



MED  
SQUARE®  
PEMBROKE PINES

800 NW 102 Avenue,  
Pembroke Pines, FL

[MedSquarePines.com](http://MedSquarePines.com)

MASAJP



Flagler Healthcare Solutions

TURNING VISIONS INTO REALITIES

# CLASS "A" MEDICAL OFFICE BUILDING

As the premier Class "A" Medical Office Building to be built in the City of Pembroke Pines and located within 5 minutes of Memorial Hospital's growing West campus, MedSquare® Pembroke Pines offers a fresh perspective in medical office space solutions. Our customizable office areas, will set the standard of high-quality medical office space with a variety of tailor-made options to choose from.

# HIGHLIGHTS + AMENITIES

- 54,000 Rentable Sq. Ft., 3-story, Class "A" Medical Office Building with careful attention to the quality of the tenant and patient experience, from the work environment to the outdoor gathering spaces.
- Featuring floor-to-ceiling hurricane impact glass windows, all exterior glazing with impact rated / insulated storefront system to maximize natural light into the entire building.
- 14 Ft. ceiling heights
- Parking ratio of 5.75:1000
- Building signage rights

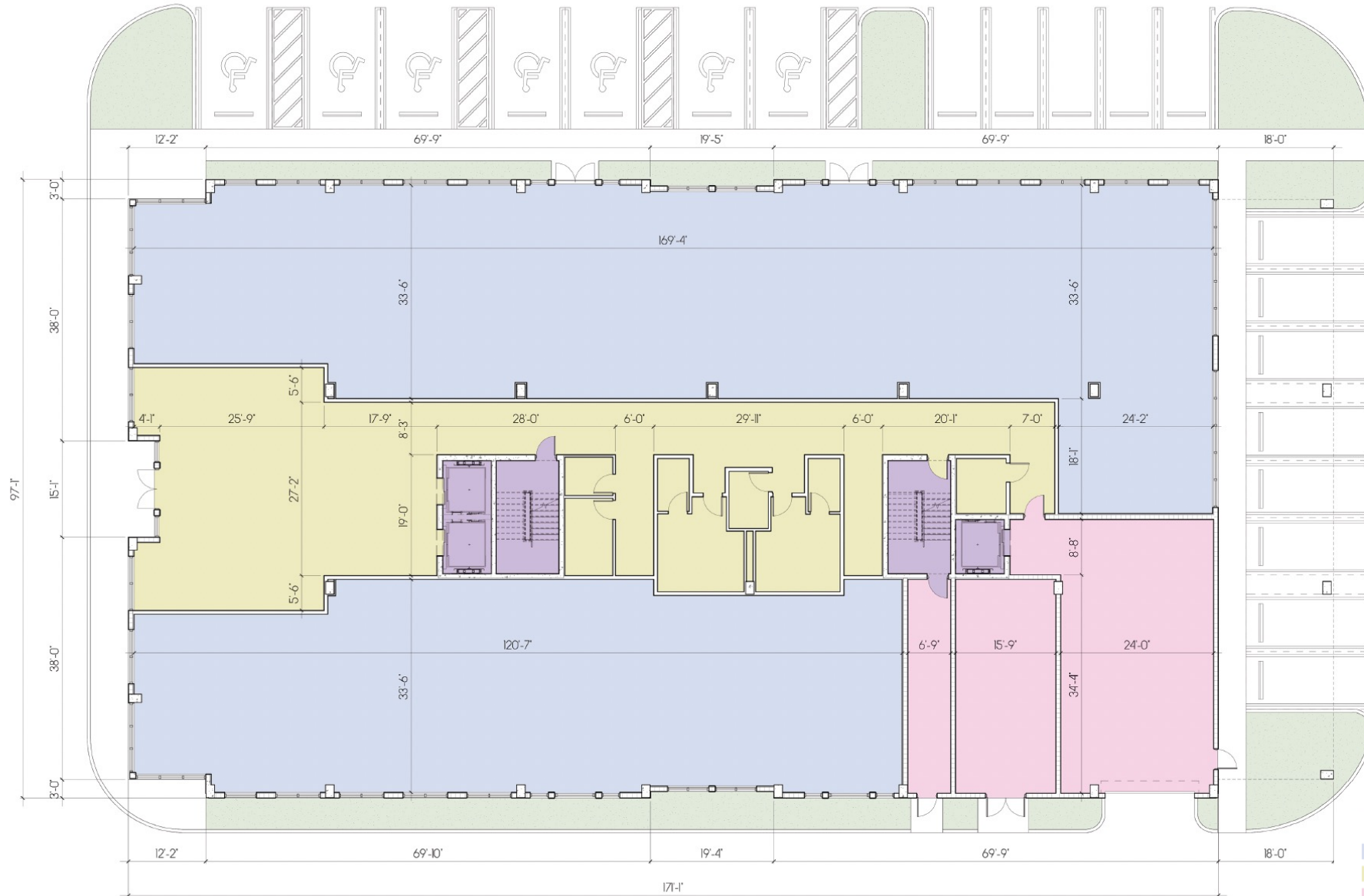


# SITE PLAN



Master Site Plan  
SCALE: 1" = 30'-0"

# FIRST FLOOR



- OFFICE (9,821 SF)
- COMMON AREA (3,890 SF)
- BACK OF HOUSE (1,851 SF)
- CIRCULATION



# SECOND FLOOR



- OFFICE (3,781 SF)
- COMMON AREA (2,563SF)
- CIRCULATION

# AMENITIES + DESIGN

MedSquare® Pembroke Pines is designed with our tenants and their patients in mind.

With modern tailored spaces, contemporary design and our state-of-the-art amenities, MedSquare® Pembroke Pines offers something for your every need.

- Two oversized gurney down passenger elevators, one dedicated service elevator.
- High-speed fiber optic internet connection.
- Keyless Entry.
- Dedicated HVAC and Electrical for each office premise.
- Parking ratio of 5.75:1000
- 24/7 access.



# LOCATION

MedSquare® Pembroke Pines will be located at the southwest corner of Palm Avenue and Johnson Street in the city of Pembroke Pines, just north of Pines Boulevard. The property is located less than 5 minutes from the 502-bed Memorial Hospital West campus and 10 minutes from Memorial Hospital's Pembroke hospital.

## TRANSPORTATION NEAR MEDSQUARE® PEMBROKE PINES

- 4 miles from I-75 Centrally located and within 30 minutes of Downtown Miami and Downtown Fort Lauderdale

## MEDSQUARE® PINES IN THE NEIGHBORHOOD

- Pines City Center
- Charles F. Dodge City Center entertainment venue
- Pembroke Lakes Mall
- Pine Lakes Elementary School
- 3-mile Rainbow Lakes linear park
- Brian Piccolo Sports Park
- CB Smith Park





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WAS CHS 101

# CONTACT LEASING



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