

CLASS "A" MEDICAL OFFICE BUILDING

Located at the northeast corner of SW 92nd Avenue and Coral Way (SW 24th Street), MedSquare®

Place is the first Class "A" Medical Office Building in the Westchester submarket of Miami. This state-of-the-art, mixed-use development sets a new standard for medical office space with modern design, tenant-focused amenities, and premium healthcare zoning.

Conveniently positioned near the Palmetto Expressway, FL 821 Turnpike, and the Dolphin Expressway, the property offers easy access for both patients and staff.

Total Building Size: 37,000 SF

Stories: 1 (single-story structure for maximum patient accessibility)

Year Built: 2023

LoopNet Rating: 4-Star

The MOB is zoned RU-5A, allowing for a wide range of healthcare uses including Ambulatory Surgical Centers (ASC), Urgent Care, and Freestanding Emergency Departments (FSED).

Anchor Tenant: Optum / WellMed Medical Group (*Primary Care*)

Adjacent Tenant: MedSquare® Dental (Dental Services)

In addition to its medical office offering, the development includes **The Contemporary Miami**, an 86-unit independent living community.



HIGHLIGHTS + AMENITIES

- LEED Certified Building
- Ceiling Height: 16'3"
- High-Speed Fiber Optic Internet
- Dedicated HVAC & Electrical Per Suite
- Covered Patient Drop-Off at Main Lobby
- 24-Hour Access
- Natural Light Throughout

Parking Ratio: 5.4/1,000 SF with Valet & Reserved Options

With its contemporary architecture, thoughtful infrastructure, and attention to the patient and provider experience, MedSquare® Place offers a high-performance environment for today's healthcare professionals.



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

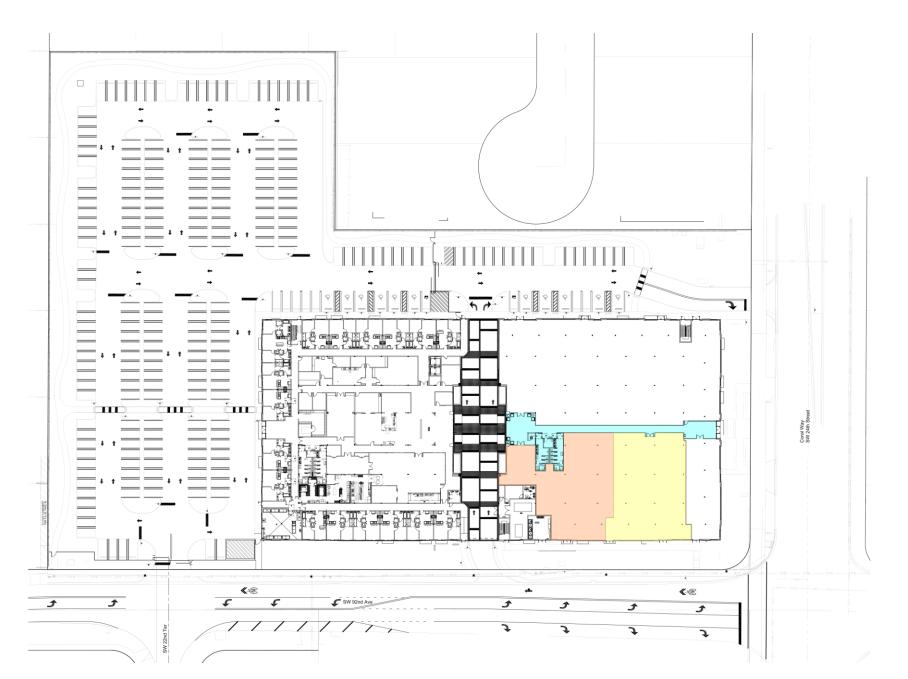
Ownership increases the value and marketability of your medical practice.

Medical-Exclusive Bylaws

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



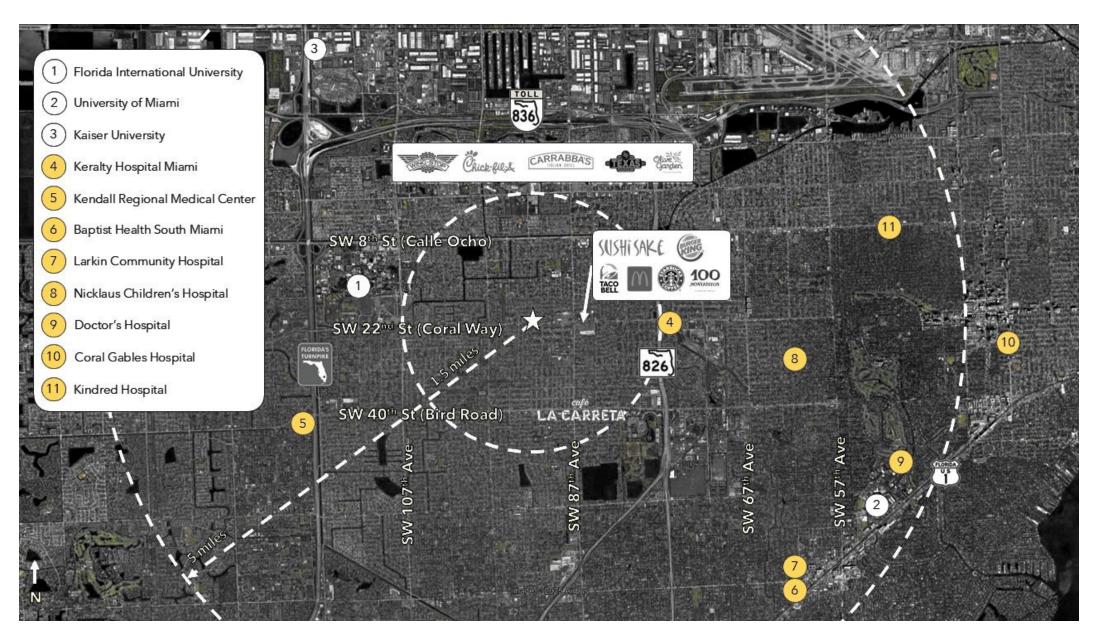
MASTER SITE PLAN



SITE PLAN



SITE MAP



















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