



TopMed Innovation Center

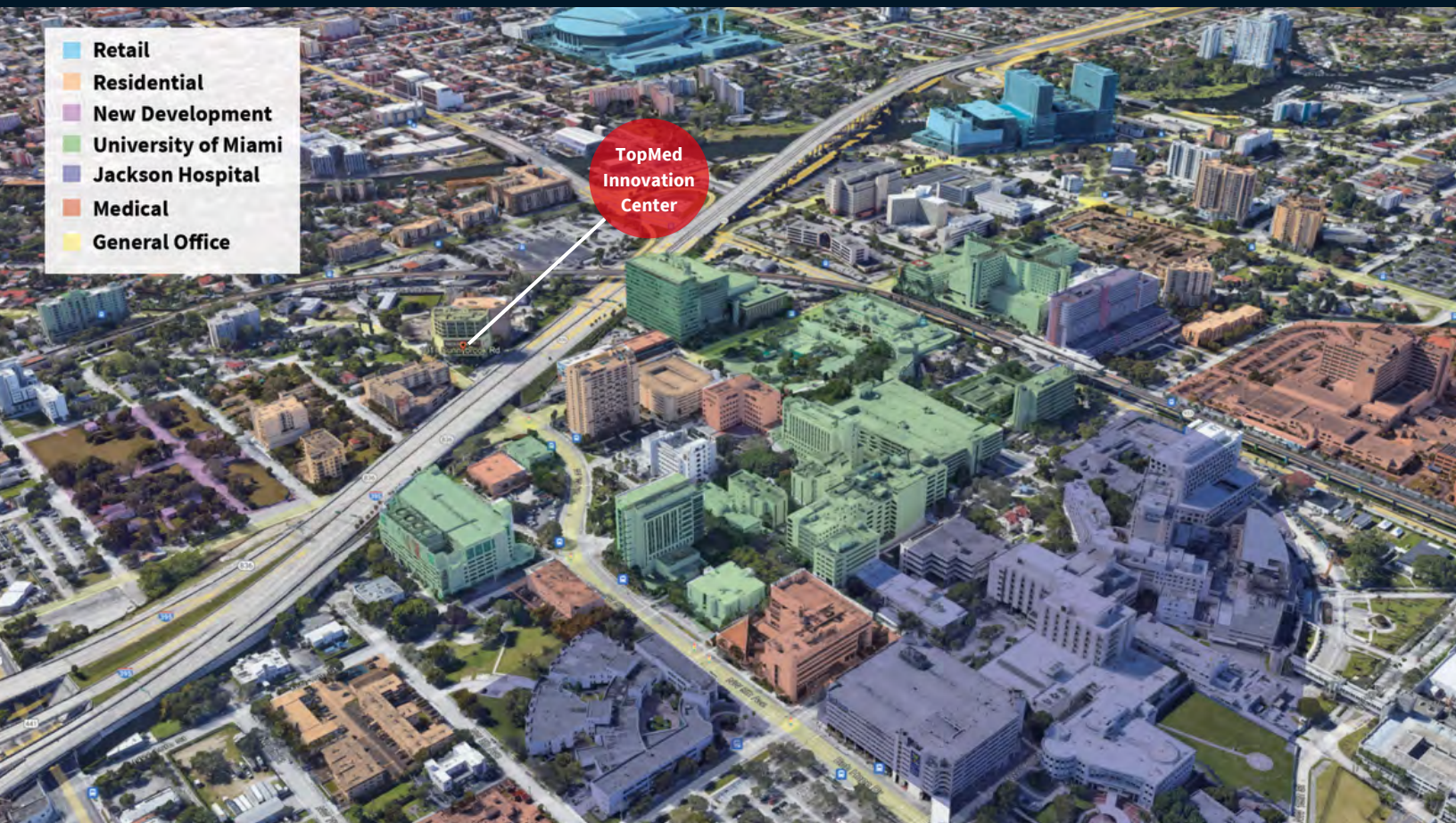
Class A Medical Office Space Available
in Miami's Health District

1011 Sunnybrook Road,
Miami, FL 33136



About Miami's Health District

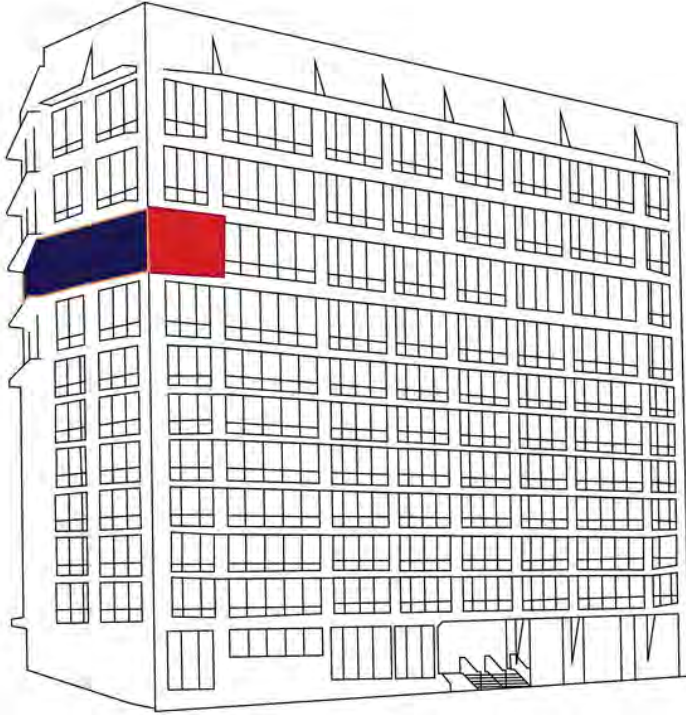
Miami's Health District is witnessing extensive growth in both development and population, fueled by its reputation as a leading healthcare and biomedical research hub. The district is attracting major investments, resulting in the expansion of medical campuses, the construction of new residential and commercial buildings, and an influx of residents seeking proximity to world-class healthcare facilities.



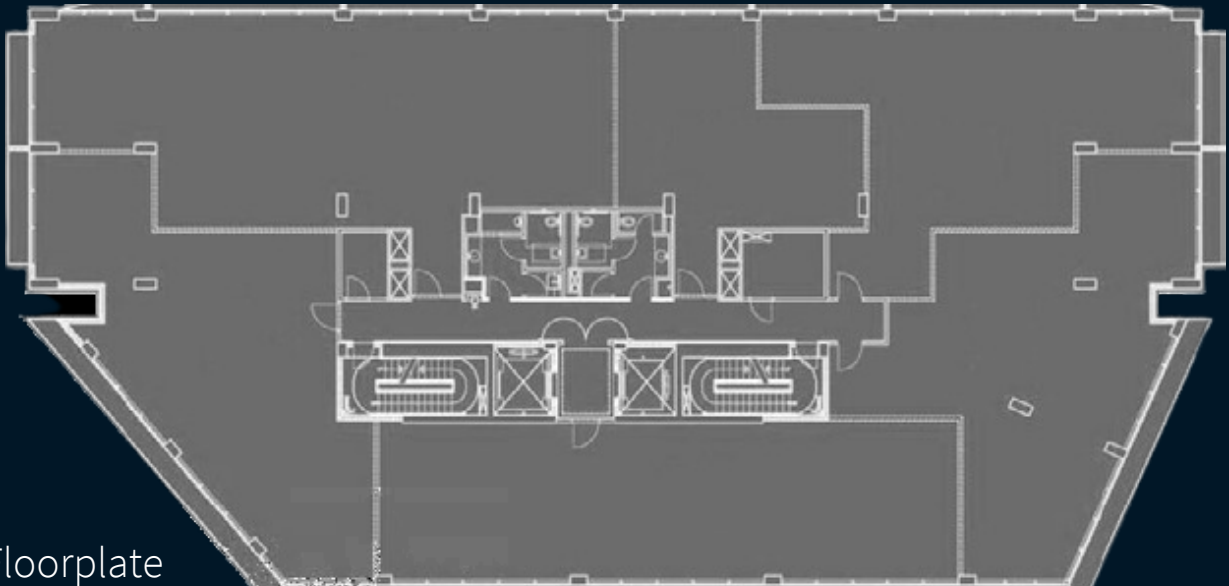
- TopMed Innovation Center's proximity to the Health District is a major driver for medical, research, and education related tenants looking for office space nearby
- The country's largest concentration of medical and research facilities after Houston
- Home to world-famous Jackson Memorial Hospital, the third-largest public hospital and third-largest teaching hospital in the US



Medical Office Space for Lease



- Suite 900 | 2,862 r.s.f.
- Suite 904 | 1,798 r.s.f.
- Suite 900 + 904 | 4,660 r.s.f



Typical Floorplate

Neighborhood Development

Residential

Reflection Apartments

12 story, 138-unit apartment building with 726 parking spaces

No. 17 Residences

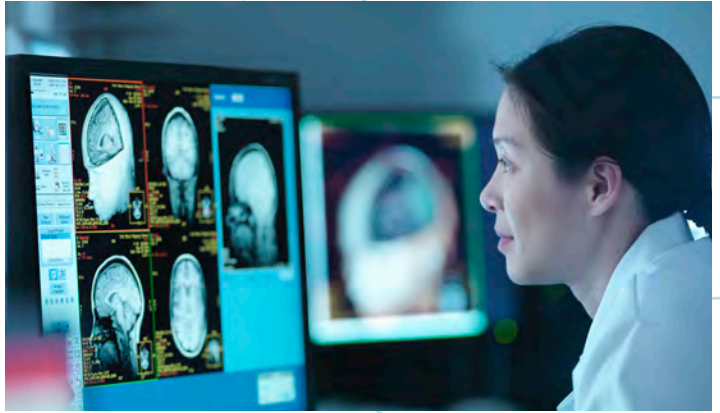
A 192-unit attainable luxury apartment rental building

Fourteen Residences

237 apartments and 5,000 square feet of ground-floor retail scheduled for delivery early 2024

The Julia

14- story, \$100 million residential tower that will deliver 323 apartments in February 2024



Medical Use

Christine E. Lynn Rehabilitation Center at UHealth/ Jackson Memorial Medical Center

250,000-square-foot rehabilitation hospital

Miami Miller Medical Education Center

120,000-square-foot, University of Miami medical education facility with state-of-the-art equipment and cutting-edge technology, such as virtual reality tools

Mixed Use

River Landing

507 apartments and 421,930 square feet of retail, including Publix, AMC Theater, and Chick-fil-A

Highland Park Miami

a 7-acre project that's expected to include 500,000 square feet of medical office, 1,000 apartments, a 150-key hotel, retail spaces, and green space

Rubell Museum

Contemporary art museum that showcases the private collection of the Rubell family





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