



TOPMED REALTY

TopMed Innovation Center



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

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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

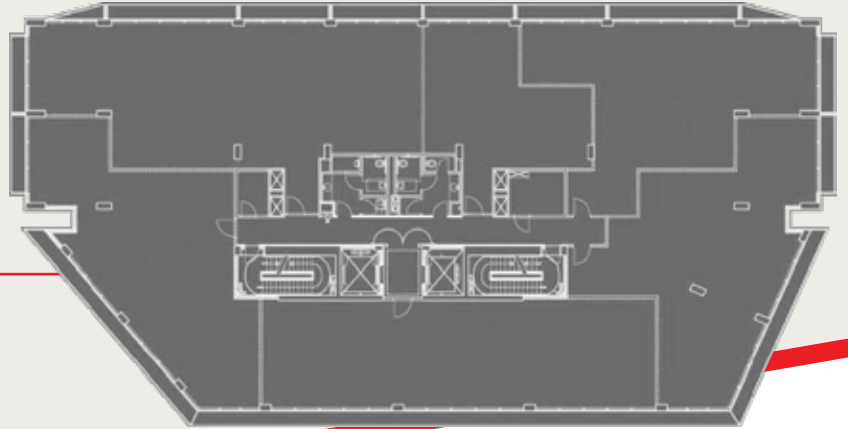
- Country's largest concentration of medical and research facilities after Houston
- Composed of hospitals, research institutes and clinics
- Miami's growing biotechnology and medical research industry



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 available 2021

Suite 905 | 2,498 r.s.f.



Suite 903 | 762 r.s.f.



Suite 901 | 2,369 r.s.f.



Suite 900 | 2,548 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

