

MIA MED

BUILDING

High Quality, 100%
Occupied, Medical
Building in Miami



MIA MED BUILDING

THE INVESTMENT OPPORTUNITY

Jones Lang LaSalle Americas, Inc. ("JLL") is pleased to exclusively offer the opportunity to acquire the MiaMed Building, a premier medical outpatient building totaling 87,527 rentable square feet in Miami, Florida (the "Property"). The Property boasts 100% occupancy with a weighted average lease term (WALT) of

3.1 years, providing stable cash flow from a strong and diverse medical tenant base. Built in 1986 and enhanced with recent capital improvements, the asset offers significant value-add potential with an estimated 34.3% mark-to-market opportunity. Strategically positioned just south of Waterford at Blue Lagoon, the MiaMed Building benefits from nearby development of medical outpatient facilities and close proximity to strong demographics, serving the robust demand from South Florida's expanding healthcare market.

This combination of full occupancy, quality medical tenancy, substantial mark-to-market upside, and strategic Miami location positions the MiaMed Building as an exceptional investment opportunity in one of the nation's most dynamic healthcare markets. The acquisition offers investors immediate stable cash flow with meaningful value creation potential through capturing mark-to-market opportunities, office space to medical conversion, and additional signage income.

MIAMED BUILDING OVERVIEW

Address	5040 NW 7th St, Miami FL 33126
Property Size	1.76 Acres
Rentable Area	87,527 Square Feet*
Year Built	1986
Stories	9
Occupancy	100.0%
WALT	3.1 Years
In-Place NOI	\$2,226,502

*Current rentable area of 83,991 SF grows to 87,527 SF per BOMA remeasurement as tenants roll.

87,527
Rentable
Square Feet

100%
Occupied

34.3%
Mark-To-Market

3.1-Year
WALT

1.76
Acres

229
Parking Spaces



DEMOGRAPHIC SUMMARY

Radius	3 Miles	5 Miles
Population	93,749	289,246
Avg. Household Income	\$102,896	\$101,645

Downtown Miami

Brickell

Douglas Entrance Medical Hub

Coral Gables

Future Mt. Sinai Emergency
Department & Outpatient Facility

MIA
MED
BUILDING

NW 7th Street (30,000VPD)

INVESTMENT HIGHLIGHTS



OPPORTUNITY TO MARK-TO-MARKET IN-PLACE RENTS

MiaMed presents a compelling opportunity for a new owner to leverage the submarket's rapidly appreciating rental rates. With an opportunity to mark rents to market an average of 36.7% per year over the first four years and limited availability of quality medical outpatient space, the potential for significant revenue growth is substantial. Furthermore, there is opportunity to convert the currently outstanding 24% of RSF that is occupied by non-medical tenants at the premium rents that medical tenants achieve in the asset, driving considerable NOI growth of 48% over the first 5 years and enhancing overall asset value.



IN THE HEART OF A BOOMING HEALTHCARE MARKET

MiaMed is strategically positioned at the epicenter of Miami's rapidly expanding healthcare market, directly benefiting from unprecedented medical sector investment and development. The building's prime location gains significant value from Mt. Sinai's recent \$20 million land acquisition just half a mile away, earmarked for urgent care development—a clear institutional validation of the area's medical real estate potential.

The asset serves a compelling market position, capturing both the wealth and aging demographics of the immediate trade area while offering quality medical tenants a cost-effective alternative to premium submarkets like Coral Gables and Waterford. This positioning creates a unique value proposition in an underserved price point within Miami's outpatient medical landscape.

With multiple healthcare development catalysts converging simultaneously—institutional investment, demographic tailwinds, and supply-constrained premium alternatives—MiaMed is uniquely positioned to capitalize on this confluence of value drivers in Miami's medical sector.



DIVERSIFIED TENANCY

MiaMed boasts a variety of tenants with none accounting for more than 11% of the rental income. Combined with staggered expirations, MiaMed provides stability and strong foundation to mark-to-market in-place rents



SECURE CASH FLOW WITH MEDICAL TENANCY

Synergistic and high-margin tenant specialties including dentistry, plastic surgery, wellness, family care, and primary care creating a desirable environment to retain current tenants and attract new. The property's largest tenant Vixen Surgery Center is part of 305 Plastic Surgery, one of the largest plastic surgery groups in South Florida. Vixen Surgery Center occupies 12.3% of the RBA and recently renewed their lease for 38 months.

SIGNIFICANT DISCOUNT TO REPLACEMENT COST

MiaMed is expected to trade at a significant discount to replacement cost (estimated to be in excess of \$700+ per square foot) allowing an investor to acquire a high-quality asset in a market with substantial economic and physical barriers to entry, at an attractive basis.

New Tenant Sign

Primary Signage Opportunity
Visible from Dolphin Expressway 219,000 VPD

New Tenant Sign

Secondary Signage Opportunity (30,000 VPD)

Future Anchor Medical Tenant Opportunity

Opportunity to lease entire Penthouse floor
(10,335 SF) at 42% Mark-to-Market in 2027

Medical Porte-Cochère Value-Add Potential

Multiple Monument Signage Opportunities

MIAMED
BUILDING

Future Tenant Logo

Future Tenant Logo

Future Tenant Logo

Future Tenant Logo

VALUE ENHANCEMENT OPPORTUNITIES AND BUSINESS PLAN OPTIONALITY

34.3% Rent
Mark-to-Market

Start Charging
for Valet Parking

Future Anchor
Medical Tenant
Location

Available
Signage
Opportunities

NW 5TH STREET



1.33 Acres

2 Story
Parking Garage

9 Story Building

NW 7TH STREET (30,000 VPD)

0.43 Acres
Multi-Family Development Opportunity
Potential multifamily, patient, nurse residence development
(Conceptual renderings included in the deal room)

SIGNIFICANT MARK-TO-MARKET OPPORTUNITY

MiaMed's current in-place mark-to-market is 34.3% with a 7-year average mark-to-market of 29%.

Expiration	Weighted Avg. Rental Rate @ Expiration		Mark-to-Market
	In-Place	Market Rent	%
2026	\$37.49	\$47.74	27%
2027	\$35.44	\$51.12	44%
2028	\$41.34	\$51.32	24%
2029	\$35.78	\$54.08	51%
2030	\$46.33	\$55.51	20%
2031	\$51.45*	\$57.73	12%
2032	\$49.73	\$60.04	21%
7 Year Period	\$41.35	\$53.93	29%

*Absolute Medical Center is on a NNN lease that expires at \$29.20 NNN. The \$51.45 is the gross conversion number.



MOUNT SINAI MAKES MAJOR INVESTMENT RIGHT DOWN THE STREET

Downtown Miami

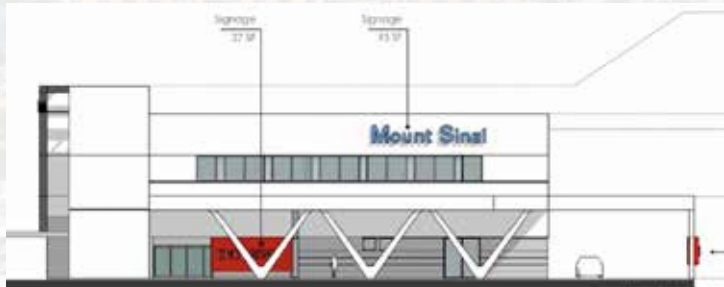
Brickell

836

(219,000 VPD)

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NW 7th St. (30,000 VPD)



Mount Sinai Medical Center Free-Standing Emergency Department & Outpatient Facility

The leading South Florida healthcare provider has made a significant move in the local healthcare landscape by acquiring this 2.3-acre site for \$20 Million to build a 37,700 square foot free-standing emergency department and outpatient facility. This further establishes the Blue Lagoon micromarket as a pivotal contributor to the South Florida healthcare space.

STRATEGICALLY POSITIONED IN FLORIDA'S THRIVING HEALTHCARE LANDSCAPE

Florida's healthcare industry is experiencing remarkable growth, driven by critical demographic and economic factors. With a rapidly expanding population, particularly among elderly residents, the state is facing significant healthcare workforce challenges, projected to see shortages of nearly 60,000 nurses and 36,000 physicians by 2035. Strategic initiatives like the Career Pathways to a Healthier Florida program and recent legislative efforts such as SB 7016 (The Live Healthy Act) are designed to attract and retain medical professionals. The healthcare workforce is expected to expand to 340,380 jobs, reflecting the industry's robust growth potential. Major healthcare institutions, including Mount Sinai, Baptist Health, UHealth (University of Miami), HCS Healthcare, Memorial Healthcare, Nicklaus Children's Hospital, and emerging innovation hubs like Lake Nona Medical City, are investing heavily in the state's infrastructure. The COVID-19 pandemic further accelerated this trend, with numerous healthcare providers relocating to or expanding in Florida, transforming the state into a burgeoning healthcare destination that offers significant opportunities for medical facilities, educational institutions, and healthcare professionals.



MIAMI HEALTH DISTRICT - SECOND LARGEST IN THE U.S.

Miami-Dade County continues to experience robust healthcare sector expansion, driven by a growing and aging population, increased healthcare utilization, and significant capital investment from major health systems. The county's healthcare infrastructure is undergoing substantial development, with numerous hospital expansions, specialty care facilities, and urgent care centers being developed to meet rising demand. Notable recent developments include Mount Sinai's future emergency department & outpatient facility on NW 7th Street just East of the Property, strategically positioned to serve both the surrounding residential communities and the substantial workforce in the airport corridor. This expansion exemplifies the broader trend of healthcare systems extending their footprint throughout Miami-Dade to capture market share and improve patient access. Major health systems including Jackson Health System, Baptist Health South Florida, and Mount Sinai Medical Center continue to invest heavily in facility upgrades, new construction, and service line expansions, creating sustained demand for quality medical office space. The county's position as a regional healthcare destination, combined with continued population growth projected to exceed 3 million residents by 2030, ensures a favorable long-term outlook for medical real estate investments throughout the market.





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