



Sheridan
Center


SHERIDAN MEDICAL CENTER

410 W 41ST, Miami Beach, FL
33140



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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 Highlights

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.

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
OFFICE TYPE	Private Offices
MONTHLY RATE STARTING	\$900.00
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
- Suites ranging from 1 to 2 person office spaces
- 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



Executive Summary

PROPERTY FEATURES

DAILY TRAFFIC COUNT	47,000
BUILDING SF	60,000
YEAR BUILT	Miami Beach
YEAR RENOVATED	41st ST
BUILDING CLASS	46,000
NUMBER OF STORIES	5
VALET PARKING	Free for Patients/Visitors
TENANT PARKING	Surface/Garage Monthly Fee

MEDICAL OFFICE PRICING

LEASE RATE	\$46.00 SF/YR
NNN	\$18.00 SF/YR



Property Overview

Suite 402

Suite 402 Details:

Size: 4200 SQFT

Rate: \$46.00 PSF/YR

CAM (including electricity): \$19.00 PSF/YR

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

Parking: Free valet parking for patients and visitors; tenant parking (when available) is \$150 per month for surface parking. There are also public parking options nearby.

TI: Negotiable

Previous Tenant: Tristar Wellness



Property Overview

Suite 403

Suite 403 Details:

Size: 1,209 SQFT, 1,008 Useable SQFT

Rate: \$46.00 PSF/YR

CAM: \$19.00 PSF/YR

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

Parking: Free valet parking for patients and visitors; tenant parking (when available) is \$150 per month for surface parking. There are also public parking options nearby.

TI: Negotiable

Previous Tenant: Dental Office

Extras: Includes private bathroom



Property Overview

Suite 508

Suite 508 offers 1,700 +/- usable sq. ft. square feet of fully built-out medical office space.

Size: 1,700 sq ft / 2125 sq ft Rentable

Rate: \$46.00 PSF/YR

CAM \$19.00 PSF/YR

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

Parking: Free valet parking for patients and visitors; tenant parking (when available) is \$150 per month for surface parking. There are also public parking options nearby.

TI: Negotiable



Property Overview

Suite 510

Suite 510 Details:

Size: 2,262 SQFT

Rate: \$46.00 PSF/YR

CAM (including electricity): \$19.00 PSF/YR

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

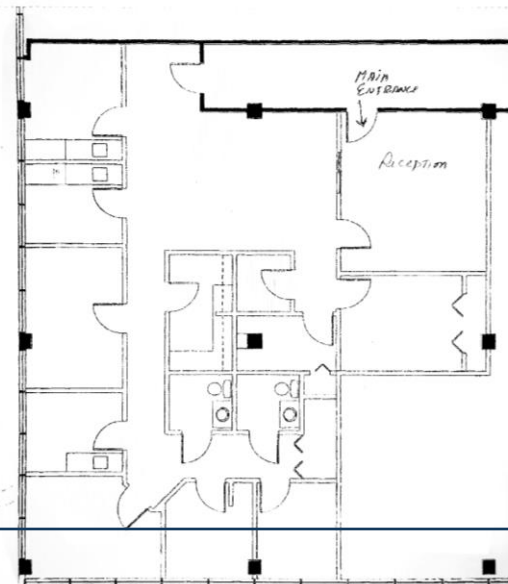
Parking: Free valet parking for patients and visitors; tenant parking (when available) is \$150 per month for surface parking. There are also public parking options nearby.

TI: Negotiable

Previous Tenant: LabCorp



Suite 510
2,262 sqft



Property Overview

Medical Suites

Medical Suites

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

Rate: \$925.00 - \$2400.00

CAM " NO CAM

Lease Terms: Minimum 1-year lease; options available upon discussion

Parking: Free valet parking for patients and visitors; tenant parking (when available) is \$150 per month for surface parking. There are also public parking options nearby.

TI: None

Extras: Includes Wi-Fi & Electric

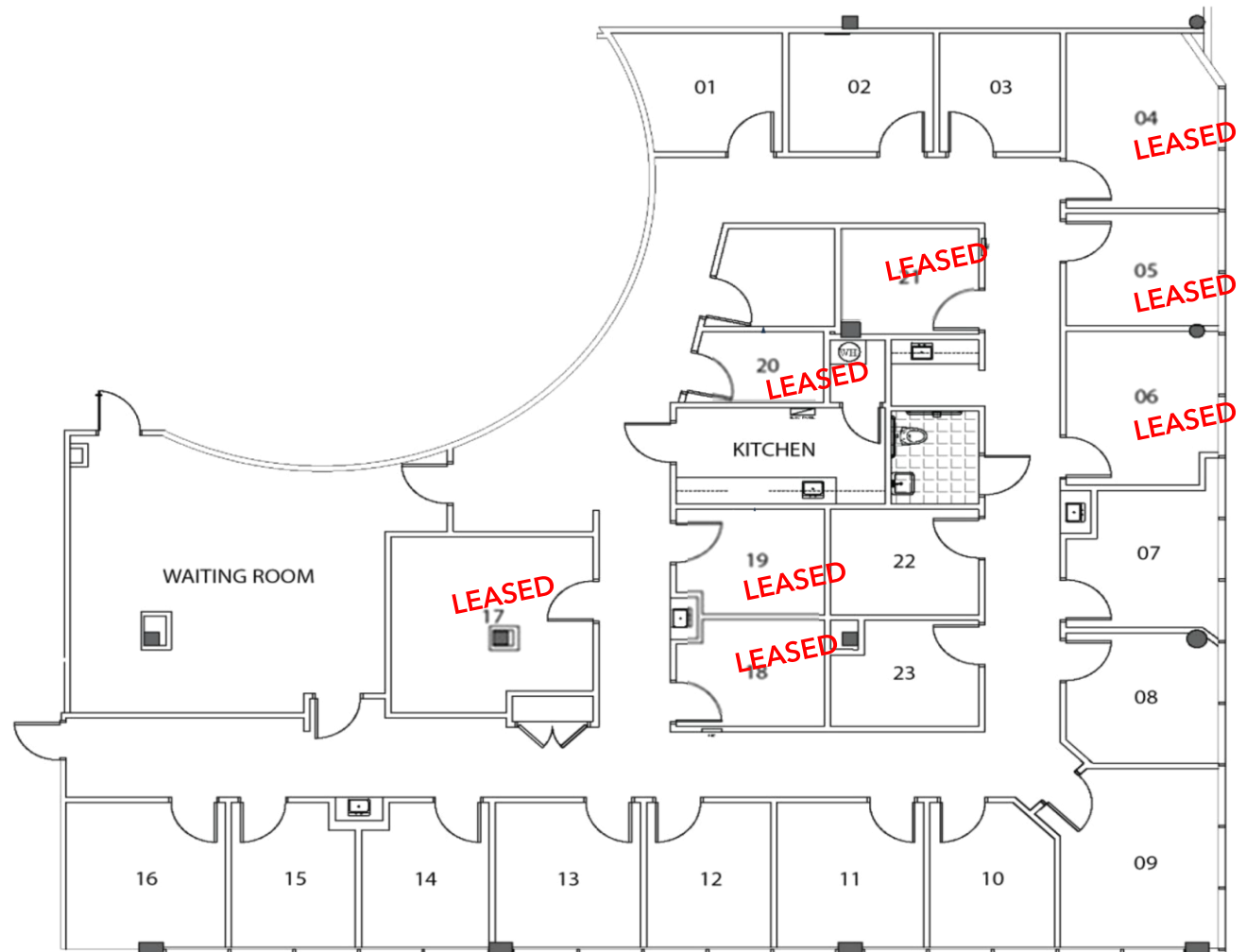


Medical Suites

Floor Plan

SHERIDAN
medical suites

UNIT	PRICE/MONTH
01	1,500
02	1,500
03	1,500
04	LEASED
05	LEASED
06	LEASED
07	2,100
08	2,100
09	2,400
10	1,700
11	1,800
12	1,700
13	1,700
14	1,700
15	1,700
16	2,000
17	LEASED
18	LEASED
19	LEASED
20	LEASED
21	LEASED
22	925
23	925



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