



ATERRA
REAL ESTATE PARTNERS

Sheridan
Center

SHERIDAN MEDICAL CENTER

410 W 41ST, Miami Beach, FL
33140

An aerial photograph of a coastal city, likely Miami, showing a wide sandy beach, turquoise ocean waves, and a dense urban skyline in the background under a blue sky with scattered white clouds.

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The image shows the exterior of the Sheridan Medical Center, a modern building with a large, curved glass entrance. The entrance is framed by a white, ribbed canopy supported by white columns. The glass reflects the surrounding environment, including palm trees and other buildings. In the foreground, there is a black and white checkered floor. To the right, a large, abstract yellow sculpture is visible, surrounded by a metal railing. A person is standing near the entrance on the left. The sky is clear and blue, and palm trees are visible on the right side of the building.

Sheridan Medical Center is a 5-story, Class B Professional Medical office building, centrally located minutes from Mt. Sinai Hospital, Miami Beach and the Downtown area. The property has retail, café, office, medical and urgent care on the first floor with great street level exposure. Free curbside valet service is offered to all tenant patients', customers and visitors with additional parking available. The building has gone through significant renovations and updating, from new elevators and more.

The Offering

Property Overview

The Sheridan Center, a Class A professional Medical Office Building spanning five floors. Centrally located just minutes away from Mount Sinai Hospital, Miami Beach, and the downtown area, we offer a convenient curbside free valet service for all tenant patients, customers, and visitors, with additional parking options available.

Our building has undergone extensive renovations and updates, including new elevators, to provide a modern and comfortable environment for our tenants. The surrounding area offers high walkability to numerous cafes, restaurants, and other amenities. Our lease terms are flexible, ranging from five to fifteen years, we are the exclusive leasing brokers for the Sheridan Center, and parking spaces are available for an additional monthly charge.

Key Findings

Miami Beach is home to a culturally diverse population, including a mix of young professionals, families, and retirees. This diversity creates opportunities for various specialties, from pediatrics to geriatrics. South Florida has a high concentration of retirees, driving demand for primary care, cardiology, orthopedics, and other services tailored to older adults. The community tends to prioritize wellness, making it ideal for practices focused on preventative care, dermatology, and aesthetic medicine.

Miami Beach is easily accessible from the greater Miami area, with major roads and public transportation options connecting the city. Proximity to large hospitals and medical networks in the Miami metro area provides opportunities for referrals and collaboration. The vibrant cultural scene, excellent weather, and recreational opportunities make Miami Beach a desirable location for medical professionals to live and work.

Property Highlights

Key Features



Prime Location: Centrally located minutes from Mt. Sinai Hospital, Miami Beach and the Downtown area. High walkability to many cafes, restaurants and more.



High Demand: Miami Beach is a global tourist destination, attracting millions of visitors annually for its beaches, nightlife, cultural events, and art deco architecture. This consistent tourist influx sustains demand for hotels, restaurants, and retail spaces.



Revenue Streams: With one of the highest hotel occupancy rates and premium room pricing, the hospitality sector contributes significantly to the local economy. Seasonal events like Art Basel further amplify revenue potential.



Long-term Value: The city's rich cultural offerings, including its Art Deco Historic District and thriving art scene, attract consistent investment and tourism, sustaining property and business values.

Executive Summary

ADDRESS	410 W 41st St, Miami Beach, FL 33140
COUNTY	Miami Dade
MARKET	Southeast FL
SUBMARKET	Miami Beach
CROSS STREET	41st ST
TRAFFIC COUNT	46,000
APN	02-32-27-017-1160

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	11,934	70,123	217,203
2023 Median HH Income	\$179,127	\$135,111	\$126,531
2023 Number of Households	5,634	37,571	107,694

HIGHLIGHTS

- Gross Lease term
- 24 Hour Access
- Property Manager on site
- High ceilings & lots of natural light
- Free valet parking for all patients and visitors
- Mins. To Mt. Sinai Hospital



Unit Overview

Suite 103

Prime Street Level Office Suites

Suite 103 is currently being demised into two independent suites, providing the flexibility to lease either suite individually or combine both for an approximately 3,600 square foot footprint.

Suite 103A: Approximately 2,200 square feet with direct street level access, prominent frontage, excellent visibility, and potential signage rights.

Suite 103B: Approximately 1,400 square feet with a private entrance accessible through the building's main interior lobby.

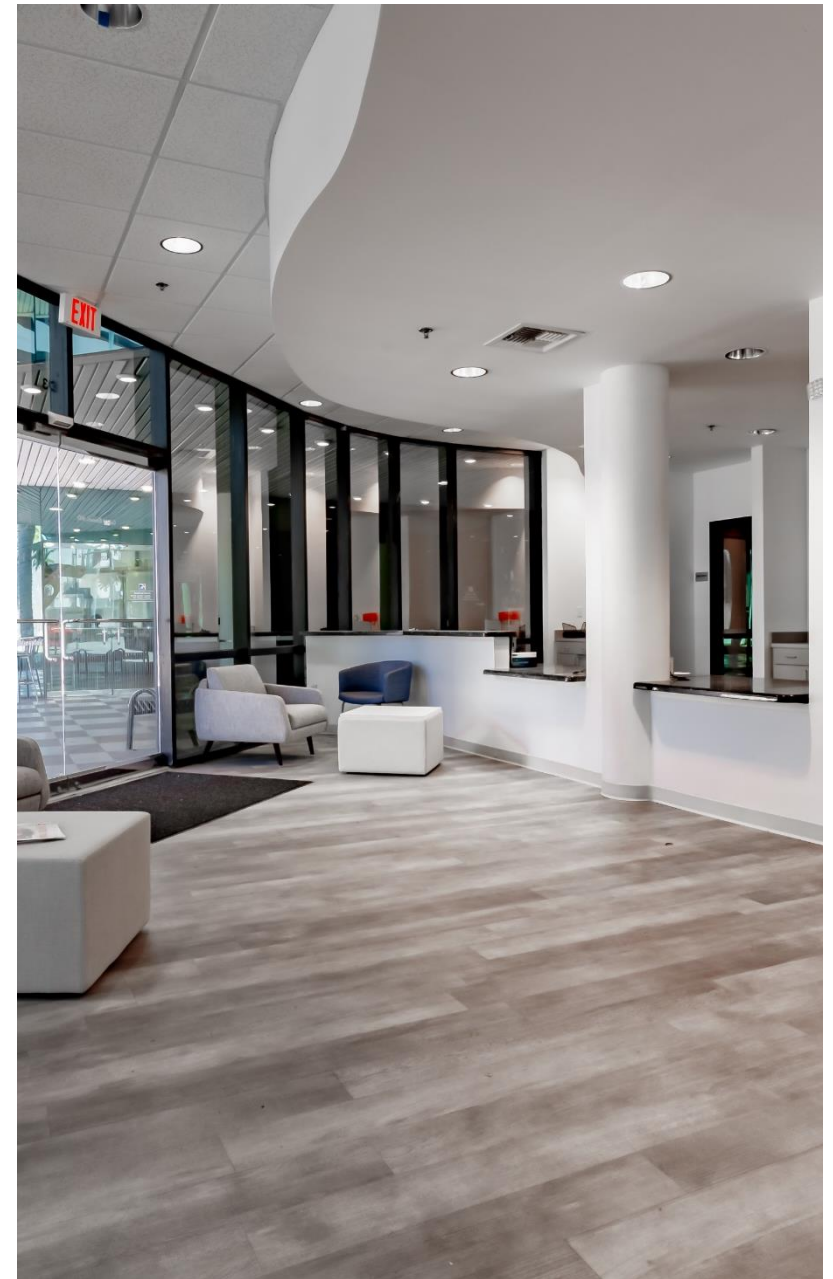
Construction is currently underway. The space may also be delivered as one combined suite, subject to construction timing and tenant requirements.

Size: Approximately 1,400 to 3,600 square feet

Rate: \$46.00 PSF/YR plus CAM

Lease Terms: Flexible

Tenant Improvements: Negotiable



Suite 103 Floor Plan



SCALE: 1/4" = 1'-0"

THE UNIVERSITY OF CHICAGO PRESS

Unit Overview

Suite 310

Medical Office Suite – Turnkey Clinical Build-Out
Freshly painted and ready for your layout. This medical suite includes:

- Surgical room, (1) procedure room
- 6 pre-op rooms and 6 exam rooms
- Reception, nurses' stations, and a break room
- 4 in-suite bathrooms
- 5 allocated parking spaces available at an additional cost

Size: 5,742 SQFT, 6,603 Rentable SQFT

Rate: \$38.00 PSF/YR + CAM

Lease Terms: Flexible

TI: Negotiable

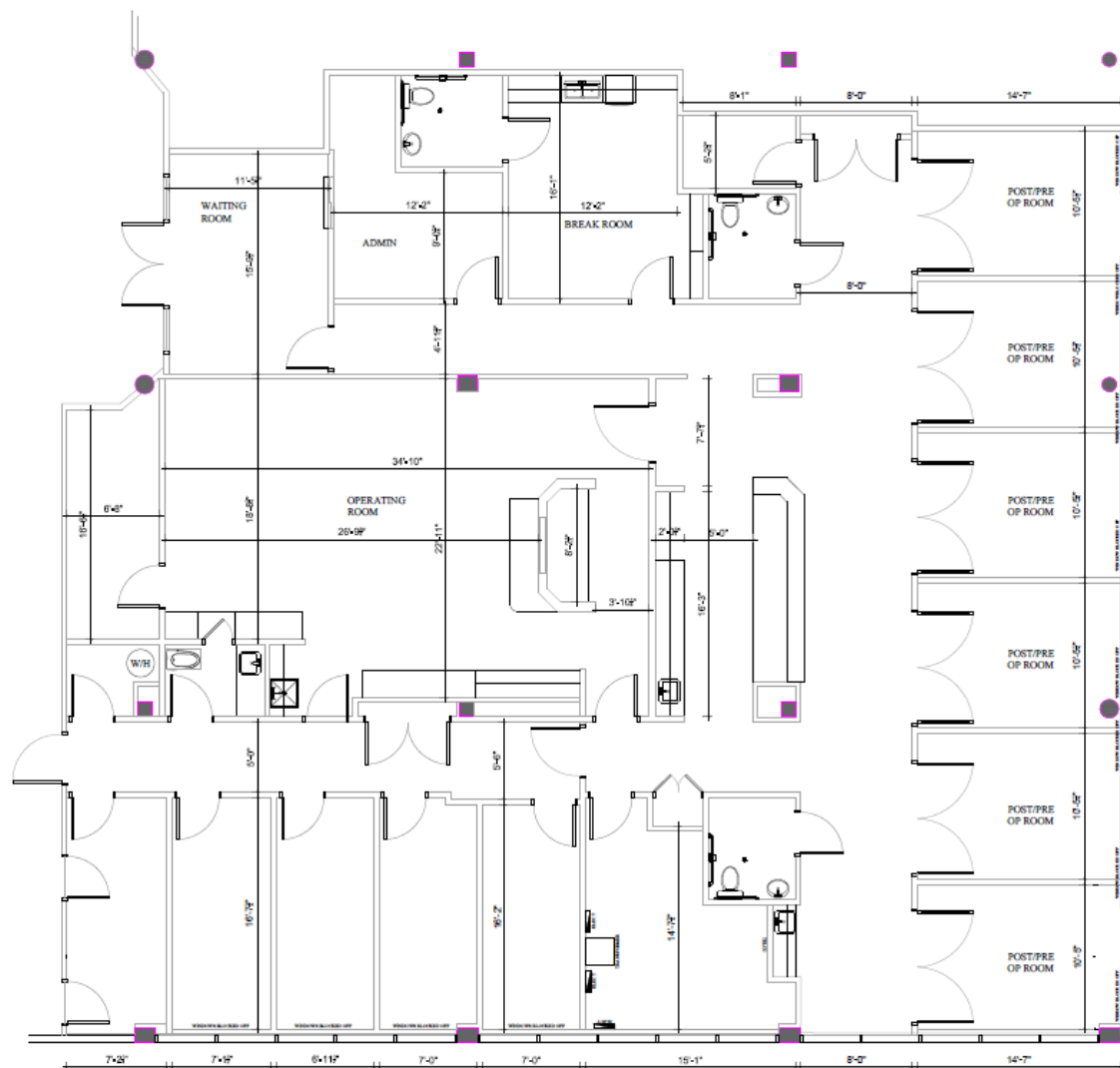


Unit Overview

Suite 310



Suite 310 Floor Plan



Property Overview

Suite 412

Suite 412

Well-appointed medical office. New floors throughout. Features seven offices and five exam rooms (three with sinks). Includes two offices, a nurse's station, and a lab that can also be used as a kitchen area. Nice waiting area for patients.

Size: 1300 SQFT

Rate: \$46.00 PSF/YR + CAM

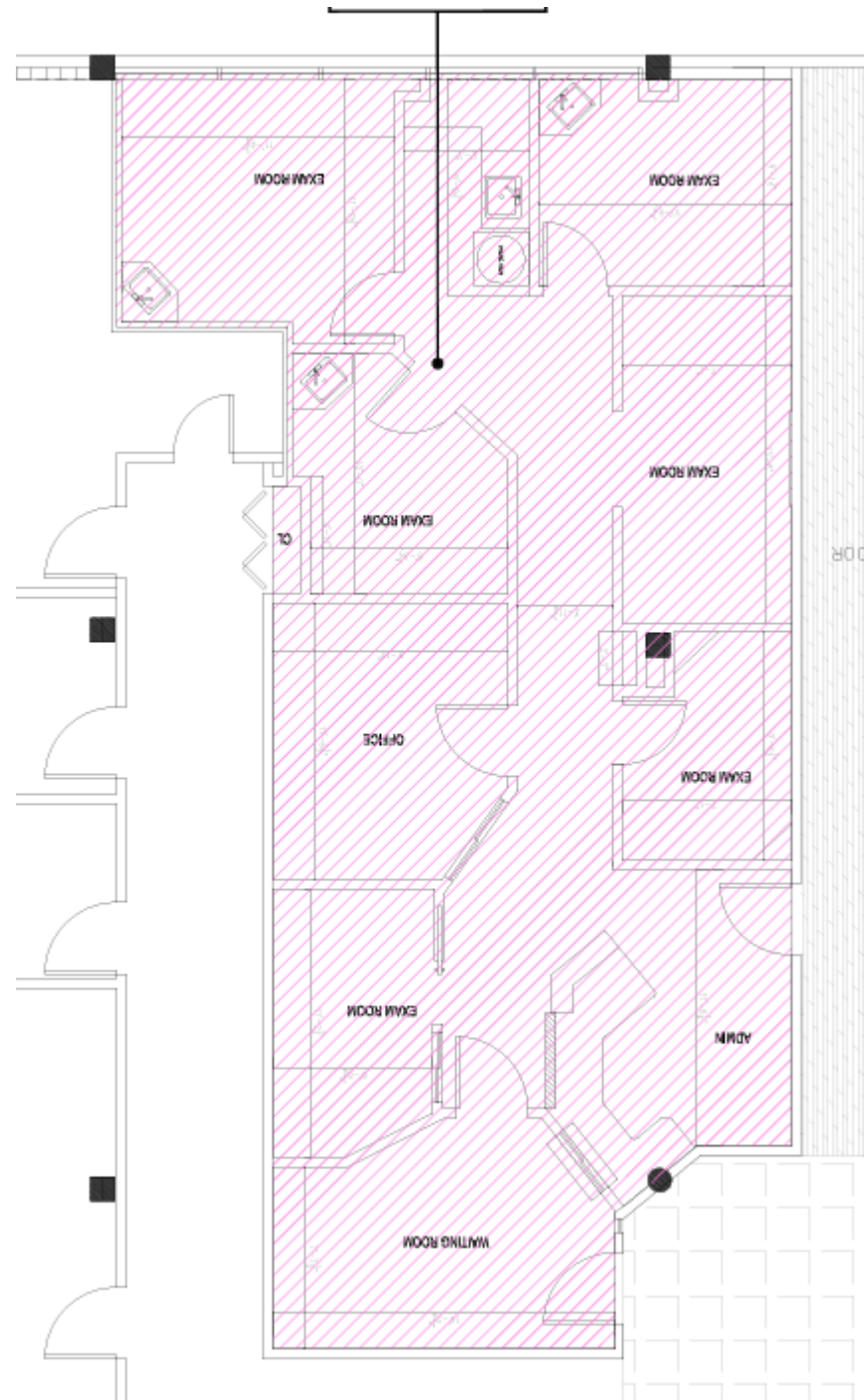
Lease Terms: Minimum 3-year lease; options available upon discussion

Parking: Free valet parking for patients and visitors; tenant parking (when available) is \$175 per month for surface parking. There are also public parking options nearby.

TI: Negotiable



Suite 412 Floor Plan



Property Overview

Suite 400

Suite 400

While the suite retains its original finishes, it presents an exceptional opportunity for a qualified tenant to create a customized medical office environment. The landlord is prepared to provide tenant improvement allowances to support a full modernization of the space.

The unit offers generous square footage and an efficient, well-designed layout ideally suited to medical office use. Expansive windows fill the suite with abundant natural light, creating a bright and welcoming setting for both patients and staff.

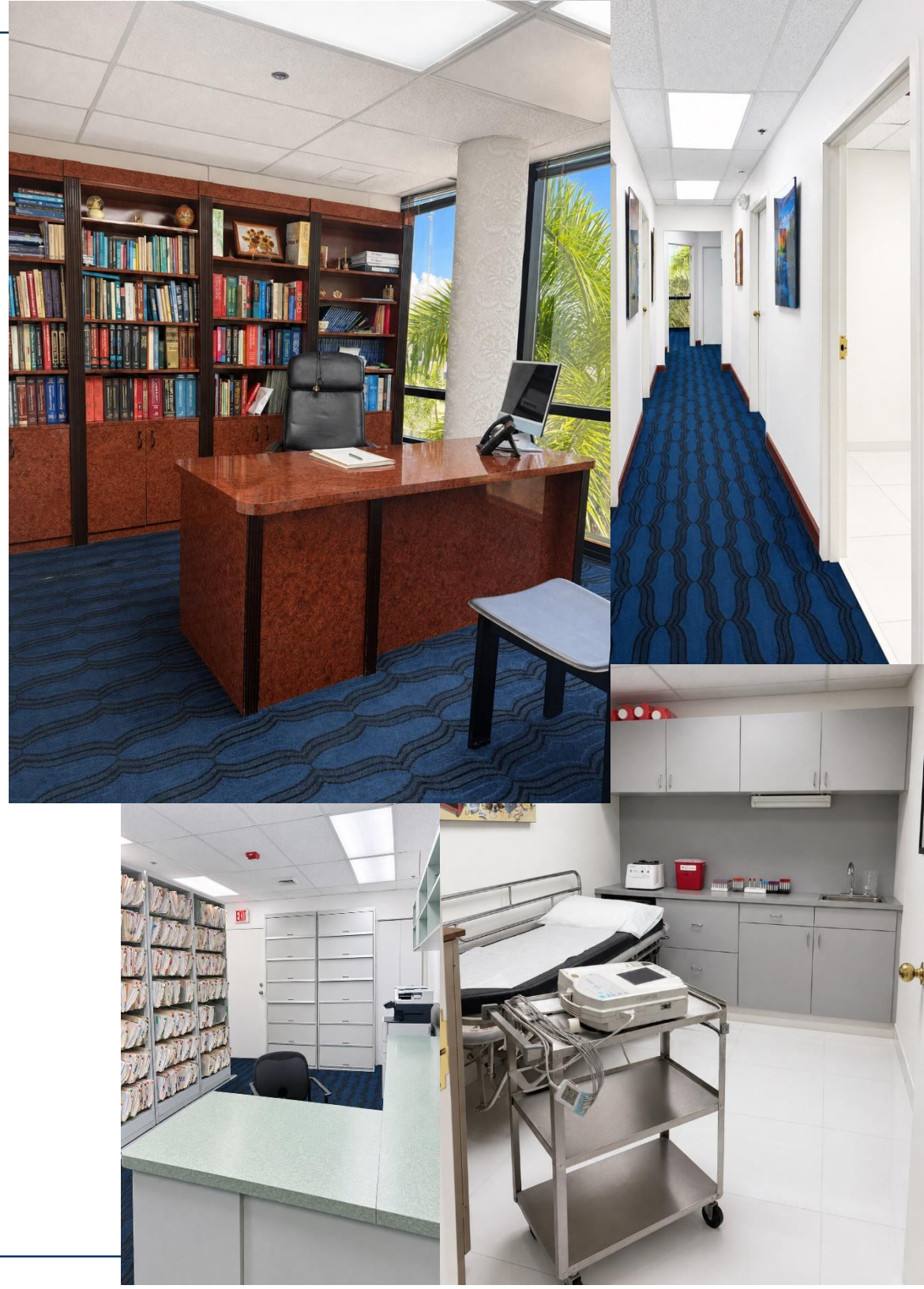
Size: 2133 SQFT

Rate: \$46.00 PSF/YR + CAM

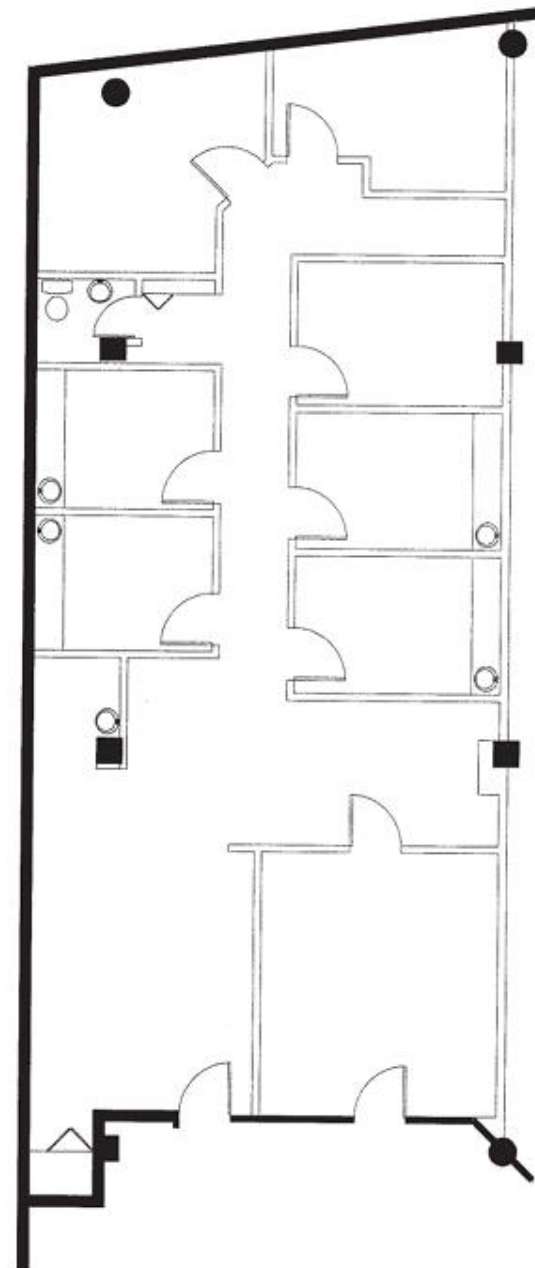
Lease Terms: Minimum 3-year lease; options available upon discussion

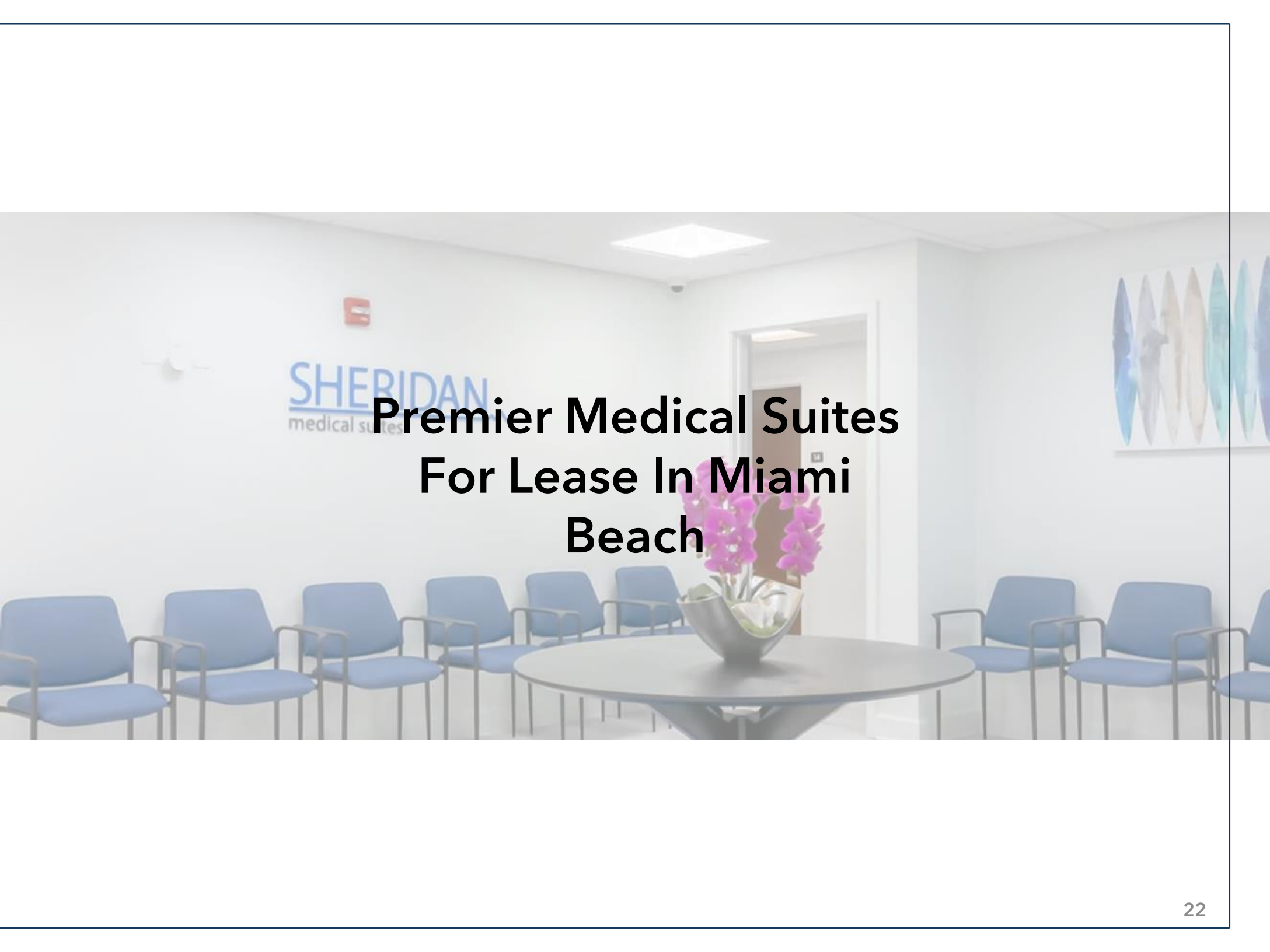
Parking: Free valet parking for patients and visitors; tenant parking (when available) is \$175 per month for surface parking. There are also public parking options nearby.

TI: Negotiable



Suite 400 Floor Plan





SHERIDAN
medical suites

Premier Medical Suites For Lease In Miami Beach

Medical Suites

Size: Range from 1-3 people office spaces, with shared common areas

Rate: \$1,000 - \$2,400 (Wi-fi & electricity included)

CAM: NO CAM

Lease Terms: 1-year minimum lease; options available

Parking: Tenants to use public parking; free valet for patients and visitors

Free Valet for Patients

Wi-Fi and Utilities Included

Centrally Located In Miami Beach

Property Manager On Site

Coffee Station & Refrigerator

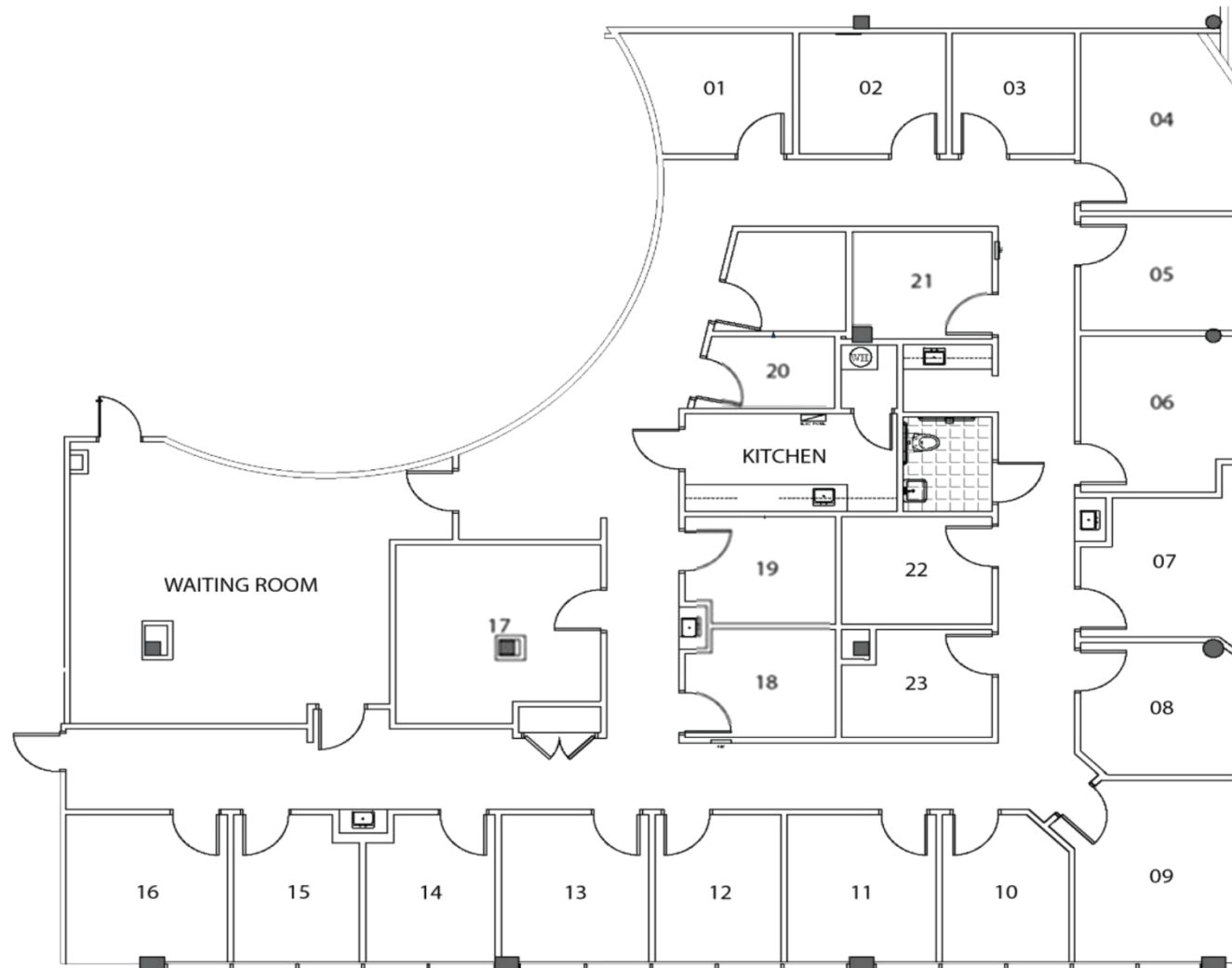
24/7 Security



Medical Suites

Floor Plan

SHERIDAN
medical suites



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