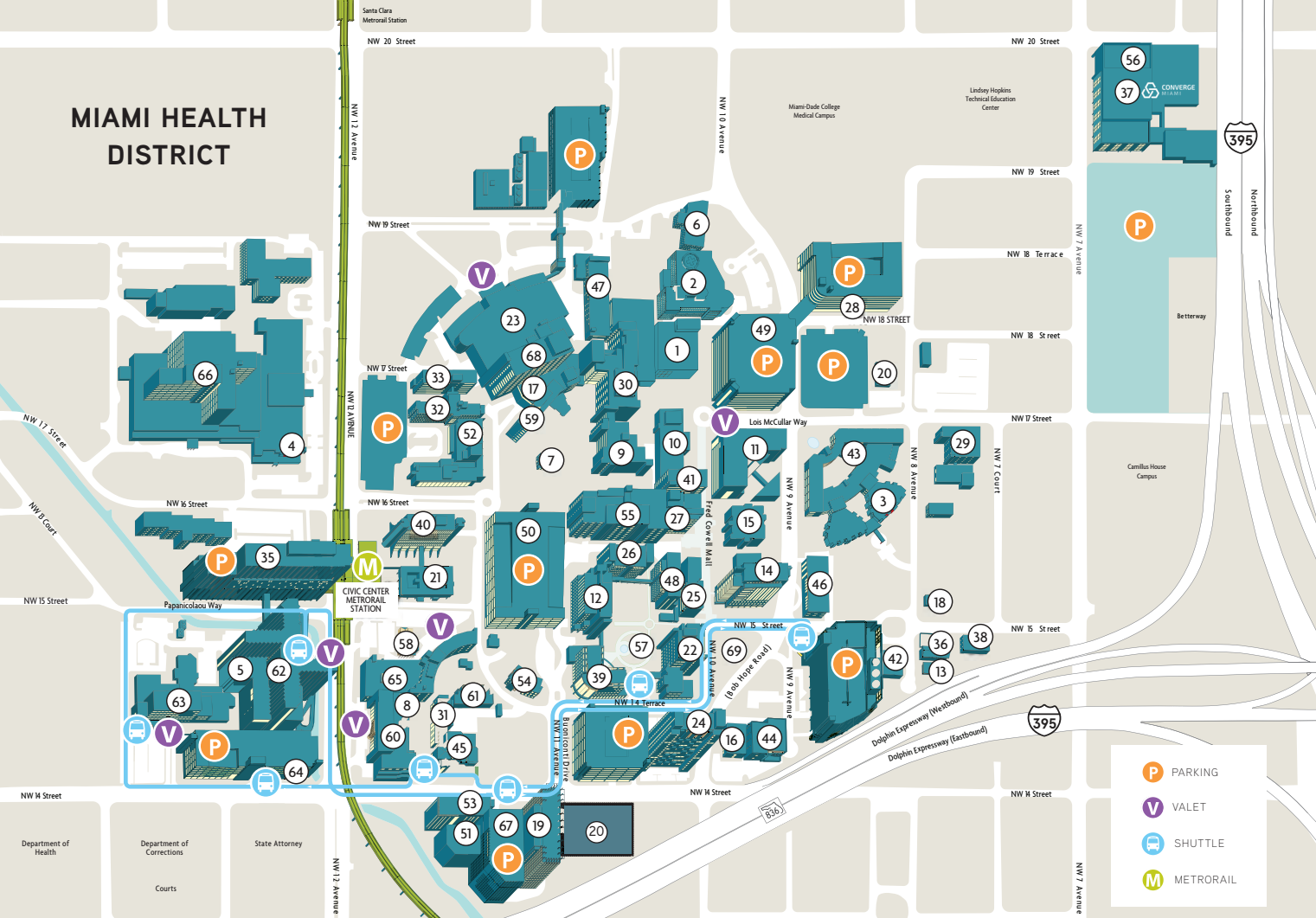
BLANCA
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A CREATIVE ENVIRONMENT
INSPIRING INNOVATION



MIAMI HEALTH DISTRICT



IN THE MIDDLE OF IT ALL

- | | | | | |
|--|--|--|--|---|
| 1. Jackson Emergency (Adult & Pediatric) | 14. Biomedical Research Building (BRB) | 28. Miami Transplant Institute | 42. McLamore Children's Center | 75. Sewell Building (Halissee Hall) |
| 2. Ryder Trauma Center | 15. Calder Library | 29. Highland Park Pavilion | 43. Jackson Behavioral Health Hospital | 76. Jackson Memorial Hospital - South Wing |
| 3. Behavioral Health Crisis Emergency | 16. Center for Family Studies | 30. Holtz Children's Hospital | 44. Modular Labs | 77. Sylvester Comprehensive Cancer Center (SCCC) |
| 4. Miami VA Emergency | 17. Jackson Memorial Hospital - Central Building | 31. Sylvester Medical Office Building (Hope Lodge) | 45. MRI Center, at the Applebaum Building | 78. Sylvester Support Services Building |
| 5. University of Miami Hospital (UMH) Emergency | 18. Children's Home Society | 32. Institute | 46. 1501 NW 9th Avenue | 79. University of Miami Hospital (UMH) - West |
| 6. AIDS Clinical Research Center (Elliot Building) | 19. Clinical Research Building (CRB) | 33. Institute Annex | 47. Jackson Memorial Hospital - North Wing | 80. University of Miami Hospital (UMH) - South |
| 7. ALAMO | 20. Day Care Center | 34. Roxcy Bolton Rape Treatment Center | 48. Papanicolaou Cancer Research Building | 81. University of Miami Hospital and Clinics (UMHC) |
| 8. ALEX'S PLACE | 21. Debbie School | 35. Jackson Medical Towers | 49. Park Plaza East | 82. Miami VA Healthcare System |
| 9. Ambulatory Care Center (ACC) - West | 22. Diabetes Research Institute (DRI) | 36. Jackson Pediatric Center | 50. Park Plaza West | 83. UHealth Fitness and Wellness Center |
| 10. Ambulatory Care Center (ACC) - East | 23. Diagnostic Treatment Center (DTC) | 37. Converge | 51. Professional Arts Center (PAC) | 84. Jackson Memorial Hospital - West Wing |
| 11. Bascom Palmer Eye Institute | 24. Dominion Tower | 38. Linda Ray Center | 52. Jackson Rehabilitation Hospital | 85. Triangle Park |
| 12. Batchlor Children's Research Institute | 25. Fox Cancer Research Building | 39. Lois Pope LIFE Center | 53. Executive Clinic | 86. Medical Building Future Development |
| 13. Batchlor Family Visitation Center | 26. Gautier Building | 40. Mailman Center for Child Development | 54. Ronald McDonald House | |
| | 27. Glaser Medical Research Building | 41. McKnight Vision Research Center | 55. Rosenstiel Medical Science Building (RMSB) | |
| | | | 56. Schonger Research Quadrangle | |



LEASING

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