



MED
SQUARE®
WESTCHESTER

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WESTCHESTER
3500

MAS AJP

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 the MAS^AJP, a Coral Gables Florida-based commercial real estate developer.

A MEDICAL OFFICE BUILDING DEVELOPMENT IN THE HEART OF MIAMI-DADE COUNTY

Located on 1.76-acres, the ±28,000 square foot, 2-story project will be built in one of the most well-established and highly trafficked residential neighborhoods in Miami.



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LOCATION

Located minutes from Florida International University's main campus and the Florida Turnpike, the project will be readily and easily accessible to tens of thousands of households.

MEDSQUARE® WESTCHESTER IN THE NEIGHBORHOOD

- Walgreens, CVS and Publix pharmacies
- HCA Florida Kendall Hospital
- Florida International University
- Tamiami Park

MAP



Aventura

Doral

Miami Beach

Coral Gables

Palmetto Bay

10mi



MAP

FIU
FLORIDA
INTERNATIONAL
UNIVERSITY

SW 24th Street (Coral Way)



SW 107th Ave



Publix



Winn-Dixie



CHASE

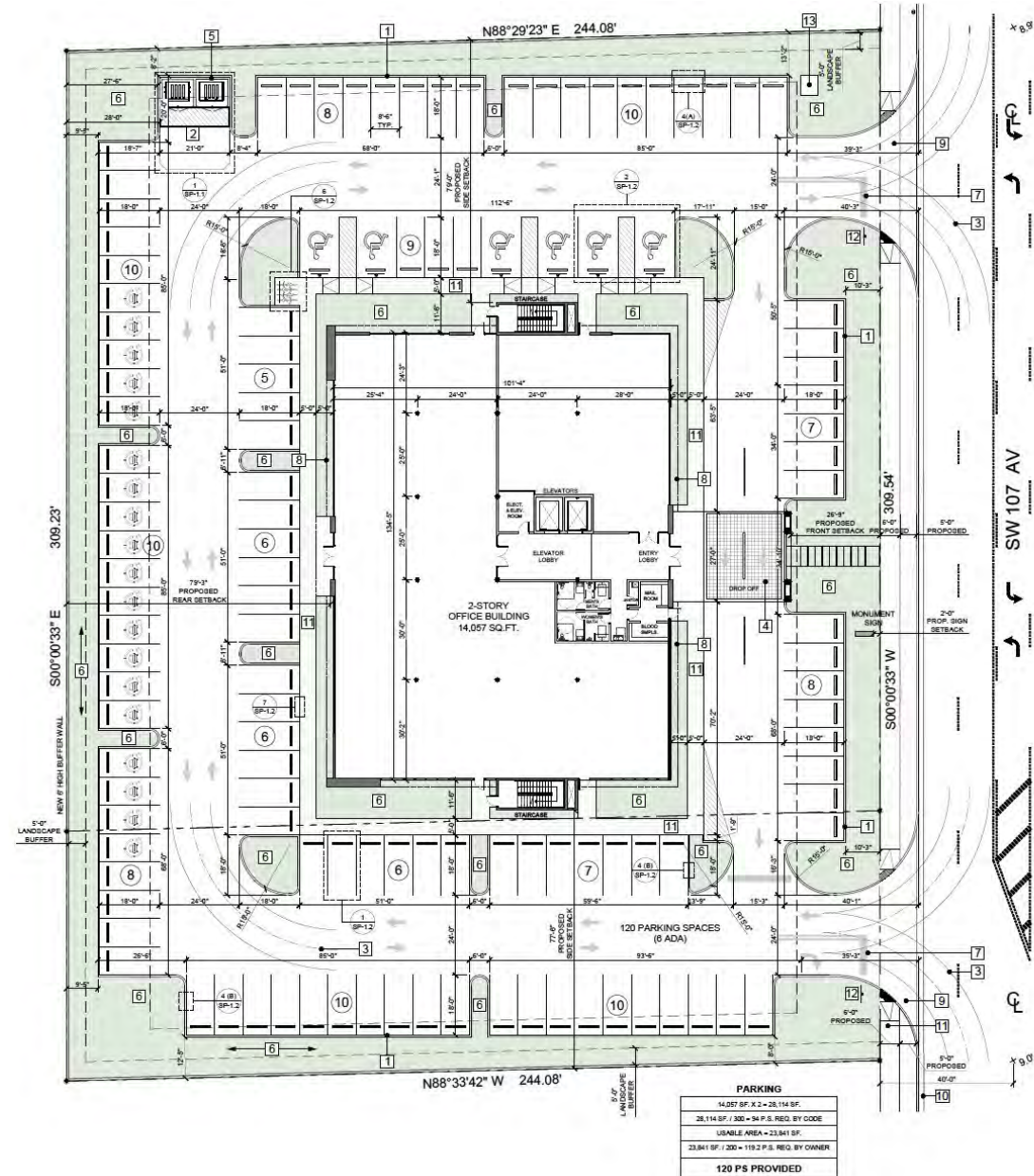


SW 40th Street (Bird Road)



HCA Florida
Healthcare

SITE PLAN



HIGHLIGHTS + AMENITIES

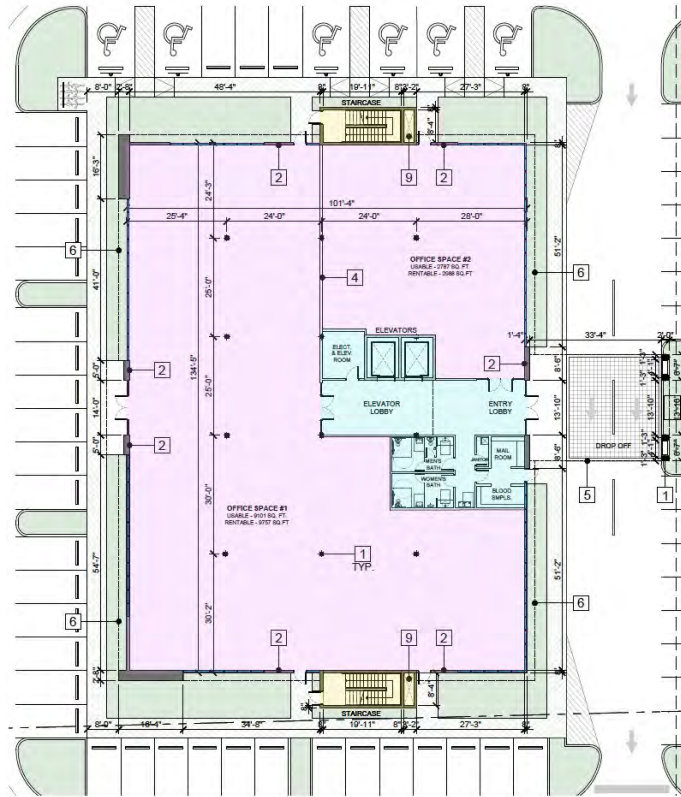
- Featuring floor-to-ceiling, hurricane impact glass windows, all exterior glazing with impact rated / insulated storefront system to maximize natural light into the entire building
- Minimum 1st floor ceiling height of 12 Ft.
- Minimum 2nd floor ceiling height of 10 Ft.
- Parking ratio of 5:1,000
- Building signage rights

DESIGN

MedSquare® Westchester is designed with our tenants and their patients in mind. With modern tailored spaces, contemporary design and our state-of-the-art amenities, MedSquare® Westchester 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
- 24/7 building access

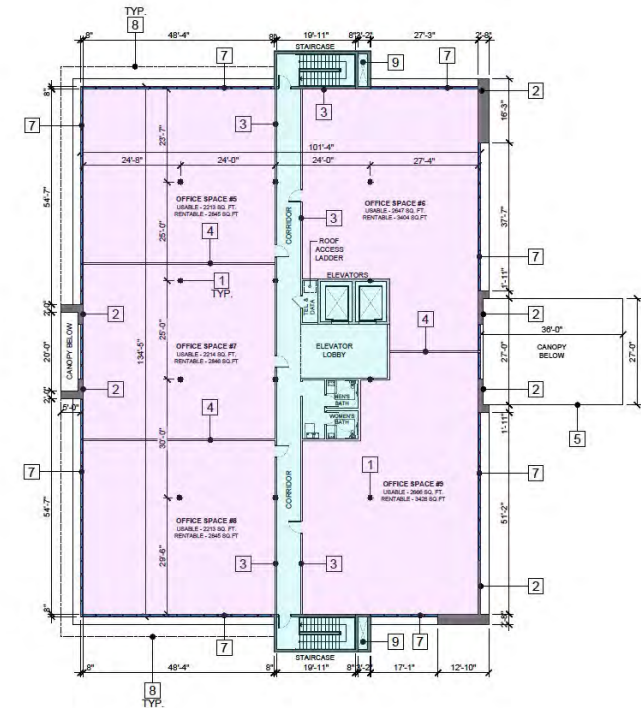
FLOOR PLANS



1ST LEVEL FLOOR PLAN
 SCALE: 1/16" = 1'-0"
 • BUILDING AREA = 14,057 SQ.FT.
 • CONCRETE SLAB
 • 12 CONCRETE INTERIOR COLUMN

FLOOR PLAN KEY NOTES	
1	CONCRETE COLUMN
2	CMU WALL
3	INTERIOR PARTITION
4	SUGGESTED DEMISING PARTITION
5	DROP-OFF CANOPY
6	LINE OF 2ND LEVEL ABOVE
7	IMPACT RESIST. STOREFRONT
8	LINE OF METAL LOUVERED OVERHANG
9	30" WIDE CHASE

LEGEND	
1ST LEVEL	
	USABLE AREA: 11,888 SQ.FT.
	COMMON AREA: 1,713 SQ.FT. (50% TRIBUTES TO 1ST LEVEL & 50% TO 2ND LEVEL)
	STAIRCASE AREA: 456 SQ.FT. (TRIBUTES TO 2ND LEVEL ONLY)
RENTABLE AREA:	
1ST LEVEL USABLE AREA: 11,888 SQ.FT. + 50% OF 1ST LEVEL COMMON AREA: 856.5 SQ.FT. TOTAL: 12,744.5 SQ.FT.	
2ND LEVEL	
	USABLE AREA: 11,953 SQ.FT.
	COMMON AREA: 2,104 SQ.FT.
RENTABLE AREA:	
2ND LEVEL USABLE AREA: 11,953 SQ.FT. + 2ND LEVEL COMMON AREA: 2,104 SQ.FT. + 50% OF 1ST LEVEL COMMON AREA: 856.5 SQ.FT. + 1ST LEVEL STAIRCASE AREA: 456 SQ.FT. TOTAL: 15,369.5 SQ.FT.	



2ND LEVEL FLOOR PLAN
 SCALE: 1/16" = 1'-0"
 • BUILDING AREA = 14,057 SQ.FT.
 • CONCRETE SLAB
 • 12 CONCRETE INTERIOR COLUMN

CONTACT LEASING



Flagler Healthcare Solutions

TURNING VISIONS INTO REALITIES

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