

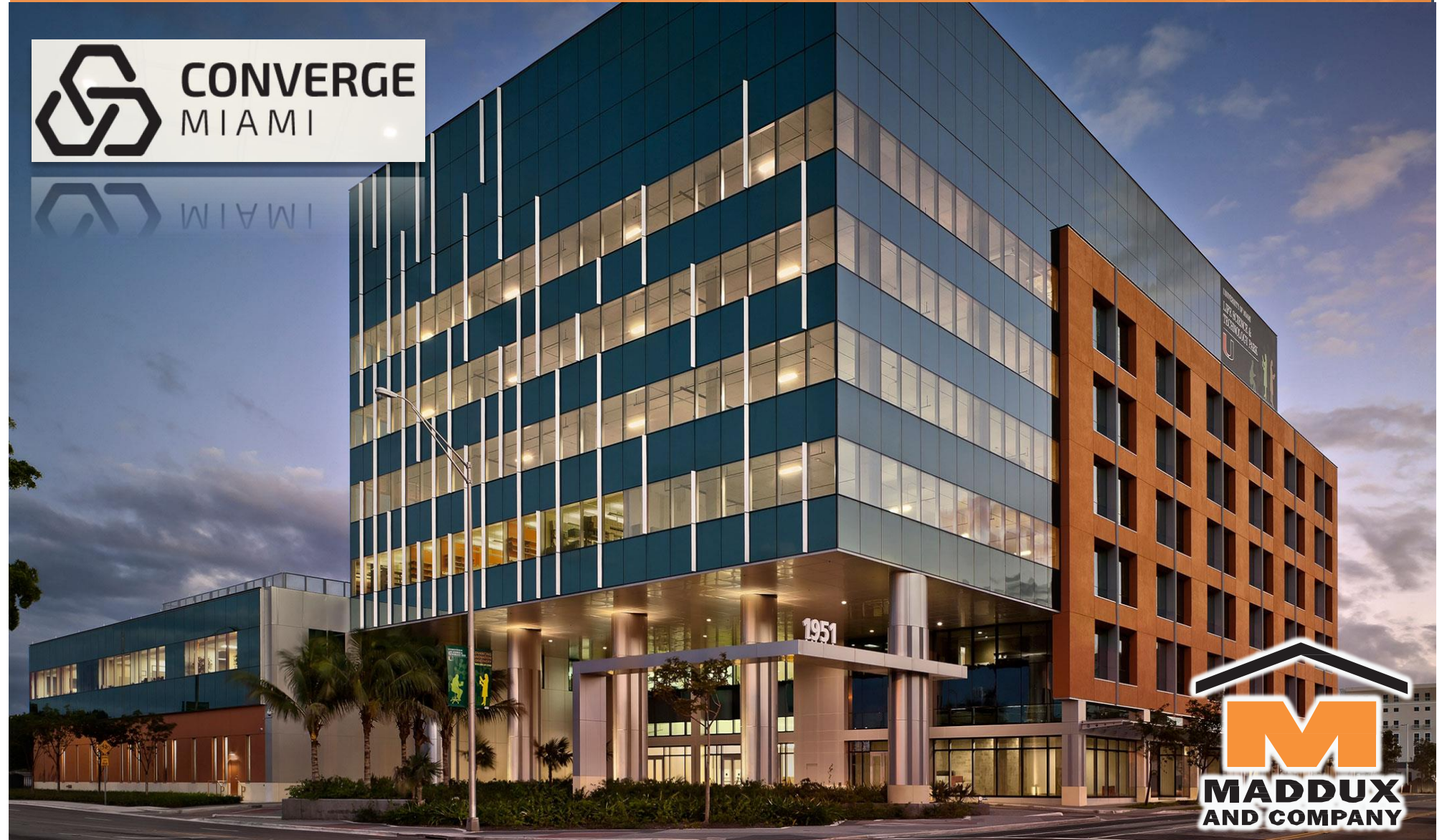
1951 NORTHWEST 7th AVENUE
Biotech Labs, Clean Rooms, Office
FOR SUBLEASE
MIAMI



CONVERGE
MIAMI



MIAMI





THE MIAMI HEALTH DISTRICT

The Miami Health District is the nation's second highest concentration of medical and research facilities (after Houston). The district services more than 1.5 million outpatient visitors per year and is home to Jackson Memorial Hospital, the university of Miami Leonard M Miller School of Medicine, and many other cutting-edge treatment and research facilities.

SUBJECTPROPERTY

**Biotech
Labs**



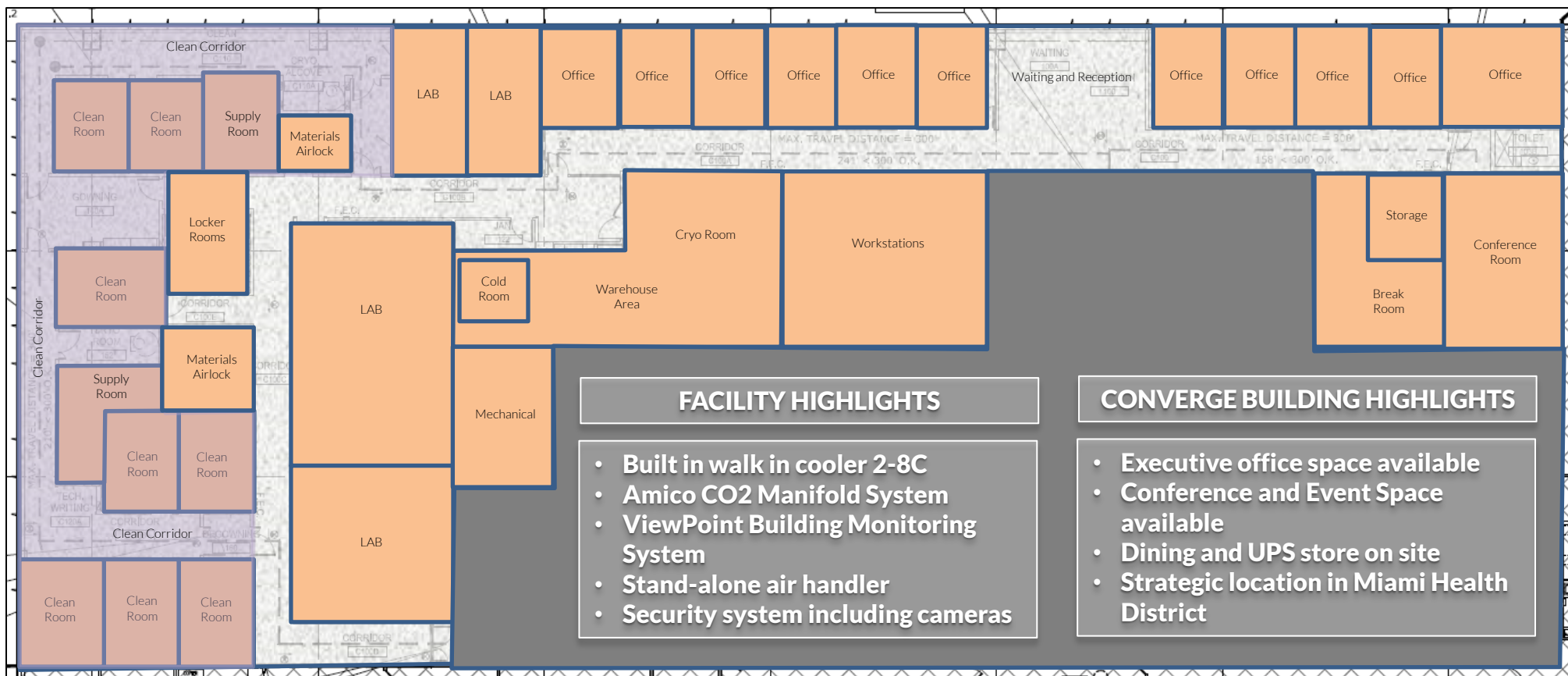
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FACILITY HIGHLIGHTS

- Built in walk in cooler 2-8C
- Amico CO2 Manifold System
- ViewPoint Building Monitoring System
- Stand-alone air handler
- Security system including cameras

CONVERGE BUILDING HIGHLIGHTS

- Executive office space available
- Conference and Event Space available
- Dining and UPS store on site
- Strategic location in Miami Health District

AVAILABLE FOR SUBLEASE

SIZE: Single Lab up to ~15,000 Square Feet

- cGMP cleanroom facilities – validated and exclusively processing cellular therapy products
- Support areas for research and development, quality control, and warehousing
- “ISO 7” cleanrooms and “ISO 8” ancillary areas

--Landlord will subdivide the space or lease individual cleanrooms--

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