

An architectural rendering of a modern, multi-story medical building. The building features a mix of light-colored panels, dark window frames, and horizontal wood accents. It has a prominent central tower and a covered entrance on the right. The scene is set at dusk with a dark, cloudy sky. In the foreground, there is a paved area with some greenery and a few people walking. A white car is partially visible on the left.

MED
SQUARE®
PEMBROKE PINES

MARCH 2024

MASAJP

CLASS “A” MEDICAL OFFICE BUILDING

As the premier Class “A” Medical Office Building to be built in the City of Pembroke Pines and located within 5 minutes of Memorial Hospital’s growing West campus, MedSquare® Pines 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.

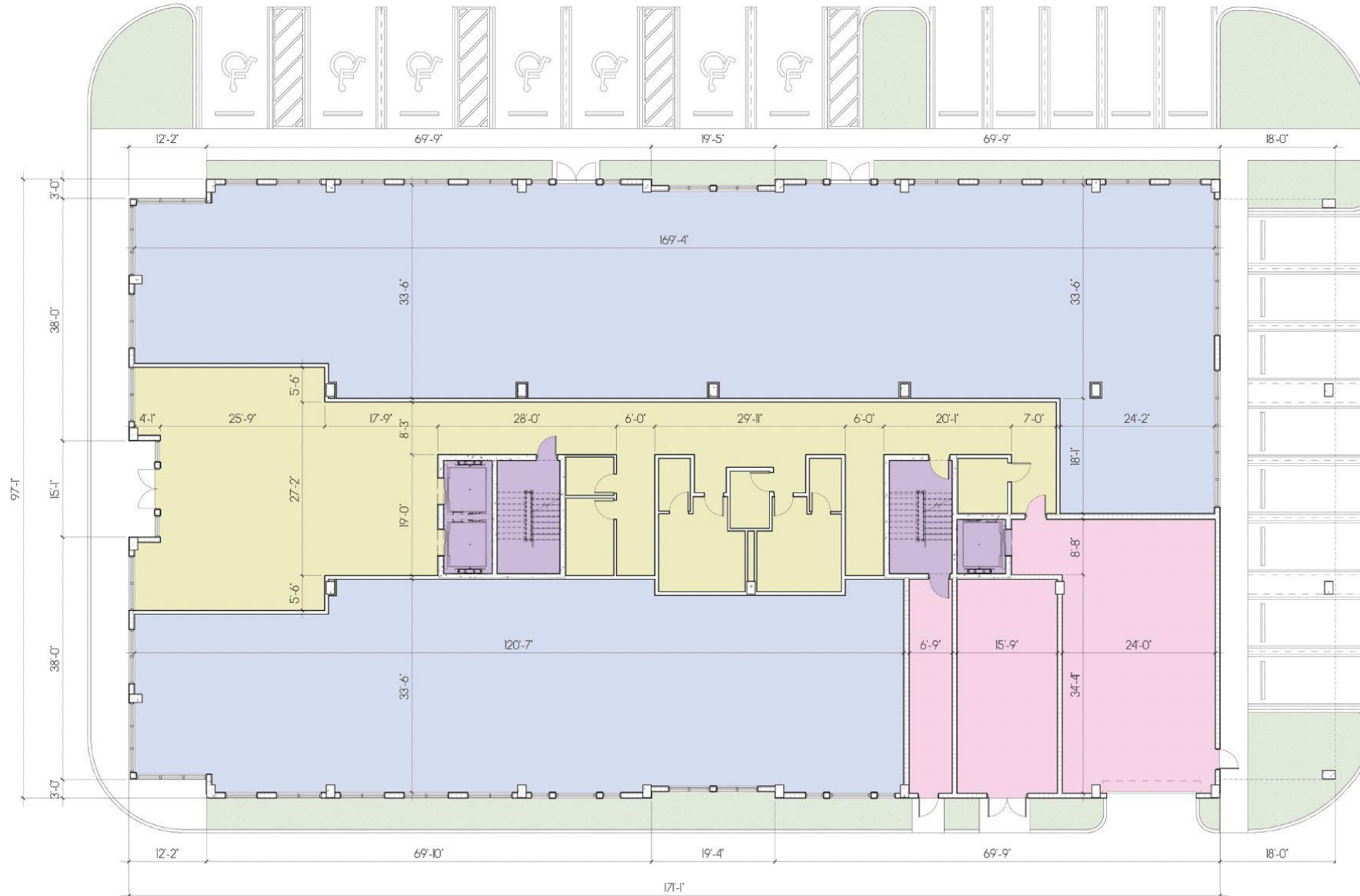
HIGHLIGHTS + AMENITIES

- 47,000 Rentable Sq. Ft., 3-story, 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 12 Ft. ceiling heights
- Parking ratio of 5.75:1000 on usable area
- Building signage rights

SITE PLAN



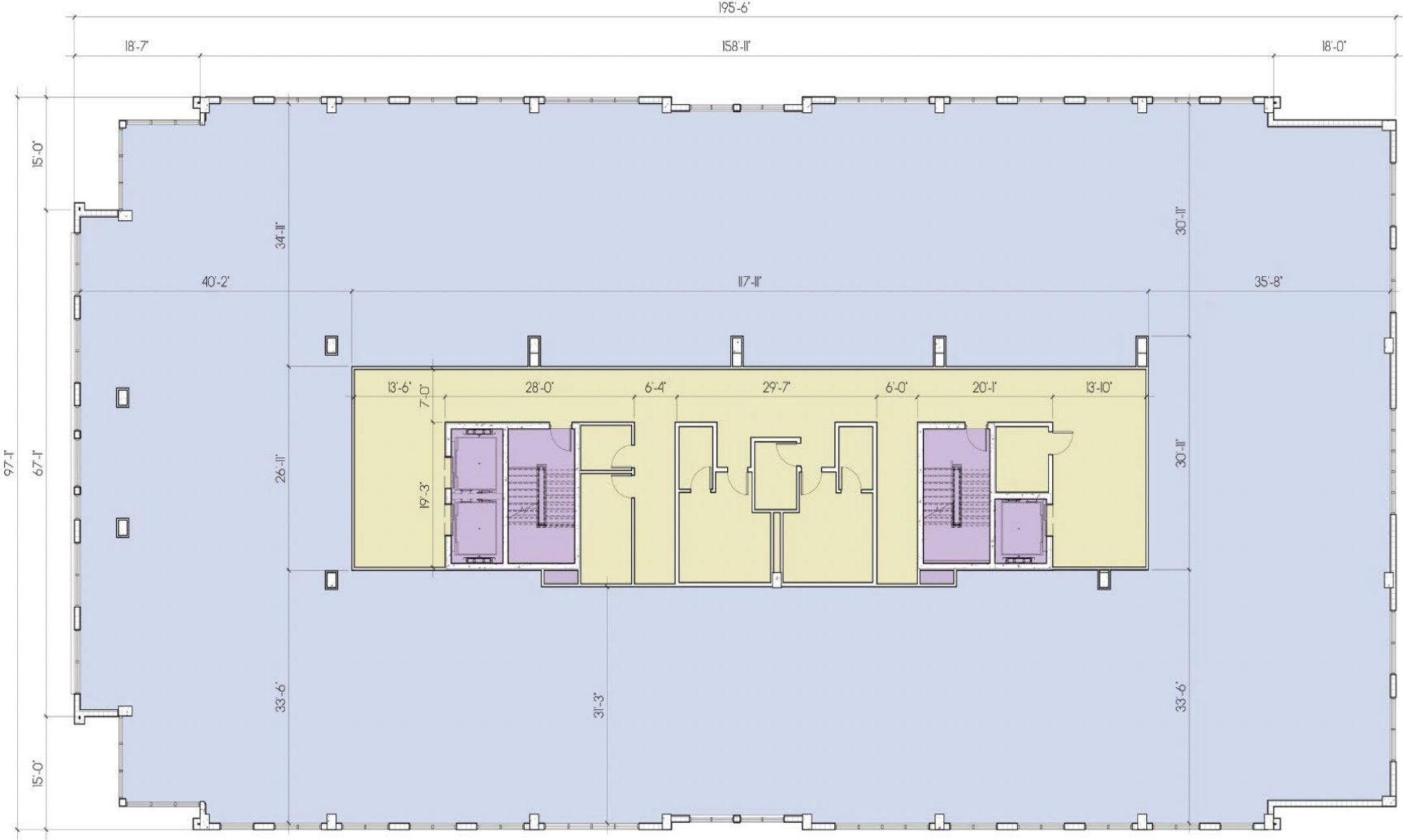
FIRST FLOOR



- OFFICE (9,821 SF)
- COMMON AREA (3,890 SF)
- BACK OF HOUSE (1,851 SF)
- CIRCULATION



SECOND FLOOR



- OFFICE (3,781 SF)
- COMMON AREA (2,563SF)
- CIRCULATION

AMENITIES + DESIGN

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

With modern tailored spaces, contemporary design and our state-of-the-art amenities, MedSquare® Pines 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 5.0:1000 with reserved parking.
- 24/7 access.

LOCATION

MedSquare® Pines will be located at the southwest corner of Palm Avenue and Johnson Street in Pembroke Pines, just north of Pines Boulevard. The property is located less than 5 minutes from the 502-bed Memorial Hospital West campus and 10 minutes from Memorial Hospital's Pembroke hospital.

TRANSPORTATION NEAR MEDSQUARE® PINES

4 miles from I-75 Centrally located and within 30 minutes of Downtown Miami and Downtown Fort Lauderdale

MEDSQUARE® PINES IN THE NEIGHBORHOOD

- Pines City Center
- Charles F. Dodge City Center entertainment venue
- Pembroke Lakes Mall
- Pine Lakes Elementary School
- 3-mile Rainbow Lakes linear park
- Brian Piccolo Sports Park
- SB Smith Park



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WESTCHESTER

CONTACT LEASING



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TURNING VISIONS INTO REALITIES

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