

Economic Centers, Developments and Investments in the Area.

The economic center that drives the development in this area is The Miami Health District. The Health District, also known as the Civic Center. The Health District is bound roughly by Northwest 20th Street, and 14th Avenue to the northwest, the [Dolphin Expressway](#) and the [Miami River](#) to the south and west, and the [Midtown Interchange](#) and [I-95](#) to the east. Health District interactive map <http://umlsp.com/map/index.html>. See pages 4, 11 to 14.

Other significant developments in the area.

Major art companies are moving into the area

Miami Beach developer Robert Wennett closed on the purchase of the Miami Produce Center at 2140 NW 12th Ave in Allapattah, marking another sign of the new commercial investment in the industrial neighborhood. See page 8, 15.16.

River Landing under construction: eight-acre, two million-square-foot mixed-use development, with 426,000 SF of retail and 475 market apartments. 1500 NW N River Dr. See pages 8, 16, 17.

Terrazas Miami: 324-unit luxury condominiums. 1861 NW South River Dr. See pages 9, 17.

Modera River House: two building, 59-unit apartment complex. 1170 NW 11th St. See pages 9.

Wagner Creek Apartments: 11-story 73-unit affordable housing apartment complex at 1501 NW 13 Ct. See pages 9, 19, 20.

High Top is located at 1000 NW 23rd St Miami Fl 33127. NW 10th Ave is the main entrance to the Health District from NW 20th St.

View Drone video of the corner of NW 23rd St and 10th Ave. Please note that 10th Ave access the Health District after crossing NW 20th St

https://www.youtube.com/watch?v=3_yN3oeaSbM

Please click here to view a Drone video of the area

https://drive.google.com/file/d/1ebtpj4yN_T76uIsE4zCMeb_HO61w7x2L/view?ts=5a5592d2

Drone video of the corner of NW 23rd St and NW 12th Ave. Please note the location of the Santa Clara Metro Rail Station on the upper right hand corner

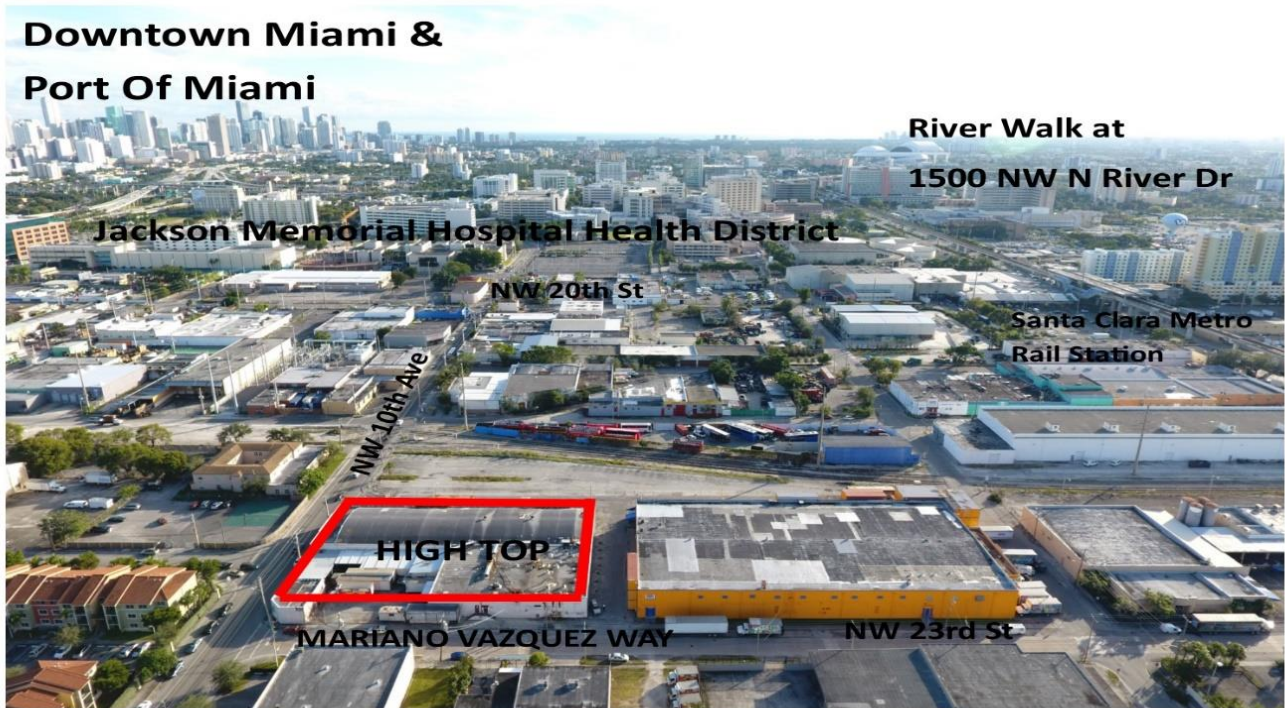
<https://www.youtube.com/watch?v=WW1FP9BegGA>

HIGH TOP SITE PLAN. See Drone video at: <https://youtu.be/kHlt8gSdxMg>



See 360 degree Drone video looking at High Top
https://www.youtube.com/watch?v=3_yN3oeaSbM

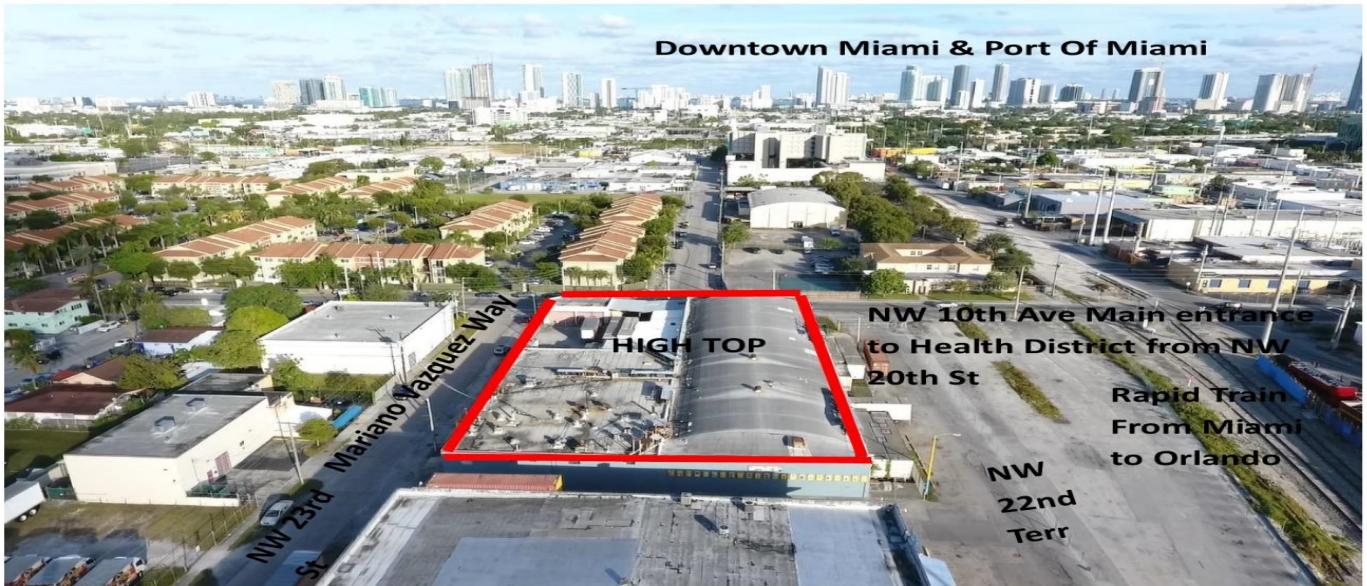
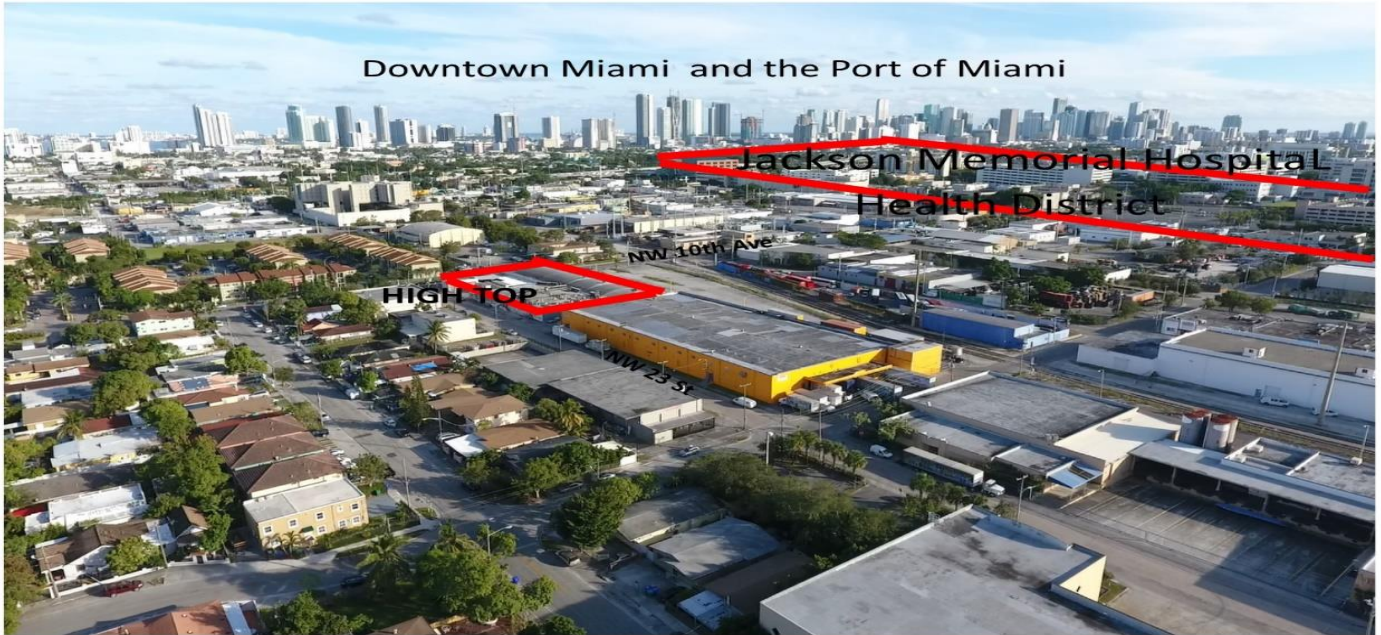
See Drone video showing NW 23rd St from NW 10th Ave to NW 12th Ave
<https://youtu.be/o8hBrzSBoZk>





View of High Top from the East

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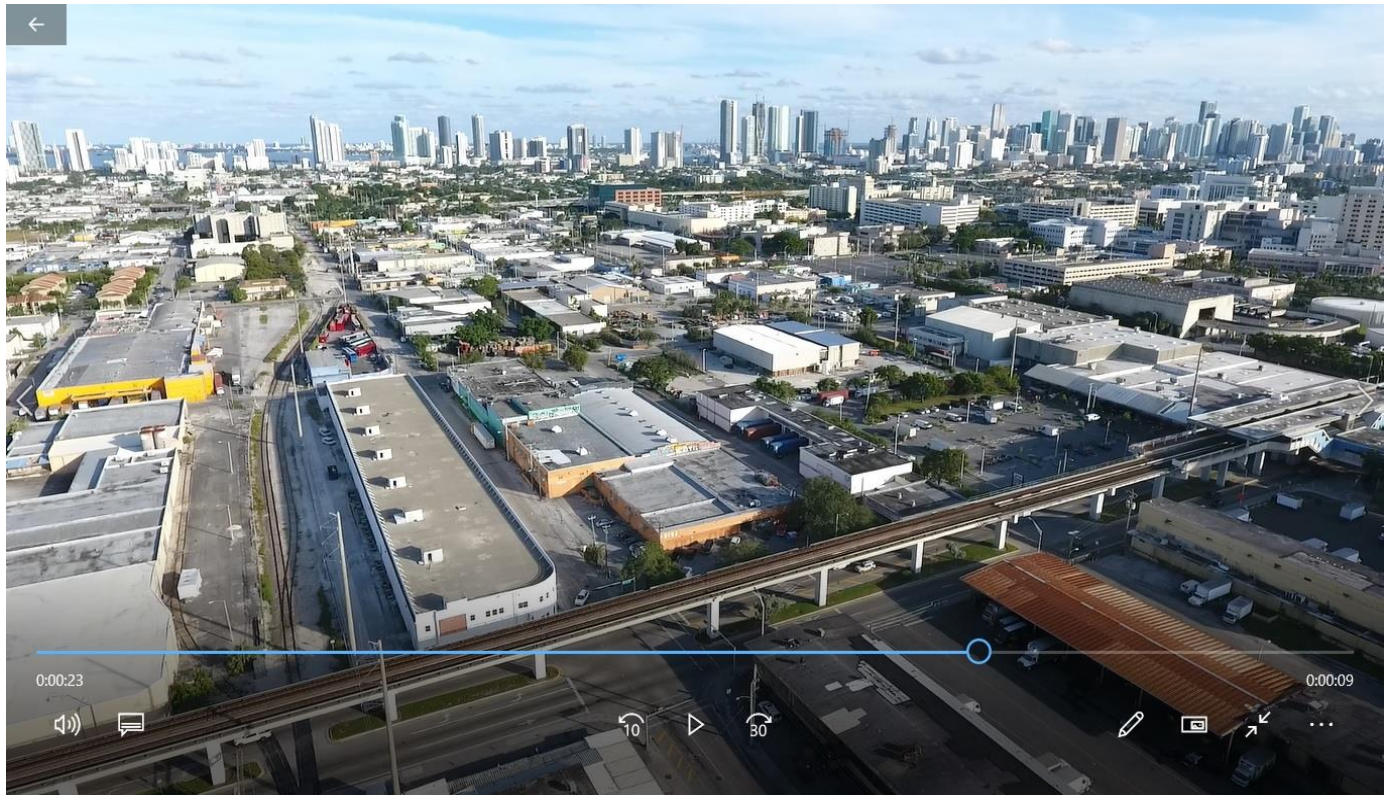


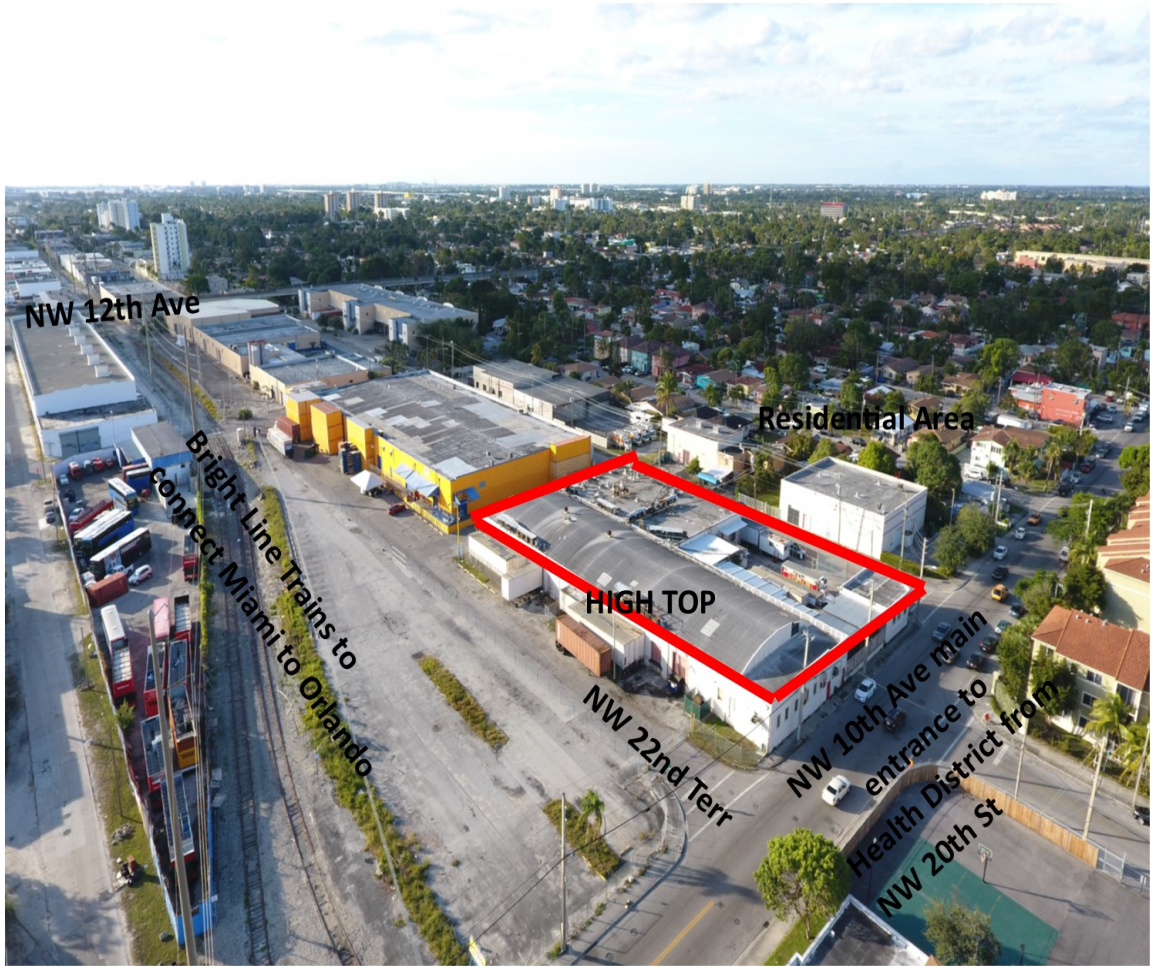


View from 12th Ave And NW 23rd St Looking South. Notice Proximity to Metro Rail Station

See video <https://youtu.be/JB4BWT1JLB4>







Produce area 2140 NW 12th Ave see video

<https://www.youtube.com/watch?v=WW1FP9BegGA>





Terrazas Miami: 324-unit luxury condominiums. 1861 NW South River Dr.



Wagner Creek Apartments: 11-story 73-unit affordable housing apartment complex

at 1501 NW 13 Ct,



The Miami Health District. South of NW 20th St.

By Marc Averette - Own work, CC BY 3.0,

<https://commons.wikimedia.org/w/index.php?curid=14535227>



Health District interactive map <http://umlsp.com/map/index.html>

CivicaCenter_122217_secured.pdf (SECURED) - Adobe Acrobat Reader DC

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MIAMI-DADE COLLEGE MEDICAL CAMPUS

MIAMI-DADE MEDICAL EXAMINER

JACKSON MEMORIAL HOSPITAL

MIAMI VA HEALTHCARE SYSTEM

au bon pain

McDonald's

Subway

Bascom PALMER EYE INSTITUTE

Jamba Juice

Met's southwest grill

ROSENSTIEL MEDICAL SCIENCE BUILDING

STARBUCKS

MENTAL HEALTH HOSPITAL CENTER

au bon pain

UNIVERSITY OF MIAMI SYLVESTER COMPREHENSIVE CANCER CENTER

BURGER KING

SCHONINGER RESEARCH QUADRANGLE

UNIVERSITY OF MIAMI HOSPITAL

UNIVERSITY OF MIAMI RADIOLOGY

MIAMI-DADE HEALTH

Subway

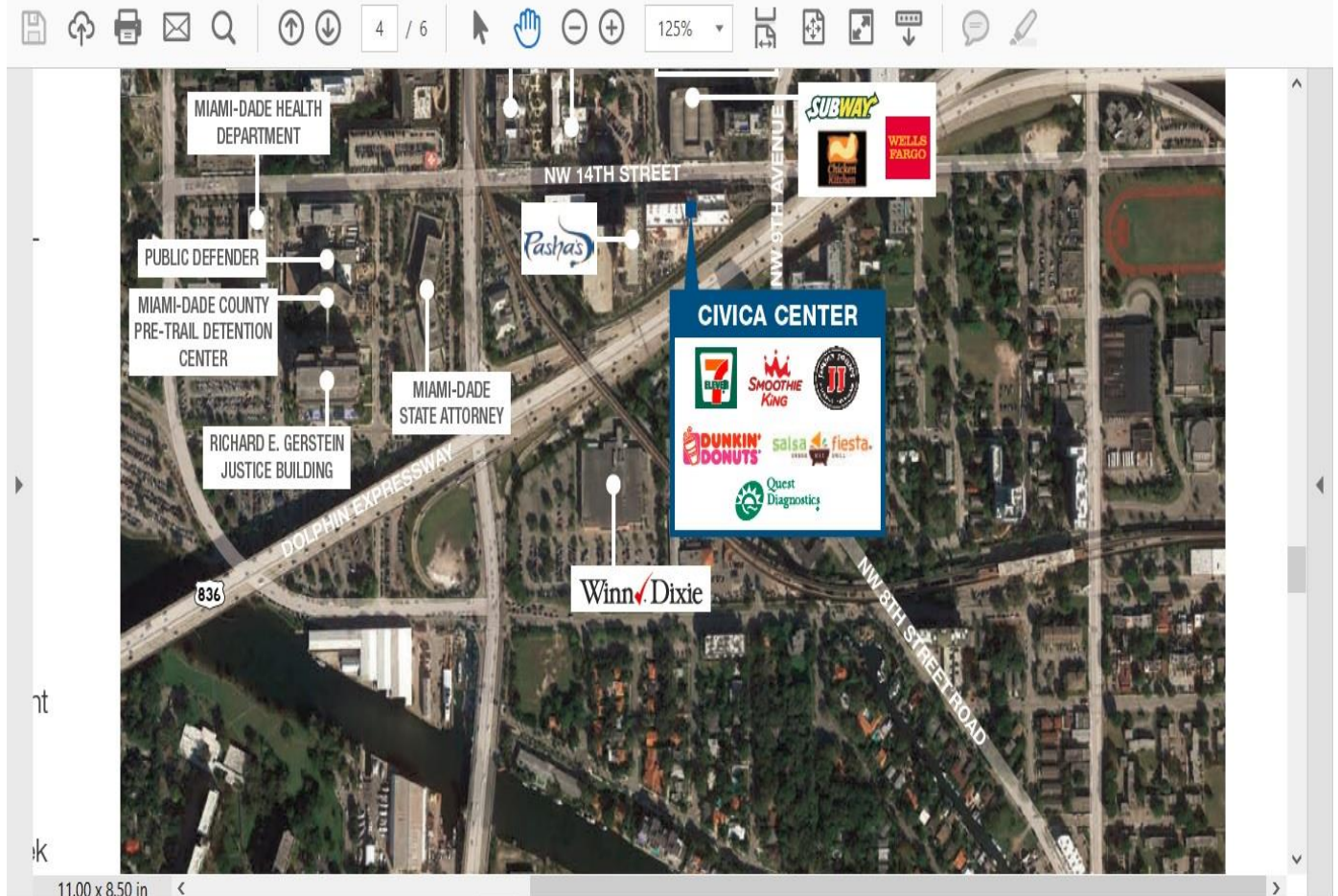
NW 14TH AVENUE

NW 12TH AVENUE

NW 8TH AVENUE

INTERSTATE I-95

11.00 x 8.50 in



DESCRIPTION

The Miami Health District is the second largest health district in the US. It encompasses 153 acres and features two million square feet of laboratories and research facilities. The Health District is one of Miami's largest employment hubs with an employment payroll of \$1.9 billion dollars.

Easily accessible by all major Miami-Dade Expressways with visual frontage along the north side of SR-836, Dolphin Expressway, where the daily vehicular traffic is in excess of 135,000 cars per day.

Accessible by public transportation via the Miami Trolley route – Civic/Health District and nearby Metrorail station

Daytime population of over 350,000 within a three-mile radius

It's home to one of the busiest trauma centers in the nation, the Ryder Trauma Center and a variety of civic buildings, universities and medical research institutions. Jackson Memorial Hospital will undergo an \$830 million dollar voter approved renovation that will include a new rehabilitation hospital and pediatric outpatient center and an additional 2 million square feet is planned for the UM Life Science and Technology Park.

HOSPITALS AND RESEARCH INSTITUTES

Bascom Palmer Eye Institute, Diabetes Research Institute, Holtz Children's Hospital, Jackson Memorial Hospital, Lois Pope Life Center, Miami Transplant Institute, Miami VA Healthcare System, Schoninger Research Quadrangle, Sylvester Comprehensive Cancer Center and the University of Miami Hospital

UNIVERSITIES

Lindsey Hopkins Technical Education Center, Miami- Dade College Medical Campus and the University of Miami Miller School of Medicine (1,500 faculty physicians and 8,200 employees)

CIVIC BUILDINGS

Miami-Dade Medical Examiner, Miami-Dade Health Department, Miami-Dade State Attorney, Miami-Dade Public Defender and the Richard E. Gerstein Justice Building
<https://www.youtube.com/watch?v=WW1FP9BegGA>

Miami Produce Center 2140 NW 12th Ave.



Miami Beach developer Robert Wennett closed on the purchase of the Miami Produce Center in Allapattah, marking another sign of the new commercial investment in the industrial neighborhood.

Records show Miami Produce Center LLC, an entity controlled by Wennett, paid \$16 million for the combined 9.72 acres of land. The deal includes the 121,587-square-foot warehouses at 2140 Northwest 12th Avenue and the 33,908-square-foot warehouse at 1335 Northwest 21st Terrace.

River Landing Development Builds 2M SF Mixed-Use Project in Miami's River District at 1500 N.W. North River Drive.



The district west of Downtown Miami along the Miami River is soon to see new large-scale development activity as preconstruction work has begun on the \$300 million River Landing Shops & Residences mixed-use project in early 2015. Located at 1500 N.W. North River Drive, the site is on the north bank of the Miami River at walking distance from the Civic Center area that is home to the second largest health district in the nation. Despite being one of South Florida's largest employment hubs, the area is under served in retail and apartments. The 8.14-acre property on the Miami River will include 426,000 square feet of vertical retail space and several waterfront restaurants. It is developed by River Landing Development L.L.C.—an affiliate of Coral Gables-based real estate investment, management, and advisory firm Hellinger Penabad Cos.—and designed by ADD Inc. The Shopping Center Group is in charge of leasing operations at the retail space.

River Landing will feature from 20,000 to 60,000 square feet of space available to seven national and regional anchor tenants, and an additional 140,000 leasable square feet will be allocated for regional and local retailers and restaurants. Plans also call for two residential towers with 475 market-rate apartments, more than 2,200 parking spaces and a lineal riverfront park. The developers are currently busy with the demolition of the old structure on the site. Once finished, the project will encompass nearly 2 million square feet in total.

Construction of the retail component is anticipated to finish in summer 2017, and the residential units are slated for completion in spring 2018.

Terrazas Miami: 324-unit luxury condominiums. 1861 NW South River Dr.

TERRAZAS CONDO MIAMI



A lavish property stands alone in the exciting and scenic Miami Riverfront offering all kind of exceptional allures, Terrazas Miami. This is a two-tower complex that features a striking contemporary architecture and the most sleek and fresh residences in sought-after Miami. Designer finishes, modern kitchens and bathrooms, large bedrooms, flowing open living spaces and amazing city skyline and river views, create the ideal private retreat for a privileged sophisticated lifestyle. But that's not all, Terrazas Miami's prominent location will also put you minutes from all major points of interests in this prestigious location.

Preconstruction work began on the \$300 million River Landing Shops & Residences mixed-use project in early 2015. Located at 1500 N.W. North River Drive, the site is on the north bank of the Miami River within walking distance of the Civic Center area that is home to the second largest health district in the nation. Despite being one of South Florida's largest employment hubs, the area is said to be underserved in retail and apartments.

Wagner Creek Apartments: 1501 NW 13 Ct. 11-story, 73-unit affordable housing apartment



complex. The 73-unit Wagner Creek Apartments includes a mix of one-bedroom, two-bedroom, and three-bedroom units. Sixty-eight of the units serve households earning at or below 60% and 33% of the area median income (AMI), and the remaining five units are for households earning up to 120% of the AMI. Rents range from \$401 to \$990, according to the developer.

“The growth and success of Miami’s health sciences and biotech industry depends on access to safe, clean, and affordable housing for our students, medical professionals, and those that support the health-care community,” says Matthew Rieger, Housing Trust Group’s president and CEO. “Wagner Creek’s waiting list of over 350 people is indicative of the demand, and while we’re proud to be providing a vital need to the

community, it's obvious that more needs to be done to address the shortage of affordable housing in Miami."

The \$23 million development was financed primarily with \$17 million in equity provided by Raymond James Tax Credit Funds from the syndication of 9% low-income housing tax credits allocated by Florida Housing Finance Corp. Additional financing included a \$3.4 million permanent loan from Citi Community Capital, \$615,000 from Miami-Dade County's surtax program, \$840,000 from a city of Miami HOME loan, and the remainder in developer equity.