



MED
SQUARE®
HOMESTEAD

MAY 2023



MAS AJP



Yeung Ventures

BRINGING LIFE TO HEALTHCARE REAL ESTATE

In short, the mission of MedSquare® Real Estate is to bring life to healthcare real estate by enhancing the patient and tenant experience as they work and receive care in our buildings.

The team at MedSquare® Real Estate focuses on creating comforting and convenient buildings and spaces so physicians can focus on helping their patients. Through careful attention to site selection, design, tenant curation and operating efficiencies, MedSquare® buildings form an environment where people feel better about going to and after leaving the doctor's office.

MedSquare® Real Estate is the design-driven, medical office building development arm of MAS^AJP, a Coral Gables Florida-based commercial real estate developer.

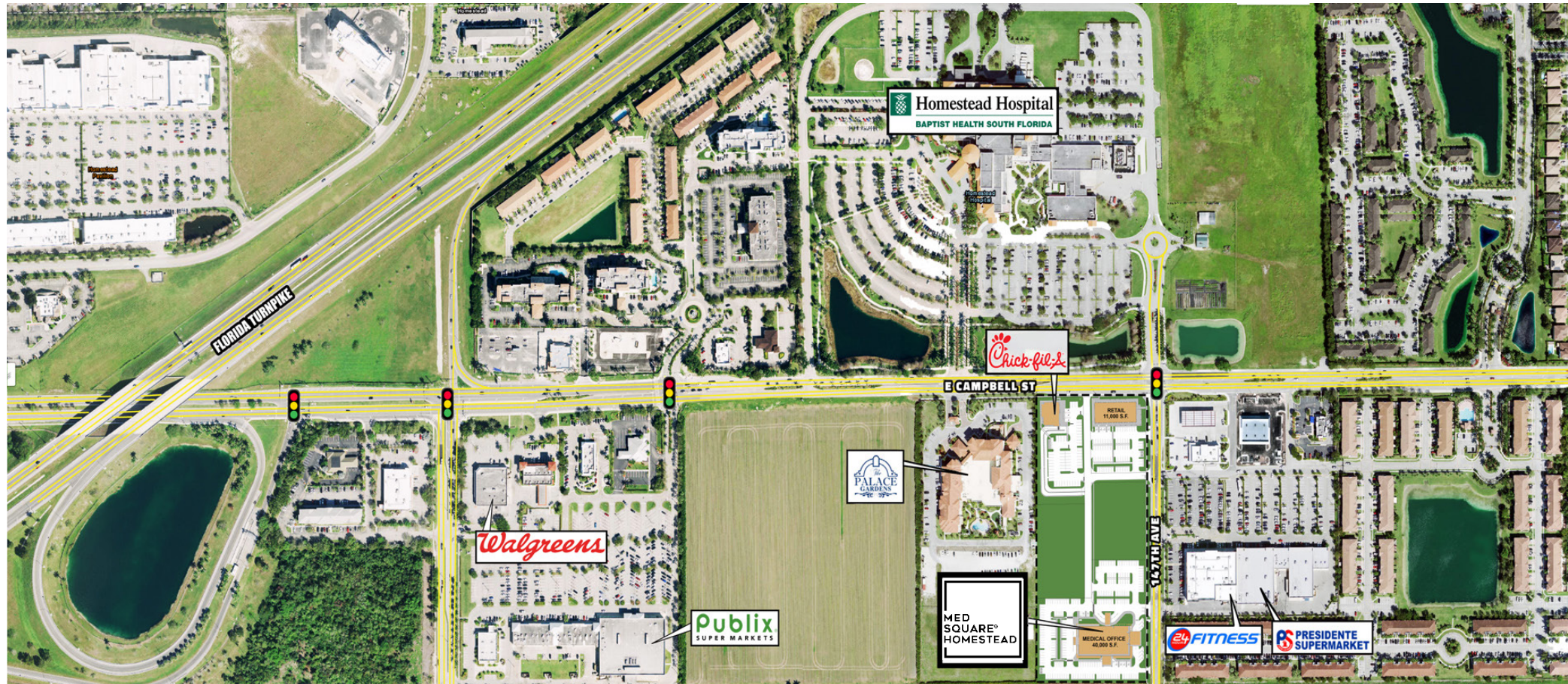
CLASS "A" MEDICAL OFFICE BUILDING

As the first Class "A" Medical Office Building to be built in the City of Homestead, MedSquare® Homestead offers a fresh perspective in medical office space solutions. Our customizable office areas, will set the standard of high-quality medical office space with a variety of tailor-made options to choose from.

HIGHLIGHTS + AMENITIES

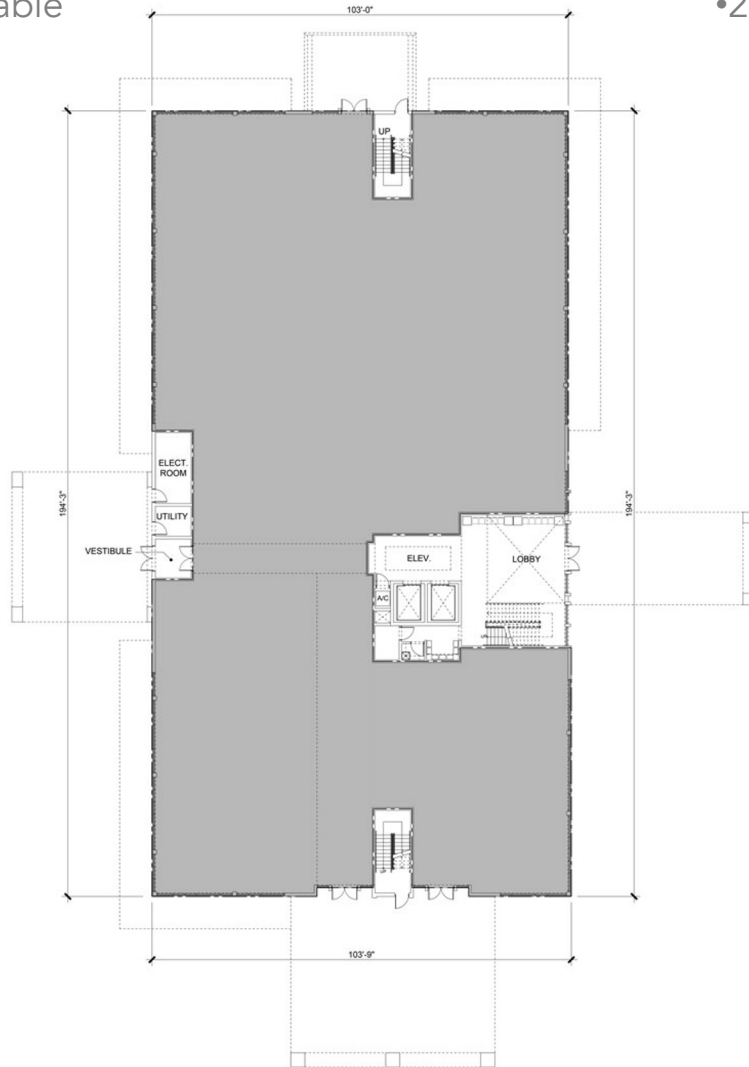
- 40,000 Sq. Ft. Class “A” Medical Office Building with careful attention to the quality of the tenant and patient experience, from the work environment to the outdoor gathering spaces
- Featuring floor-to-ceiling hurricane impact glass windows, all exterior glazing with impact rated / insulated storefront system to maximize natural light into the entire building
- Minimum 1st floor ceiling heights of 12 Ft.
- Minimum 2nd floor ceiling heights of 10 Ft.
- Parking ratio of 5:1000
- Building signage rights

MASTER SITE PLAN



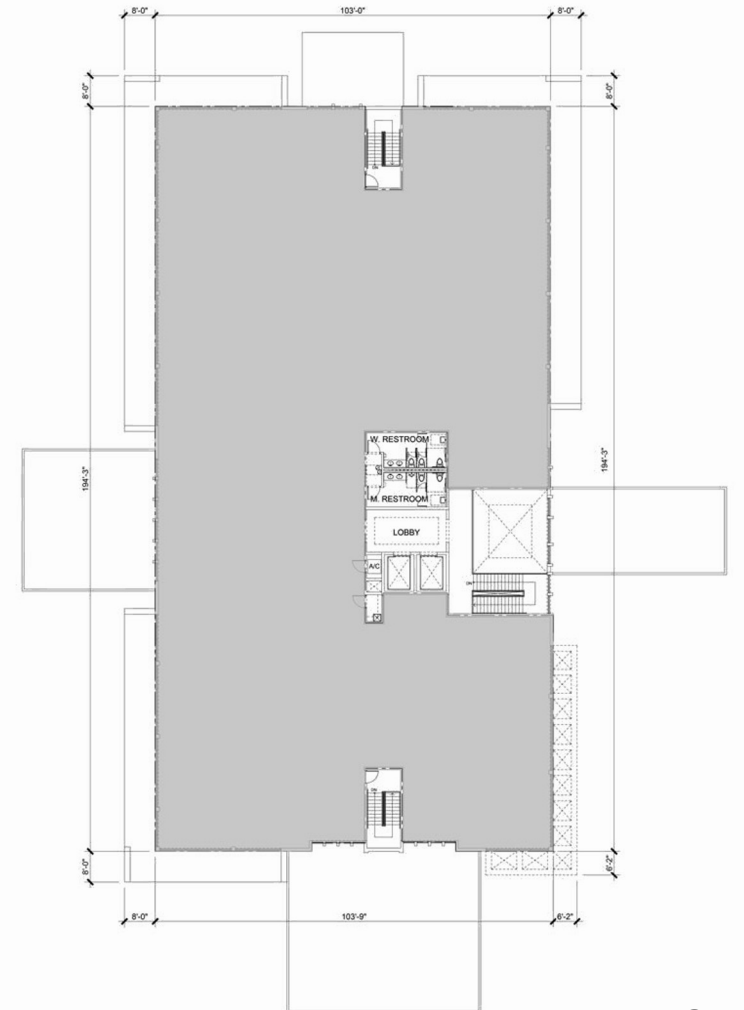
GROUND FLOOR

•20,000 Total RSF Available



SECOND FLOOR

•20,000 Total RSF Available



AMENITIES + DESIGN

MedSquare® Homestead is designed with our tenants and their patients in mind.

With modern tailored spaces, contemporary design and our state-of-the-art amenities, MedSquare® Homestead offers something for your every need.

- Two oversized gurney down passenger elevators.
- High-speed fiber optic internet connection.
- Keyless Entry.
- Dedicated HVAC and Electrical for each office premise.
- Parking ratio of 5:1000 with reserved parking.
- 24/7 access.

SOPHISTICATED FINISHES

Our efficient, spacious floor plans, minimalistic features and refined architectural touches perfectly balance aesthetics and functionality. With innovative, cohesive spaces featuring economically viable solutions, MedSquare® Homestead is the ideal space for you and your patients.



REFINED ARCHITECTURAL FEATURES

Comfortable, spacious areas boast sleek design, modern contemporary finishes and an abundance of unique elements.



LOCATION

MedSquare® Homestead will be located on 3.4 acres at the southwest corner of Campbell Drive and S.W. 147th Avenue, directly south of Baptist Homestead Hospital and just east of the Florida Turnpike exit.

TRANSPORTATION NEAR MEDSQUARE® HOMESTEAD

- Near the Florida Turnpike.
- Centrally located on Campbell Drive and S.W. 147th Avenue.

MEDSQUARE® HOMESTEAD IN THE NEIGHBORHOOD

- Walgreens, CVS and Publix Pharmacies
- Baptist Homestead Hospital
- The Palace Gardens Assisted Living
- Nicklaus Children's Hospital Urgent Care
- Sanitas Medical Center
- Pediatric Associates
- DaVita Dialysis Clinic
- Fresenius Kidney Care Dialysis Clinic
- Quest Diagnostics

CONTACT LEASING

HORIZON PROPERTIES

JORGE E. ALVARINO

Partner

305.364.9945

jalvarino@horizonpropertiesfl.com

DANIEL POU

Director of Leasing

305.364.9945

dpou@horizonpropertiesfl.com

ALLAN BENES

Senior Broker Associate

305.364.9945

allan@horizonpropertiesfl.com

MED
SQUARE®
HOMESTEAD



MAS AJP



Yeung Ventures