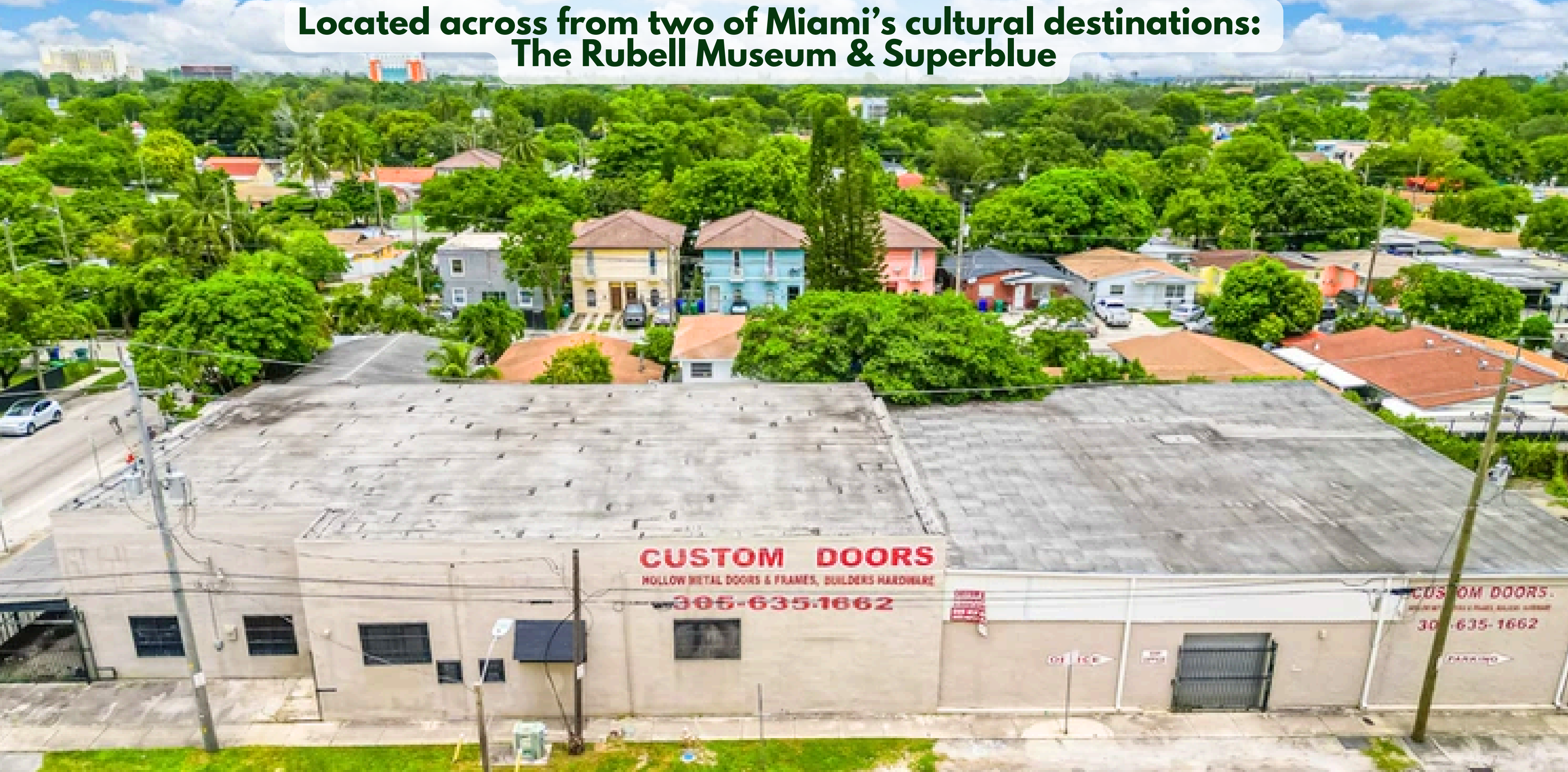


**Located across from two of Miami's cultural destinations:
The Rubell Museum & Superblue**



**1095 NW 23 STREET
MIAMI, FL 33127**



**FOR SALE
OR LEASE**

1095 NW 23rd Street

Miami, FL 33127

Vertical Real Estate is thrilled to present an exciting opportunity to buy a property in one of Miami's emerging neighborhoods, Allapattah.

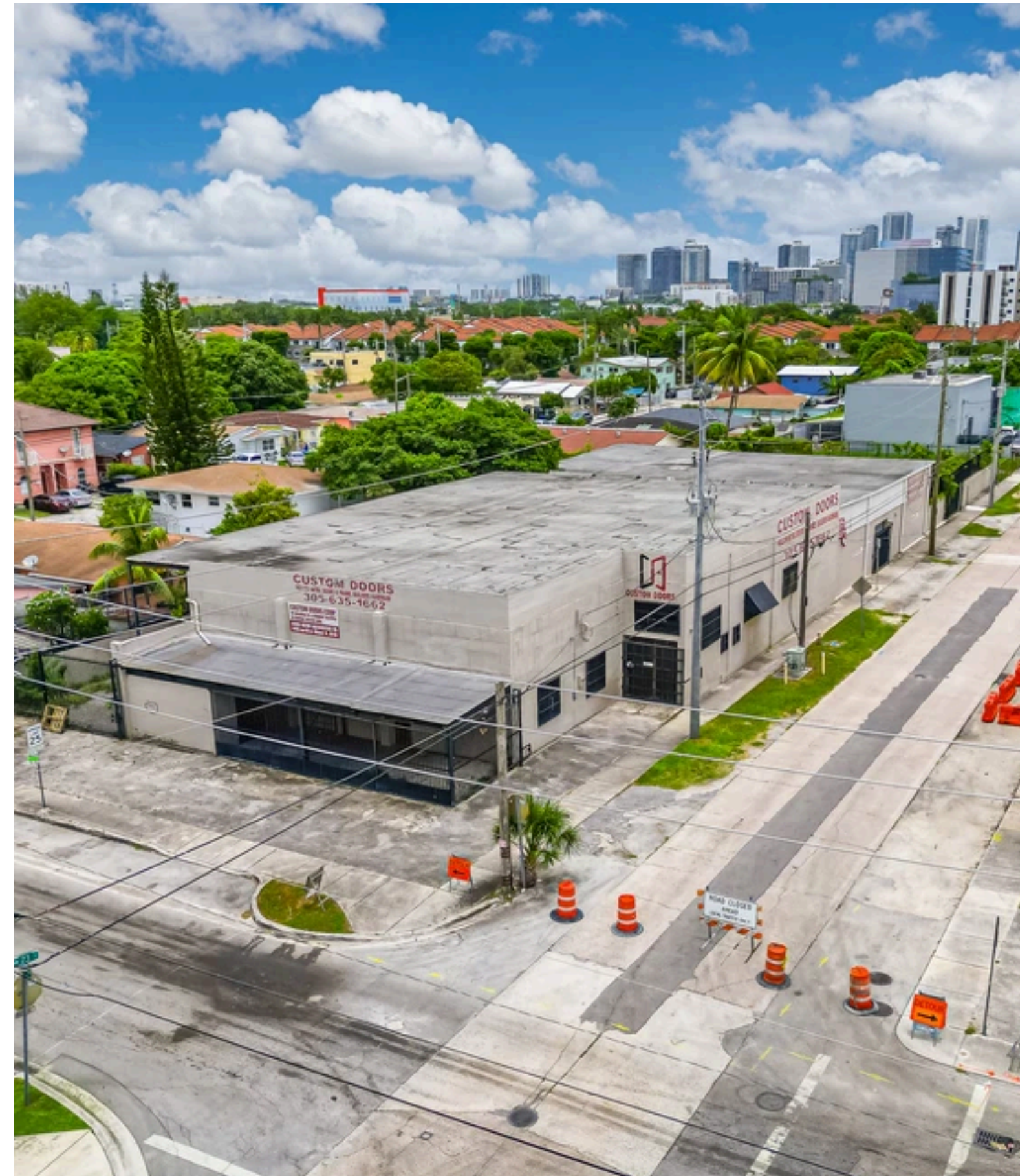
- Lot Size: 17,743 SF
- Building Size: 9,671 SF
- Zoning: 7000
- Existing Use: Industrial, Manufacturing and Warehouse Storage
- Year Built: 1947
- Immediate access to I95, 15-minute drive to Downtown Miami, 5.5 miles from the Miami International Airport (MIA)
- Located across from two of Miami's cultural destinations: The Rubell Museum & Superblue
- Walking distance to the Santa Clara Metro Rail stop
- Adjacent to Miami's Medical/Heath District and State Courthouse

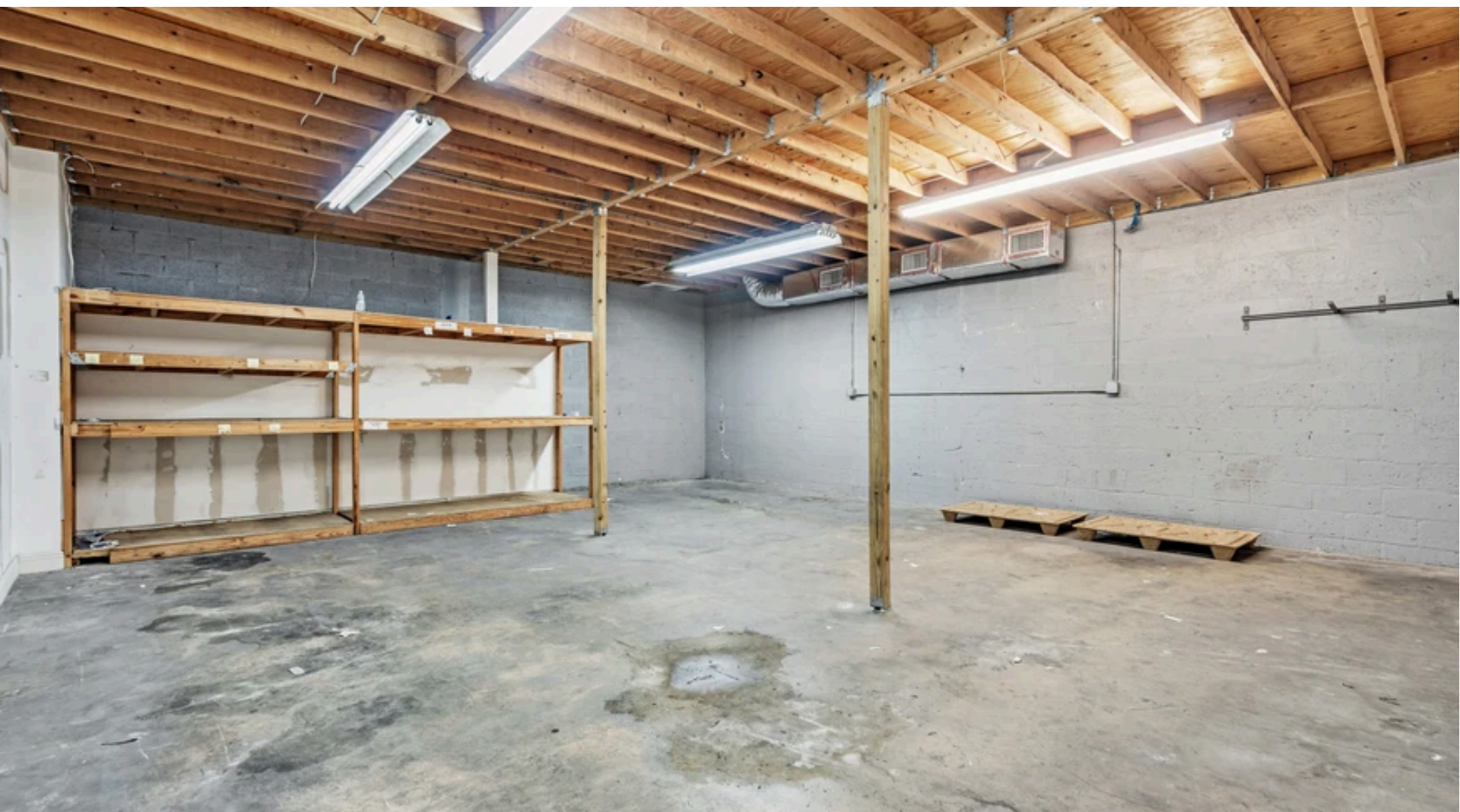
NEARBY TENANTS INCLUDE:

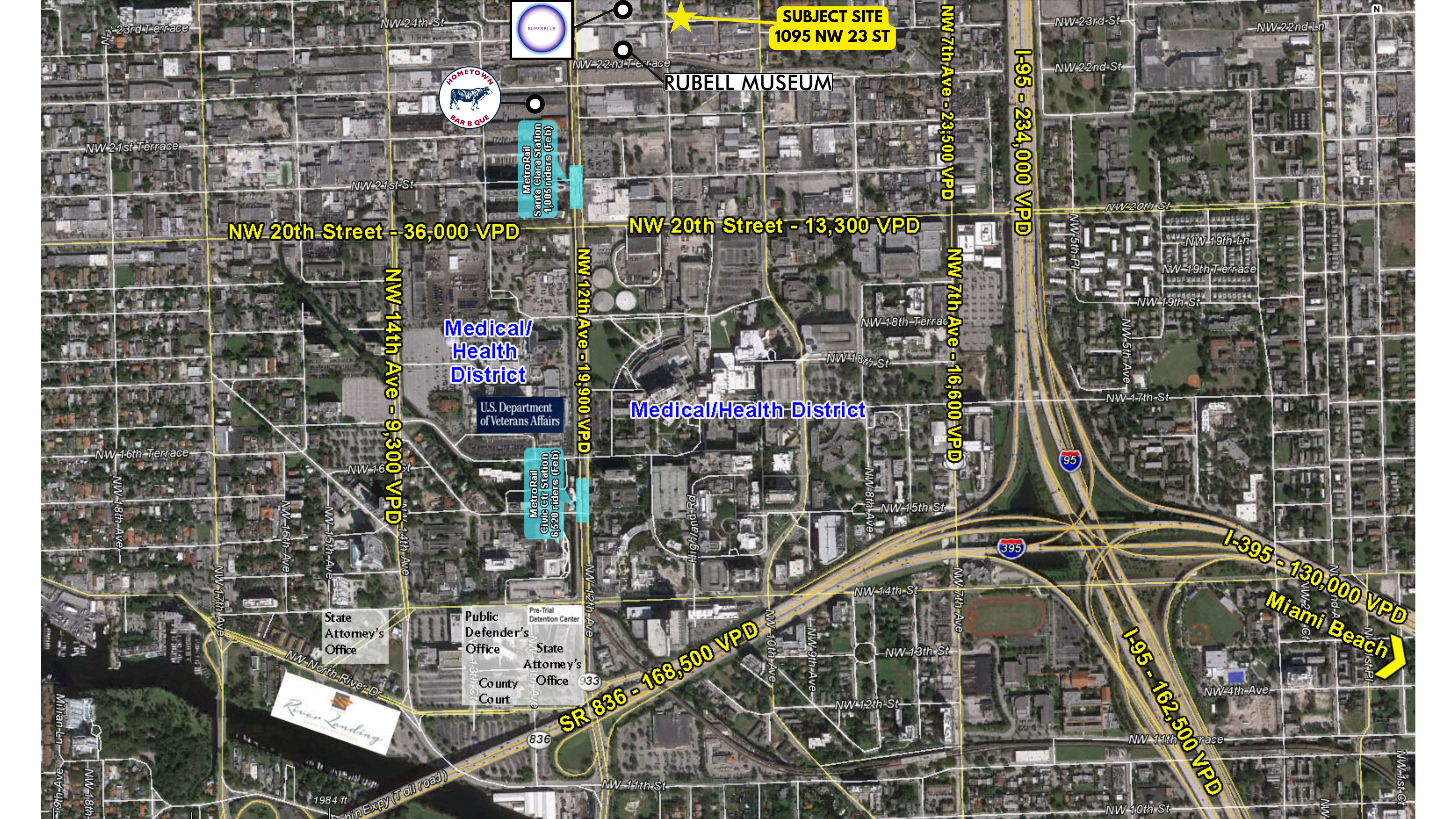
RUBELL
MUSEUM



EL
ESPACIO
TWENTY
THREE







SUBJECT SITE
1095 NW 23 ST

RUBELL MUSEUM



MetroRail
Santa Clara Station
1,005 riders (Feb)

NW 20th Street - 36,000 VPD

NW 20th Street - 13,300 VPD

I-95 - 234,000 VPD

NW 7th Ave - 16,600 VPD

**Medical/
Health
District**

Medical/Health District

U.S. Department
of Veterans Affairs

MetroRail
Civic Ctr Station
6,520 riders (Feb)

NW 14th Ave - 9,300 VPD

NW 12th Ave - 19,900 VPD

I-395 - 130,000 VPD

I-395 - 130,000 VPD
Miami Beach

SR 836 - 168,500 VPD

I-95 - 162,500 VPD

1984 ft



Public Defender's
Office
County Court
State Attorney's
Office

Pre-Trial
Detention Center
State
Attorney's
Office

State
Attorney's
Office

Milman Ln
NW 18th St
NW 17th St
NW 16th St
NW 15th St
NW 14th St
NW 13th St
NW 12th St
NW 11th St
NW 10th St
NW 9th St
NW 8th St
NW 7th St
NW 6th St
NW 5th St
NW 4th St
NW 3rd St
NW 2nd St
NW 1st St

NW 23rd Terrace

NW 24th St

NW 22nd Terrace

NW 23rd St

NW 22nd Ln

NW 21st Terrace

NW 21st St

NW 22nd St

NW 20th St

NW 19th Ln

NW 19th Terrace

NW 19th St

NW 18th Terrace

NW 18th St

NW 17th St

NW 16th Terrace

NW 16th St

NW 18th Ave

NW 16th Ave

NW 15th Ave

NW 14th Ave

NW 17th Ave

NW 12th Ave

NW 10th Ave

NW 9th Ave

NW 14th St

NW 13th St

NW 12th St

NW 11th Terrace

NW 10th St

NW 1st Ct

Medical/Health District

The Leonard M. Miller School of Medicine campus consists of approximately 68-acres of owned and leased land within the 153-acre University of Miami/Jackson Memorial Medical Center complex. This area, commonly referred to as the Miami Health District, is one of the largest medical footprints in the country and is the home of the UM Life Science & Technology Park. Today, over 1,500 research projects are being conducted at the Leonard M. Miller School of Medicine.

Hospitals

UM Sylvester Comprehensive Cancer Center:

- Inpatient beds: 40
- Inpatient admissions: 1,143
- Outpatient visits: 305,656

- Anne Bates Leach Eye Hospital/Bascom Palmer Eye Institute – 35 beds and over 200,000 patients annually
- University of Miami Hospital (560 beds), the flagship hospital of the University of Miami Health System
- Jackson Memorial Hospital (1696 beds)
- Holtz Children’s Hospital (254 beds), home to one of the largest neonatal intensive care units in the country
- Veterans Affairs Medical Center (191 beds)

Medical/Health District

Medical Campuses

- Miami-Dade Medical College:
868 students and **49 faculty members**

Associate Degrees

- Clinical Laboratory Sciences
- Dental Hygiene
- Diagnostic Medical Sonography
- Emergency Medical Services
- Health Information Technology
- Histotechnology
- Nuclear Medicine
- Opticianry
- Physical Therapist Assistant
- Physician Assistant
- Radiography
- Respiratory Care
- Veterinary Technology

Bachelor of Applied Science

- Bachelor of Applied Science - Health Science

Certificate Programs

- Emergency Medical Technician
- First Responder
- Health Care Informatics Specialist
- Massage Therapy
- Medical Coder Biller Specialist
- Medical Assisting
- Paramedic
- Pharmacy Technician
- Phlebotomy Technician

Nursing Programs

- Associate of Science - Nursing
- Bachelor of Science - Nursing

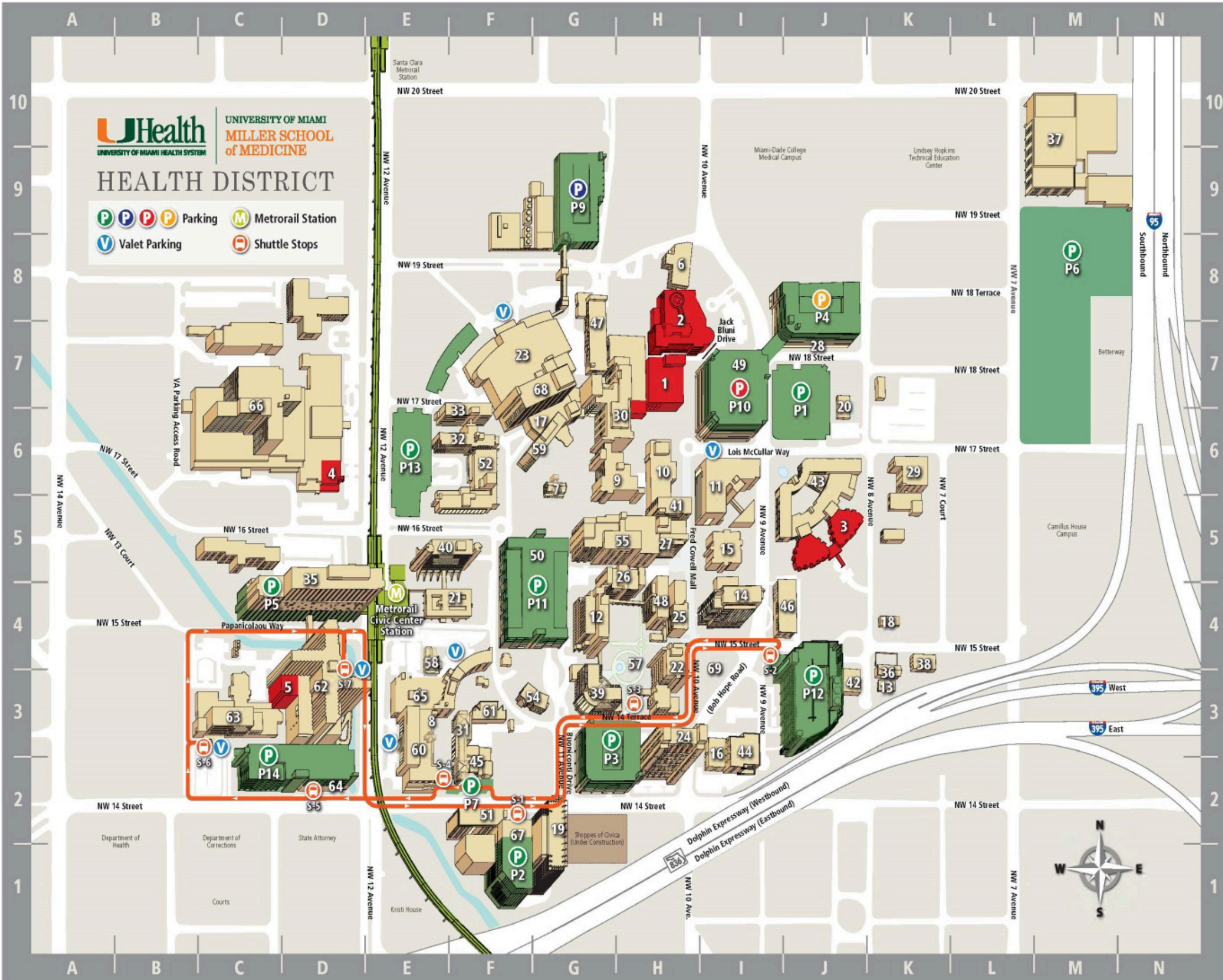
Lindsey Hopkins Technical College:
809 students

Miller School of Medicine:
766 students and **1,486 faculty members/employees**

Department of Health

The DOH-Miami-Dade represents the largest population and budget of the 67 county health departments operating under the Florida Department of Health, and is the second largest health department (following Palm Beach) in number of employees.

Medical/Health District



EMERGENCY

1	Jackson Emergency (Adult & Pediatric)	H-7
2	Ryder Trauma Center	H-8
3	Behavioral Health Crisis Emergency Room	J-5
4	Miami VA Emergency	D-6
5	University of Miami Hospital (UMH) Emergency	C-3

ADMITTING

11	Bascom Palmer Eye Institute/Anne Bates Leach Eye Hospital	I-6
3	Behavioral Health Hospital	J-6
52	Jackson Rehabilitation Hospital	F-6
62	University of Miami Hospital (UMH)	D-3
65	University of Miami Hospital and Clinics (UMHC)	E-3

HOSPITALS, CLINICS & RESEARCH

46	1501 NW 9th Avenue	J-4
6	AIDS Clinical Research Center (Elliot Building)	H-8
7	Alamo	G-6
8	Alex's Place	E-3
9	Ambulatory Care Center (ACC) - West	G-6
10	Ambulatory Care Center (ACC) - East	H-6
11	Bascom Palmer Eye Institute	I-6
12	Batchelor Children's Research Institute	G-4
13	Batchelor Family Visitation Center	K-3
14	Biomedical Research Building (BRB)	I-4
15	Calder Library	I-5
16	Center for Family Studies	I-3
18	Children's Home Society	K-4
19	Clinical Research Building (CRB)	G-2
20	Day Care Center	J-6
21	Debbie School	F-4
22	Diabetes Research Institute (DRI)	H-3
23	Diagnostic Treatment Center (DTC)	F-7
24	Dominion Tower	H-2
51	Executive Clinic	F-2
25	Fox Cancer Research Building	H-4
26	Gautier Building	H-4
27	Glaser Medical Research Building	H-5
29	Highland Park Pavilion	K-6
30	Holtz Children's Hospital	H-6
32	Institute	F-6
33	Institute Annex	F-6
43	Jackson Behavioral Health Hospital	J-6
35	Jackson Medical Towers	D-4
17	Jackson Memorial Hospital - Central Building	G-6
47	Jackson Memorial Hospital - North Wing	G-7
59	Jackson Memorial Hospital - South Wing	G-6

68	Jackson Memorial Hospital - West Wing	G-7
36	Jackson Pediatric Center	K-3
52	Jackson Rehabilitation Hospital	F-6
30	Jackson Women's Hospital	H-6
37	Life Science & Technology Park	M-10
38	Linda Ray Center	K-3
39	Lois Pope LIFE Center	G-3
40	Mailman Center for Child Development	F-5
41	McKnight Vision Research Center	H-5
42	McLamore Children's Center	J-3
28	Miami Transplant Institute	J-7
66	Miami VA Healthcare System	C-6
44	Modular Labs	I-3
45	MRI Center, at the Applebaum Building	F-2
48	Papanicolaou Cancer Research Building	H-4
49	Park Plaza East	I-6
50	Park Plaza West	G-5
51	Professional Arts Center (PAC)	F-2
54	Ronald McDonald House	G-3
55	Rosenstiel Medical Science Building (RMSB)	H-5
33	Roxcy Bolton Rape Treatment Center	F-6
57	Schoninger Research Quadrangle	H-3
58	Sewell Building (Halissee Hall)	E-4
60	Sylvester Comprehensive Cancer Center (SCCC)	E-2
31	Sylvester Medical Office Building (Hope Lodge)	F-3
61	Sylvester Support Services Building	F-3
69	Triangle Park	I-4
67	UHealth Fitness and Wellness Center	F-1
62	University of Miami Hospital (UMH)	D-3
63	University of Miami Hospital (UMH) - West	C-3
64	University of Miami Hospital (UMH) - South	D-2
65	University of Miami Hospital and Clinics (UMHC)	E-3

PARKING - PATIENTS & VISITORS

P1	Bascom Palmer Eye Institute Lot	J-7
P2	Clinical Research Building (CRB) Parking Garage	F-1
P3	Dominion Parking Garage	G-3
P4	Miami Transplant Institute Parking Garage (Yellow)	J-8
P5	Jackson Medical Towers Parking Garage	D-4
P6	Life Science & Technology Lot	M-8
P7	MRI Center Lot (by appointment only)	F-2
P9	North Garage (Blue)	G-9
P10	Park Plaza East Garage (Red)	I-7
P11	Park Plaza West Garage	G-4
P12	15th Street Parking Garage (staff only)	J-3
P13	Jackson Rehabilitation Hospital Parking Lot	E-6
P14	University of Miami Hospital (UMH) Parking Garage	C-2

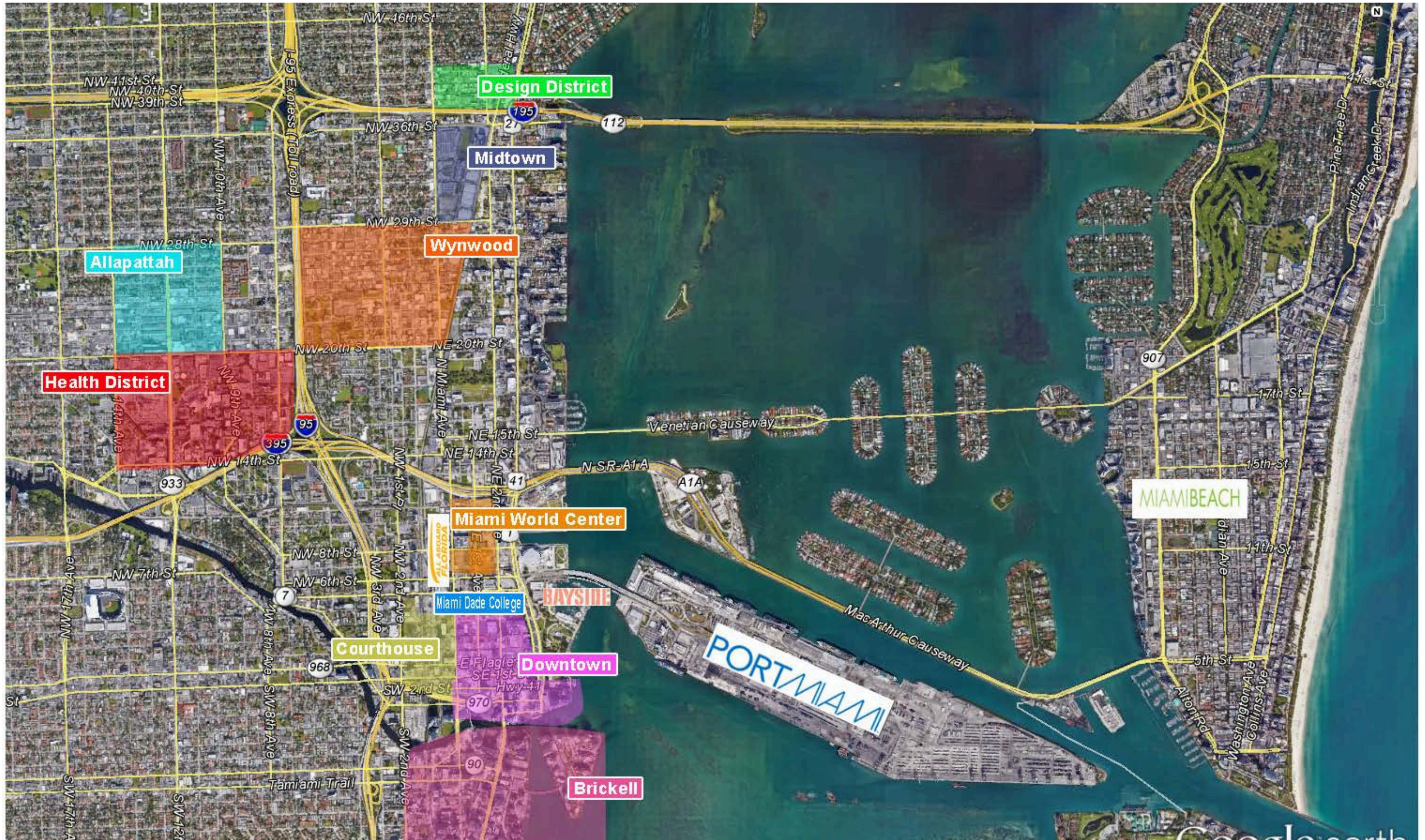
PARKING - VALET

	Bascom Palmer Eye Institute/Anne Bates Leach Eye Hospital	I-6
	Diagnostic Treatment Center	F-7
	Sylvester Comprehensive Cancer Center	E-3
	University of Miami Hospital and Clinics (UMHC)	F-4
	University of Miami Hospital (Main Entrance)	D-3
	University of Miami Hospital (West Entrance)	C-3

UHEALTH SHUTTLE BUS STOPS

S-1	Clinical Research Building/Garage	F-2
S-2	15th Street Parking Garage	I-4
S-3	Schoninger Research Quadrangle	H-3
S-4	Sylvester Comprehensive Cancer Center Courtyard	E-2
S-5	University of Miami Hospital South Building	D-2
S-6	University of Miami Hospital West Building	C-3
S-7	University of Miami Hospital Main Entrance	D-3

Miami Overview Map





THE TEAM

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VERTICAL
REAL ESTATE