



TOPMED REALTY

# TopMed Innovation Center



**Class A medical office space available**  
adjacent to Miami's Health District

1011 Sunnybrook Road, Miami, FL 33136

**Steven Hurwitz**

+1 305 960 8441  
steven.hurwitz@jll.com

**Doug Okun**

+1 305 960 8444  
doug.okun@jll.com





## Located next to UM Health and Jackson Memorial hospitals

- World-famous Jackson Memorial Hospital, the third-largest public hospital and third-largest teaching hospital in the US
- TopMed's proximity to the Health District is a major driver for medical, research and education related tenants looking for office space nearby



## About the Miami Health District

- Country's largest concentration of medical and research facilities after Houston
- Composed of hospitals, research institutes and clinics
- Miami's growing biotechnology and medical research industry

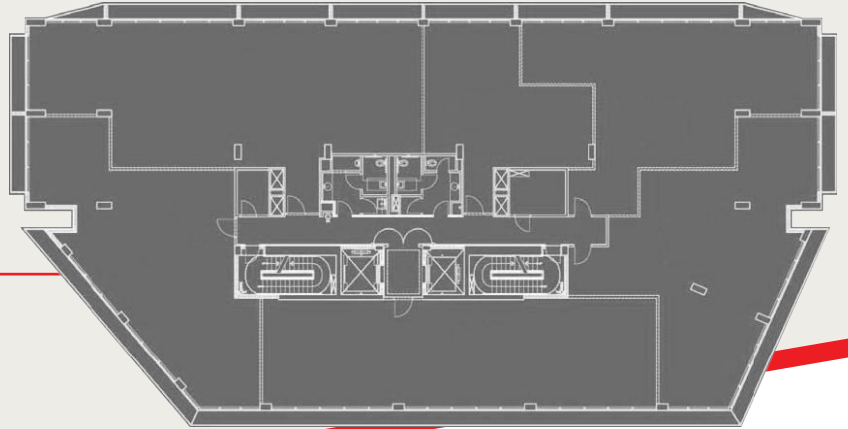




## Modern architecture

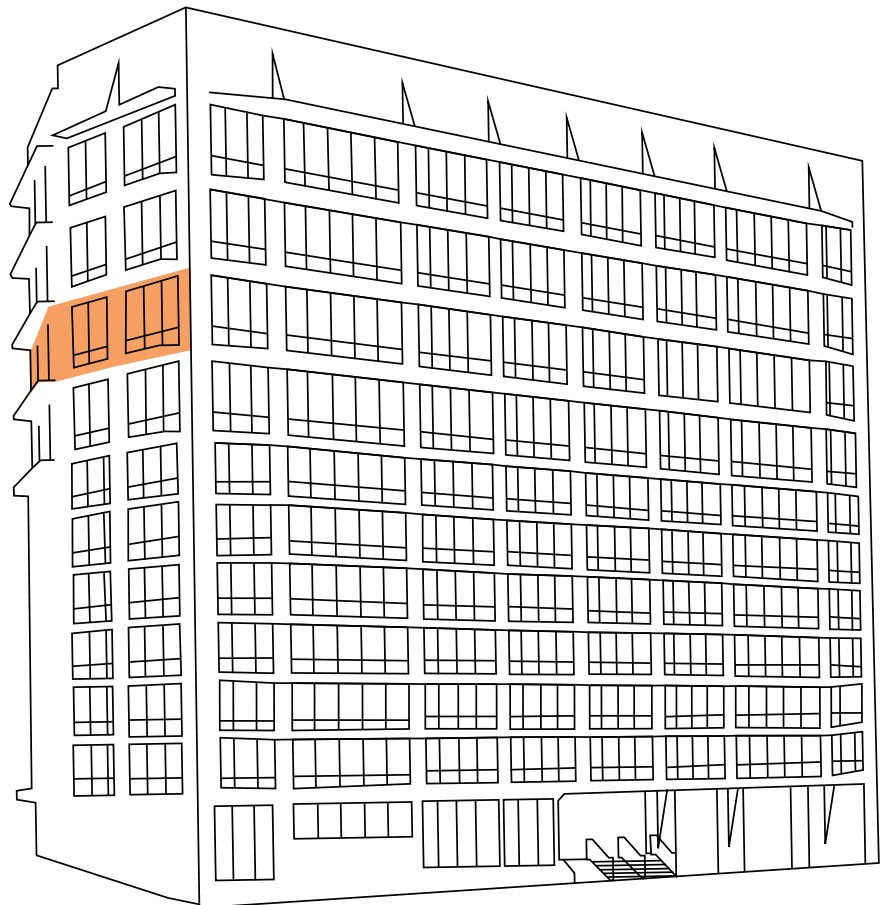
The sleek and modern architecture of TopMed Innovation Center offers comfort and functionality suited for medical or research practices.

## Typical floor plan



## Medical office space for lease

**Suite 900** | 2,862 r.s.f.



## Area development

### Health district / Civic center area development pipeline

The Health District / Civic Center has the country's second-largest concentration of medical and research facilities.

#### Miami Produce Center

Six, 19-story buildings with 1,200 residential units, 239,886 square feet of offices, 227 hotel rooms, 74,800 square feet of retail, 76,437 square feet for schools, and 1,149 parking spaces

#### Christine E. Lynn Rehabilitation Center At Uhealth/Jackson Memorial Medical Center

250,000-square-foot rehabilitation hospital estimated to be completed in 2020

#### Miami Milled Medical Education Center

120,000-square-foot, University of Miami medical education facility

#### East River Residences

15 stories, 194 units of workforce housing plus 150 parking spaces

#### Modera Riverhouse

8-story, 292-unit apartment complex

#### River Landing

507 apartments and 421,930 square feet of retail, including Publix grocery and AMC theater

#### Naeem Khan Fashion Institute

30,000 square feet for fashion design, studios, education and offices

#### Miami River Walk

688 apartments, 2,795 square feet of commercial space, 800 parking spaces

#### Reflections Apartment

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

#### Beckham United MLS Stadium (Proposed)

25,000-seat soccer stadium, estimated to cost \$500 million

