

# MERCY MEDICAL ARTS

## Medical Office For Lease

1,685 - 12,000 SF

3683 S Miami Ave | Miami, FL 33133



Leasing Information:  
954.547.0335

## Lincoln

**Matthew Poncy**   **Brian Wilcox**  
954.547.0335   321.663.3953  
mponcy@lpc.com   bwilcox@lpc.com

Lincoln Property Company  
1800 S Australian Ave Suite 102  
West Palm Beach, FL 33409

[www.lpc.com](http://www.lpc.com)

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Offering Summary

Lease Rate:	\$42.00 SF/month (MG)
Building Size:	105,408 SF
Available SF:	1,685 - 12,000 SF
Lot Size:	28,640 SF
Year Built:	2015

Property Highlights

- Only Class-A MOB on HCA Florida Mercy Hospital Campus
- On-site valet
- Relaxing views of Biscayne Bay & Downtown Miami
- Spaces delivered in shell condition with a tenant improvement allowance available
- Covered Patient Drop-off, Hurricane-Rated Windows, & Programmable Key Card Access System

Property Overview

Class A medical office building located on the HCA Florida Mercy Hospital Campus with blue water views of Biscayne Bay. The 4-story, masonry structure building features a range of spaces from 1,700 - 12,000 SF delivered in shell condition. Parking options include on-site valet and surface parking as well as a covered patient drop-off.

Ideal location in Coconut Grove with close proximity to I-95 and US-1. Convenient location near downtown, Coral Gables and Key Biscayne.

Availabilities	SF	Lease Rate	Date Available
Suite 220	1,700 - 12,000 SF	\$42.00 SF/month MG	Available
Suite 265	1,685 SF	\$42.00 SF/month MG	Available
Suite 345	4,500 SF	\$42.00 SF/month MG	Available
Suite 445	4,000 - 8,000 SF	\$42.00 SF/month MG	Available

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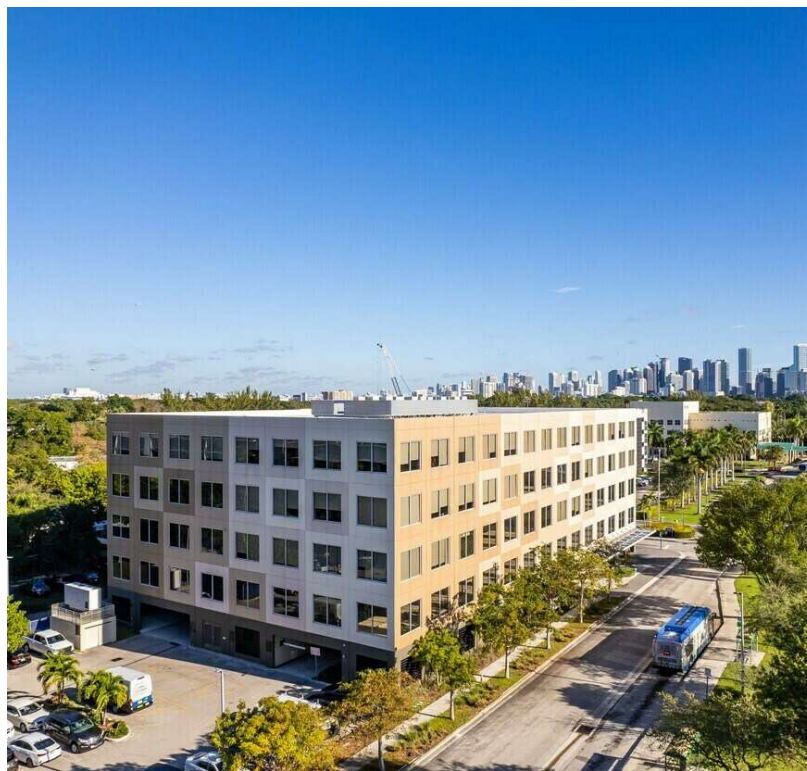




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Additional Photos



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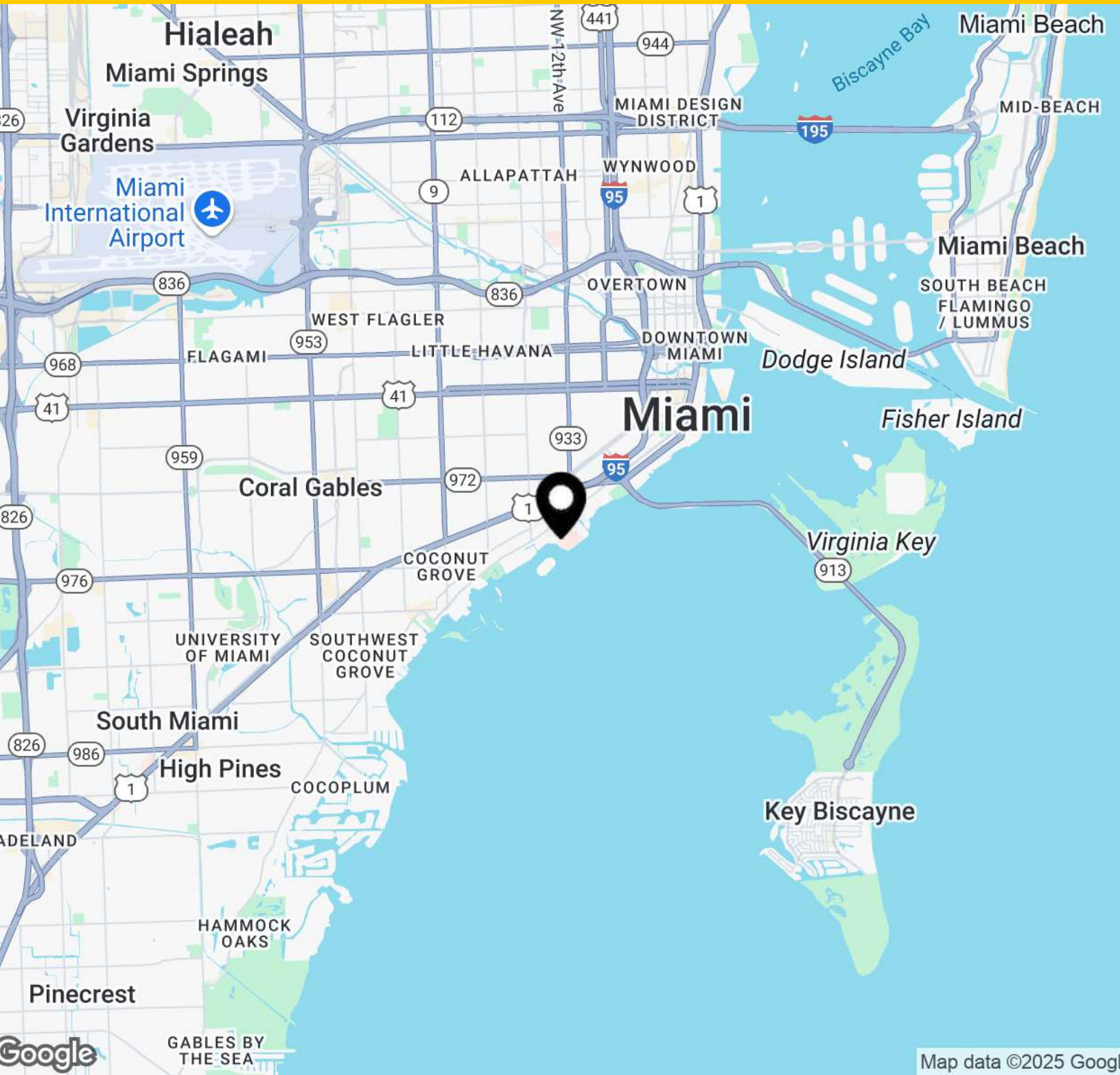
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## Location Map

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