

FACT SHEET
DONALD L. GOLDEN FAMILY MEDICAL BUILDING
MOUNT SINAI MEDICAL CENTER
MIAMI BEACH, FLORIDA

Project Description	A nine-story, state-of-the-art Medical Office Building (the “MOB”) and parking structure. All of the space in the MOB will be allocated for physician offices.
Location	Donald L Golden Family Medical Building 4308 Alton Road, Miami Beach, FL 33140
Building Size	Approximately 85,000 rentable square feet
Base Rent	\$43.00 per square foot
Operating CAM Expense	There is a pass through to tenants for any increase in taxes, insurance and utilities over the base year
Initial Lease Term	Flexible Lease Terms Available
Suite Availability	Pre-constructed / ready-to-occupy suites available or build-to-suit suites are also available. Generous tenant improvement allowance is available to design / construct suites.
Parking	Convenient and ample on-site patient parking