

MEDICAL OFFICE SPACE FOR LEASE



MOVE-IN READY MEDICAL SPACES AVAILABLE

# NORTH SHORE

MEDICAL ARTS BUILDING

1190 NW 95TH STREET, MIAMI, FL 33150

Building owned and managed by  
**HEALTHCARE REALTY**

# Property Highlights

## RENTABLE BUILDING AREA

57,858 RSF

## MEDICAL OFFICE TYPE

Class B

## NUMBER OF STORIES

4

## PARKING

Complimentary Surface Parking

## YEAR RENOVATED

2017

- Located on the campus of North Shore Medical Center, a Steward Family Hospital, which serves the Miami Shores, Miami Gardens and surrounding areas
- Immediately off I-95 and with quick access to SR-924 also known as the Gragny
- Ample complimentary parking
- Atrium-style common area lobby
- Large elevators
- Great tenant mix
- After-hours security guard
- Bus stop in front of the building

# Demographics

## WITHIN 5 MILES

TOTAL LOCAL POPULATION

**502,000 +**

AVERAGE HOUSEHOLD INCOME

**\$86,000**

TOTAL LOCAL HOUSEHOLDS

**186,000**

MEDIAN AGE

**40.4**

POPULATION WITH HEALTH INSURANCE

**78%**

# Hospital Stats

- 357 beds
- On-site imaging
- Centers of Excellence Include:
  - Emergency Care
  - Cardiology
  - Stroke
  - Orthopedics
  - Cancer Care
  - Pain Management







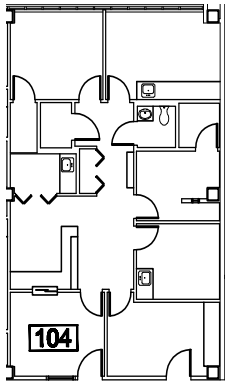
# For Lease

Availability	SF	Floor Plan
SUITE 104	1,238 SF	<a href="#">VIEW</a>
SUITE 106	1,204 SF	<a href="#">VIEW</a>
SUITE 107	3,550 SF	<a href="#">VIEW</a>
SUITE 108	4,026 SF	<a href="#">VIEW</a>

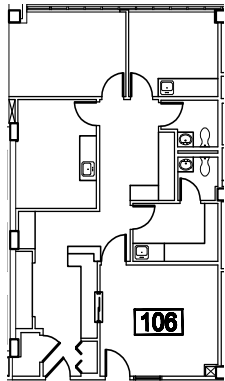
Availability	SF	Floor Plan
SUITE 310	1,839 SF	<a href="#">VIEW</a>
SUITE 403	1,151 SF	<a href="#">VIEW</a>
SUITE 412	1,632 SF	<a href="#">VIEW</a>



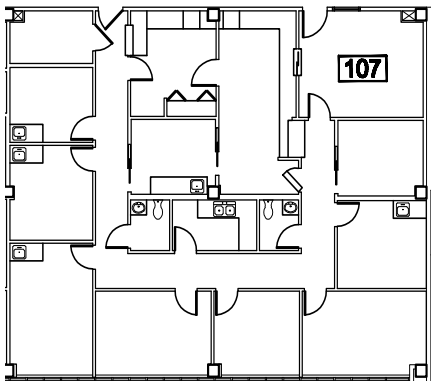
1st Floor



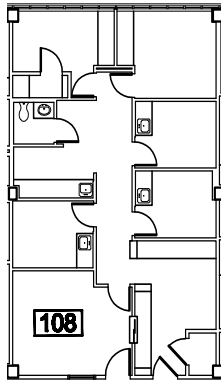
SUITE 104 — 1,238 RSF



SUITE 106 — 1,204 SF

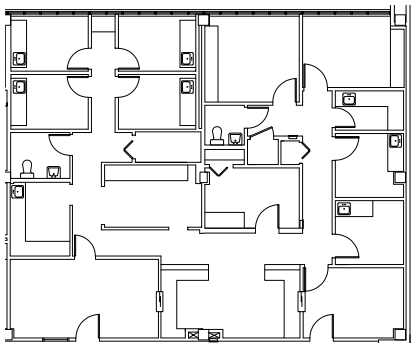


SUITE 107 — 2,453 SF



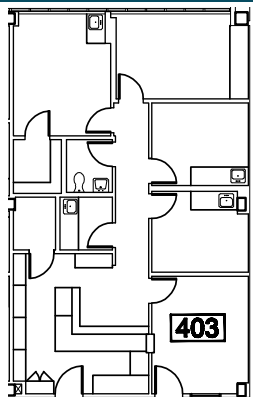
SUITE 108 — 1,211 SF

3rd Floor



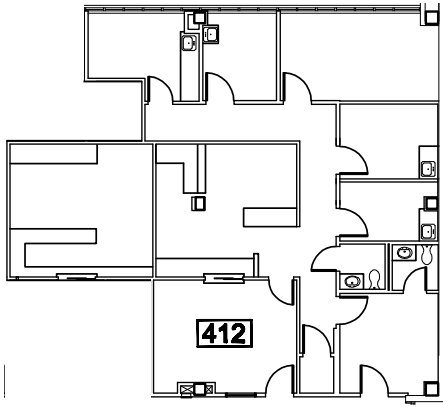
SUITE 310 — 2,424 SF

4th Floor




SUITE 403 — 1,241 SF

# 4th Floor



SUITE 412 — 1,796 SF

 VIRTUAL TOUR





## Office Leasing

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