

CLASS "A" MEDICAL OFFICE BUILDING

MedSquare® South Miami is located in the heart of the City of South Miami, 3 blocks (0.25 miles) from Baptist Health's South Miami campus and Larkin Community Hospital and minutes from South Dixie Hwy (US-1). Minutes from the affluent downtown's of South Miami and Coral Gables, this property is perfectly situated to cater to the area's tenants and patients. And, being located within walking distance to the South Miami Metrorail station and several bus stops makes the property highly accessible to the rest of the county.

TRANSPORTATION NEAR MEDSQUARE® SOUTH MIAMI:

- 0.50 miles from US-1
- 0.25 miles from South Miami Metrorail station

MEDSQUARE® SOUTH MIAMI IN THE NEIGHBORHOOD

- Baptist Health South Miami Hospital
- Larkin Community Hospital
- South Miami City Hall
- University of Miami



HIGHLIGHTS + AMENITIES

Use: Class "A" Medical Office Building

Total Building Sq. Ft.: 237,006 Sq. Ft.

Total Rentable Sq. Ft.: 88,183 Sq. Ft.

• 1st Floor Rentable Sq. Ft.: 10,687 Sq. Ft.

• 5th Floor Rentable Sq. Ft.: 38,748 Sq. Ft.

• 6th Floor Rentable Sq. Ft.: 38,748 Sq. Ft.

Parking Ratio: 4.7 Parking Spaces: 1000 Sq. Ft.

Ceiling Heights:

• 1st Floor: 17'0"

• 5th Floor: 15'0"

• 6th Floor: 15'0"

Elevators: Two (2) Gurney Down Passenger, One (1) Gurney Down Service

Building Height: 6 Levels.



LEASE OR OWN OPPORTUNITIES

LEASING BENEFITS

Customizable Build-to-Suit Suites

MedSquare® Place offers flexible leasing options ideal for growing or established medical practices. Tailor your space to meet the specific needs of your specialty.

Turnkey Medical Environment

Designed for healthcare providers, suites come with dedicated utilities, fiberoptic connectivity, and patient-focused access features.

Support for Tenants Includes:

- Professionally managed medical-exclusive tenancy.
- Tenant signage opportunities.
- Covered drop-off and ample patient parking.

OWNERSHIP BENEFITS

Gain full control of your medical office with deeded unit ownership.

Up to 100% Financing Available

Through preferred healthcare lenders (subject to qualification).

Future Flexibility

Sell, lease, or pass on your space as an appreciating asset.

Cost Predictability

Avoid rental increases with fixed long-term costs and build equity.

Tax Advantages

Benefit from depreciation, interest deductions, and capital gains treatment.

Enhanced Practice Value

Ownership increases the value and marketability of your medical practice.

Medical-Exclusive Bylaws

Protect your investment within a professionally managed, healthcare-focused condo association.



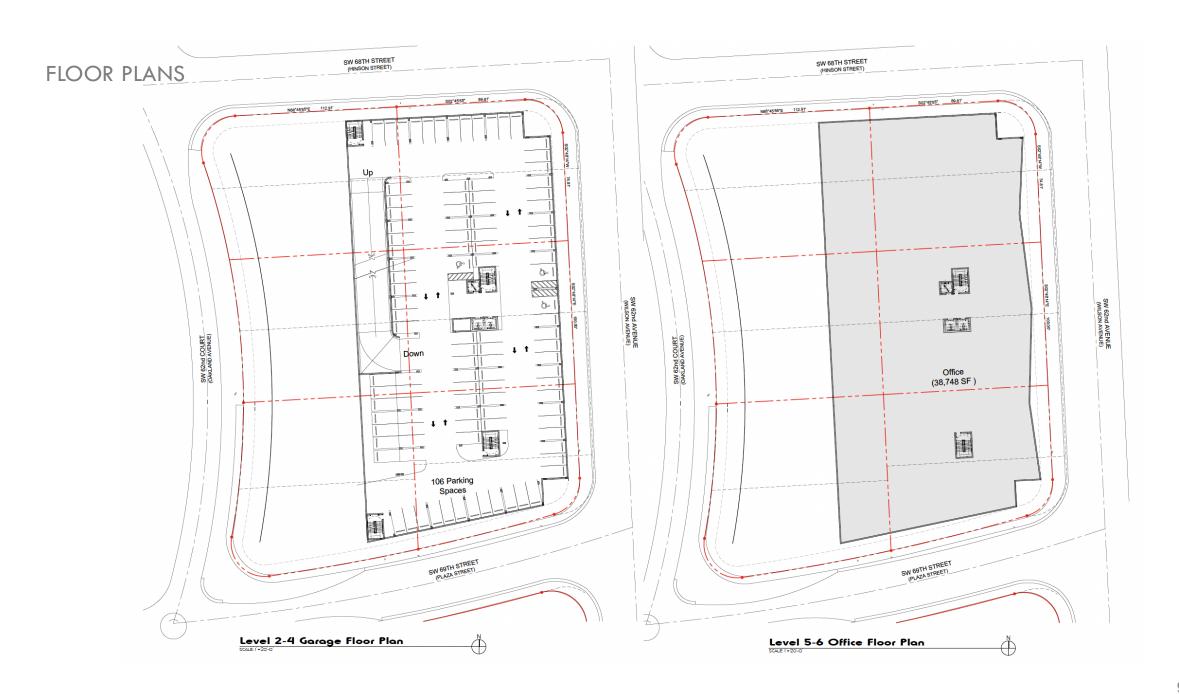






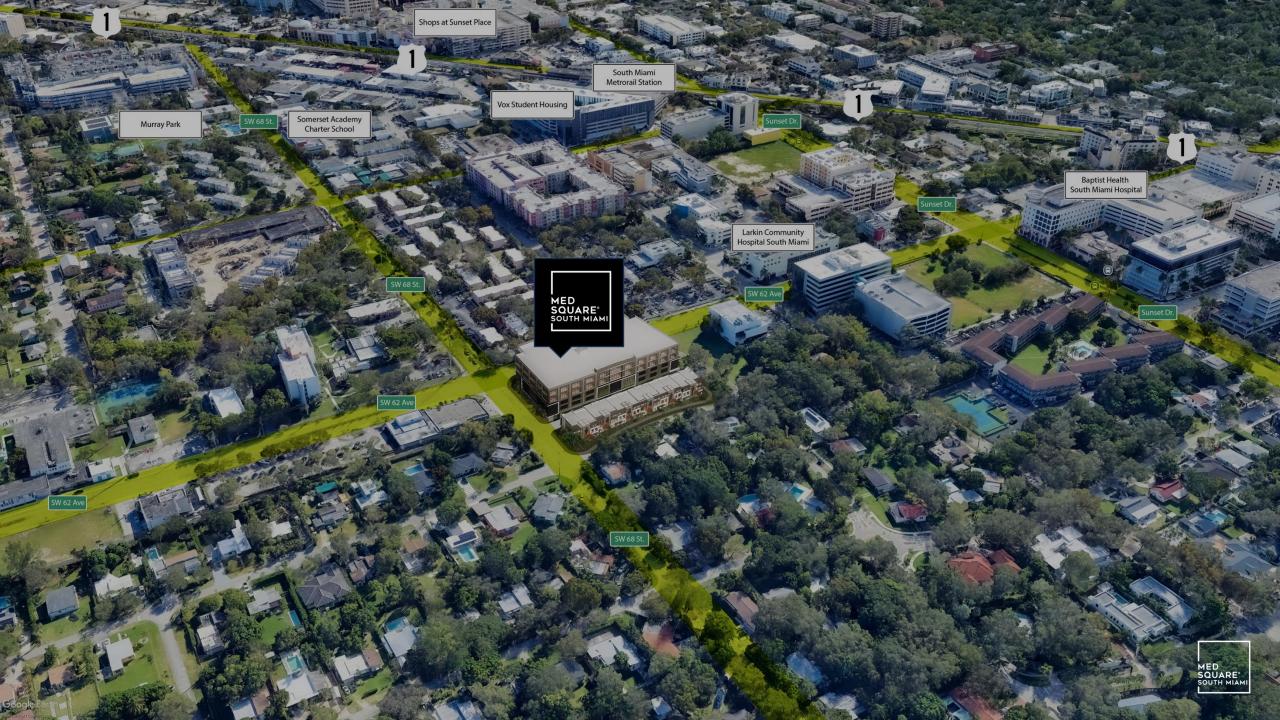
SITE PLAN





STACKING PLAN





CONTACT LEASING



CHRISTIAN J. COOTS Vice President 305.332.5155 ci@flagler-investments.com

NICHOLAS MUFFOLETTO Vice President 305.497.7589 nm@flagler-investments.com

