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A graphic on the left side of the slide features two overlapping white rectangular blocks. The block in the foreground is slightly offset to the left and bottom, creating a sense of depth. The background is a solid blue color. To the right of this graphic, the text 'Pembroke Pines' is written in a large, white, sans-serif font. Below it, 'MEDICAL PLAZA' is written in a smaller, white, sans-serif font. A thin white horizontal line separates this header from the descriptive text below. The descriptive text, 'Class-A, Four-Building Medical Plaza in Broward County, Florida', is in a white, sans-serif font. At the bottom, the address '400, 500, 600, 700 N. HIATUS ROAD' is written in a bold, white, sans-serif font.

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PROPERTY OVERVIEW

Pembroke Pines Medical Plaza is a premier collection of four, two-story, medical buildings, totaling 91,956 RSF in Pembroke Pines, Florida. Under new institutional ownership and professionally managed, it features a diverse tenant mix providing an excellent opportunity for referrals. A range of leasable space and BTS opportunities cater to a wide array of specialties. Extensive capital improvements and renovations are forthcoming.

The medical plaza is strategically located less than a mile from the 502-bed Memorial West Hospital, and less than a 15-minute drive from two other Memorial Healthcare System hospitals; The 195-bed

Memorial Hospital Pembroke and the 178-bed Memorial Hospital Miramar. The Memorial Healthcare System is the largest healthcare system in Broward County.

Pembroke Pines Medical Plaza enjoys exceptional accessibility and is surrounded by a wealth of amenities; shopping, dining. The Property benefits from its strategic position near major thoroughfares, including Interstate 75 and Florida’s Turnpike, providing seamless connectivity to the broader South Florida region.

Pembroke Pines Medical Plaza provides an exceptional opportunity to be in the heart of South Florida’s rapidly expanding healthcare market.



Proximity to three major hospitals

502-bed Memorial West Hospital, 195-bed Memorial Hospital Pembroke; 178-bed Memorial Hospital Miramar



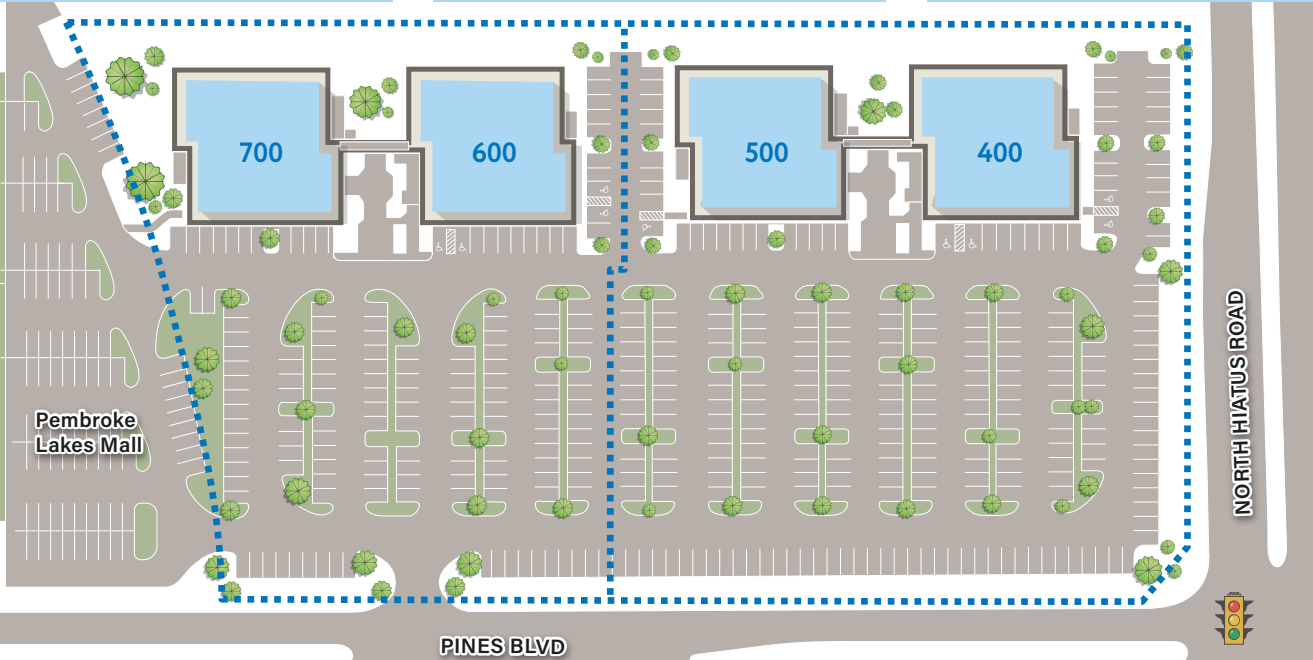
Access to large population base

Interstate 75 and Florida’s Turnpike, the Pembroke Lakes Mall and Shops at Pembroke Gardens, national retailers, popular dining establishments



Referral opportunity

Pembroke Pines Medical Plaza has a diverse group of medical practices, which should lead to excellent referral opportunities.



91,956
RSF

6.89
AC Site Size

4.8/1,000
(443) Parking Ratio

Institutional
Ownership, Tenant
Improvement
Allowances Available

Easy Access to I-75
and FL’s Turnpike

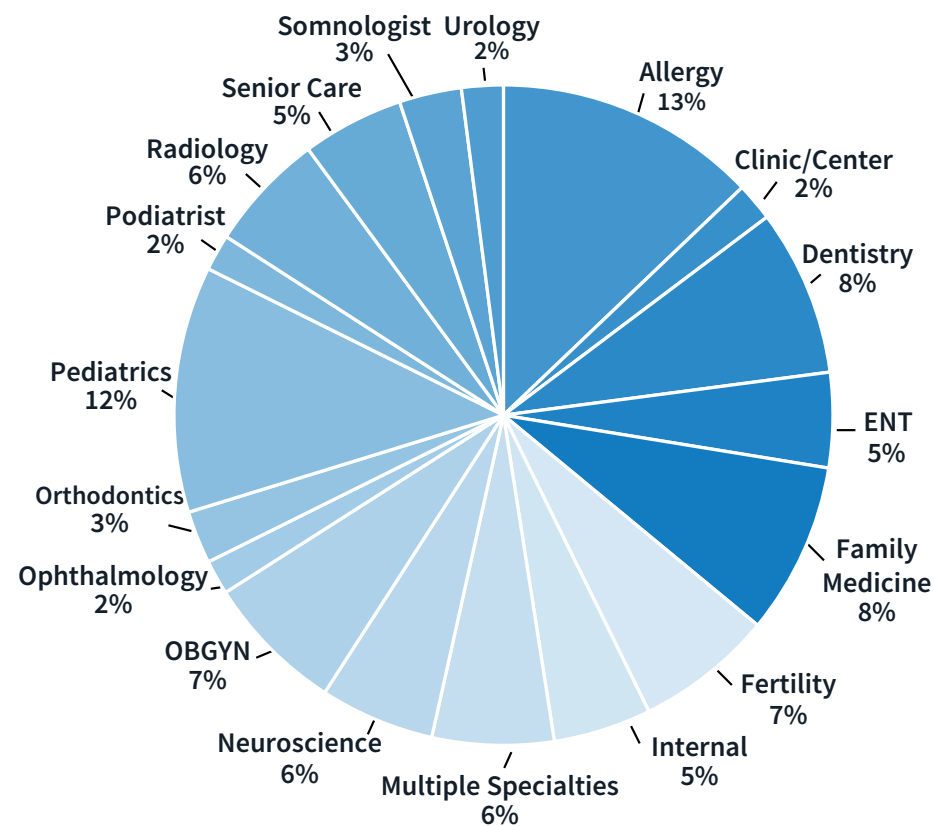


STRATEGICALLY POSITIONED IN FLORIDA'S THRIVING HEALTHCARE LANDSCAPE

Florida's healthcare industry is experiencing remarkable growth, driven by critical demographic and economic factors. With a rapidly expanding population, particularly among elderly residents, the state is facing significant healthcare workforce challenges. Strategic initiatives like the Career Pathways to a Healthier Florida program and recent legislative efforts such as SB 7016 (The Live Healthy Act) are designed to attract and retain medical professionals. The healthcare workforce is expected to expand to 340,380 jobs, reflecting the industry's robust growth potential. Major healthcare institutions, including HCA Healthcare, Memorial Healthcare, Nicklaus Children's Hospital, and emerging innovation hubs like Lake Nona Medical City, are investing heavily in the state's infrastructure. The state is transforming into a burgeoning healthcare destination that offers significant opportunities for medical facilities, educational institutions, and healthcare professionals.

Memorial Healthcare System is a leading provider of high-quality healthcare services in South Florida.

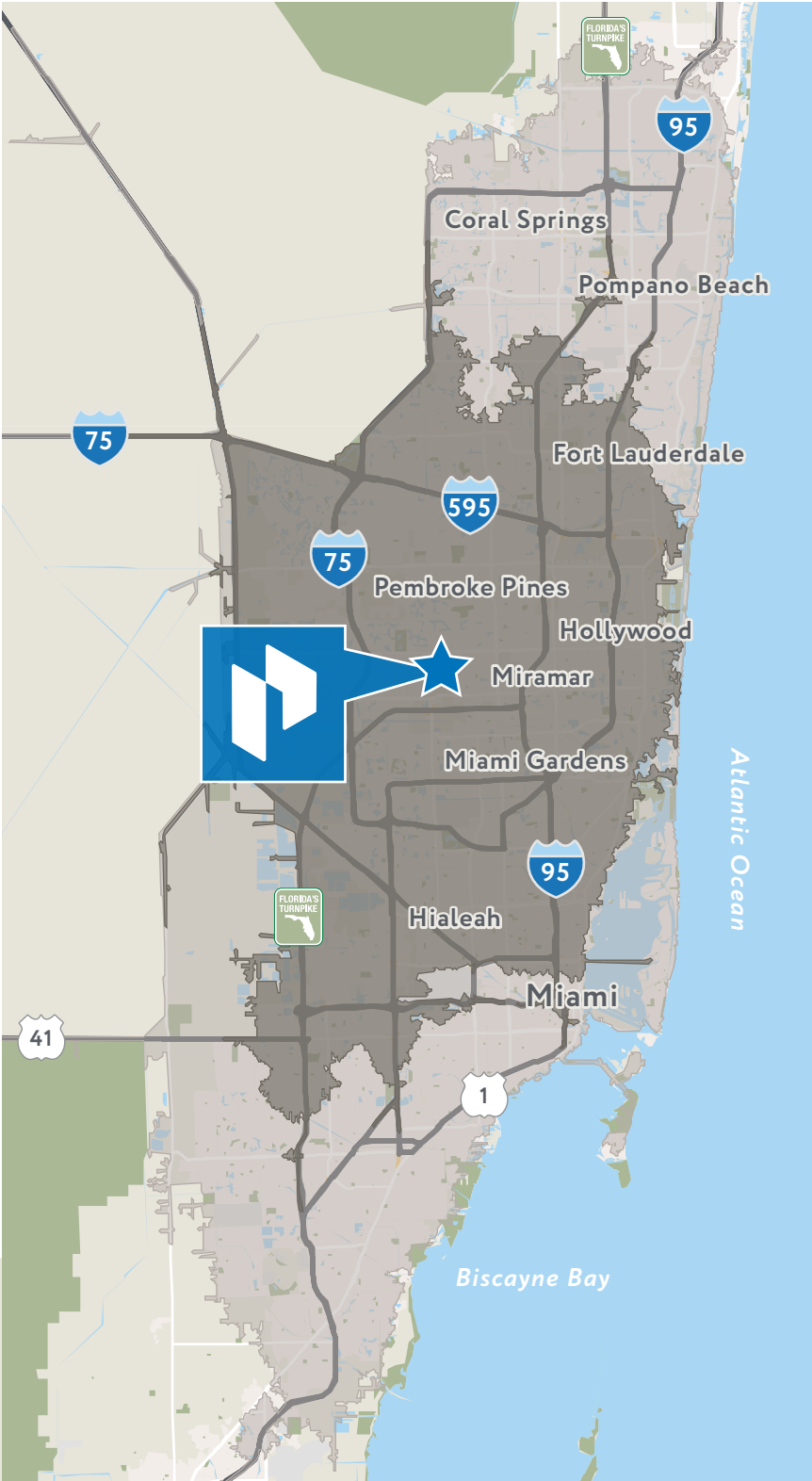
- **Memorial Hospital West** is a 502-bed regional hospital located 3/4ths of a mile west of the Property which generated over \$5.1 billion in patient revenues in 2023.
- **Memorial Hospital Pembroke** is a 195-bed regional hospital located 12 minutes from the Property, which generated over \$1.3 billion in patient revenues in 2023.
- **Memorial Hospital Miramar** is a 178-bed hospital in West Miramar, a 14-minute drive from the Property, which generated over \$1.5 billion in patient revenues in 2023.



DIVERSE MEDICAL SPECIALTIES WITHIN THE BUILDING

High quality tenancy comprised of unique tenants, providing a range of services including Pediatrics, Allergy, Family Medicine, OBGYN, and a wide array of dental practices.





POPULATION

Pembroke Pines Medical Plaza benefits from its strategic position near major thoroughfares, including Interstate 75 and Florida’s Turnpike, providing seamless connectivity to the broader South Florida region.

Situated in a bustling commercial corridor, the Plaza is adjacent to the Pembroke Lakes Mall, a premier shopping destination featuring over 150 stores and restaurants.

The immediate vicinity boasts an impressive array of national retailers, including a Walmart Supercenter, Sam’s Club, and The Home Depot, as well as popular dining establishments like Chipotle and Chick-fil-A.

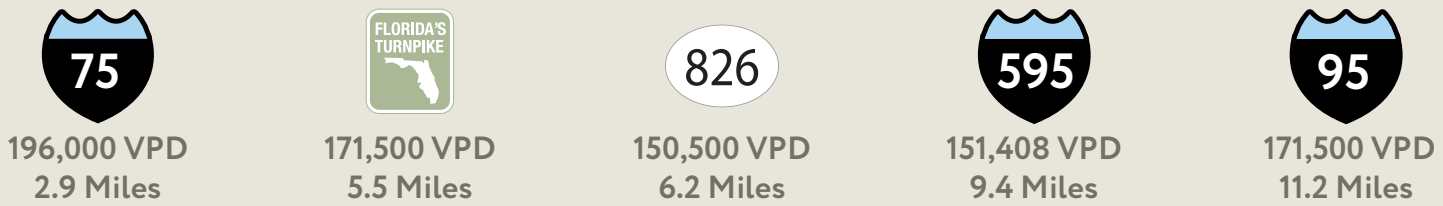
Additionally, the Property is just minutes away from the vibrant Shops at Pembroke Gardens, an open-air lifestyle center offering high-end shopping and dining experiences.

This prime location, coupled with its proximity to residential neighborhoods and major employers, including RA Sushi, Brimstone Woodfire Grill, Brio Italian Grille and Sirocco Mediterranean, enhances the Plaza’s appeal to both medical tenants and their patients.

Drive Times

| | |
|-----------------|---------------------|
| 30 minute drive | 1,837,000 residents |
| 45 minute drive | 4,266,018 residents |

PRIME LOCATION IN SOUTHWEST BROWARD



400-700 N. HIATUS RD

| 1-Mile | |
|--------------------------|---------------------------------------|
| 22,997 Population | 21,926 Population 50+ |
| \$89,539 Average HHI | \$5,897 Annual Healthcare Spend |
| 3-Mile | |
| 156,396 Population | 156,528 Population 50+ |
| \$97,500 Average HHI | \$6,582 Annual Healthcare Spend |
| 5-Mile | |
| 397,554 Population | 393,501 Population 50+ |
| \$107,836 Average HHI | \$7,134 Annual Healthcare Spend |





Pembroke Pines

MEDICAL PLAZA

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