

8950 SW 74TH COURT · SUITE 2001 · 20TH FLOOR

Town Center One

1,951 RSF · \$48.00/SF NET OF ELECTRIC · IMMEDIATE OCCUPANCY

TOWN CENTER ONE · DOWNTOWN DADELAND

THE OPPORTUNITY

The Only Door Into Dadeland's Medical Tower.

Four exam rooms, two private offices, and shared clinical support, ready for patients on day one.

Town Center One has become one of South Florida's premier medical office addresses. Opportunities to establish a presence here are exceptionally rare. Suite 2001 offers 1,951 rentable square feet with immediate occupancy in a Class A medical office environment, allowing your practice to expand without the time, disruption, and capital of a traditional build-out. Move in immediately, exactly as it stands.

1,951 RSF · IMMEDIATE OCCUPANCY · CLASS A MEDICAL OFFICE

SUITE	SIZE	RATE	AVAILABLE
2001 · 20th Floor	1,951 RSF	\$48.00/SF NET OF ELECTRIC	Immediate

WHAT THE SUBLEASE INCLUDES

SUITE 2001 · 1,951 RSF

EXCLUSIVE TO YOU

4 examination rooms

1 private physician office

Private patient check-in & check-out

2nd private office space

SHARED WITH THE SUITE

Shared waiting room

2 shared medical stations

Shared IT room

Shared hazardous waste handling

Shared employee kitchenette

READY DAY ONE

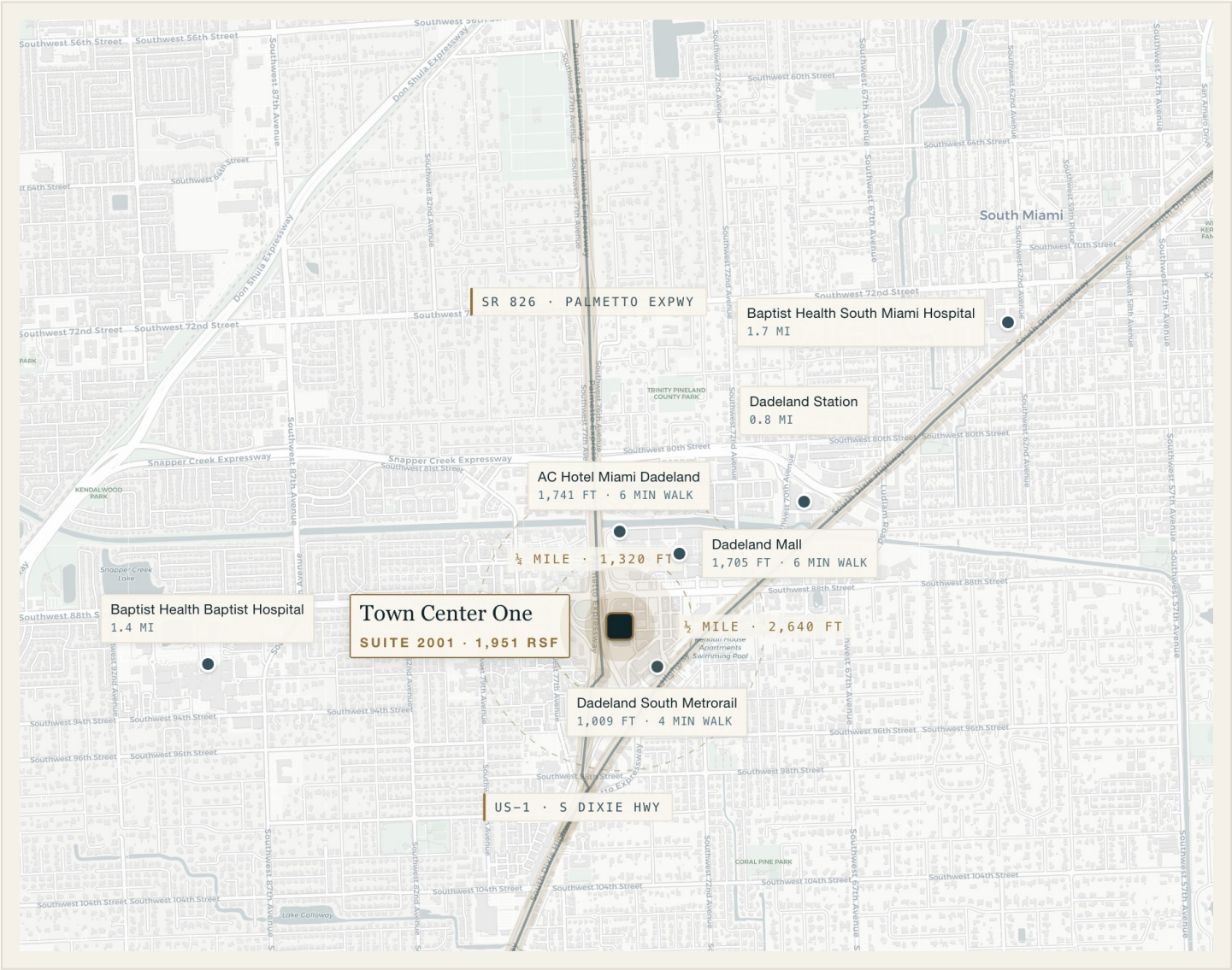
Immediate Occupancy

Immaculate and move-in ready, with no build-out budget and no permitting timeline.

DOWNTOWN DADELAND · MIAMI, FLORIDA

At the Center of South Miami’s Medical Corridor

Town Center One fronts Kendall Drive and its 39,500 vehicles per day, sits just off the southern terminus of the Palmetto Expressway, and is a block from US-1 and its 44,200 vehicles per day, directly across from Dadeland Mall. Dadeland South Metrorail is a five-minute walk, placing the suite within reach of patients and staff from Pinecrest, Coral Gables, Kendall, and the entire South Dade corridor.



PALMETTO EXPWY · SR-826
Immediate
Southern terminus at US-1

DAILY TRAFFIC
39,500
Vehicles per day on Kendall Dr frontage · 44,200 on US-1

DADELAND MALL
Across
1.4M SF regional retail

DADELAND SOUTH
5 Min Walk
Metrorail · Transit score 90

BAPTIST HOSPITAL
1.4 Miles
Kendall · 8900 N Kendall Dr

BAPTIST SOUTH MIAMI
1.7 Miles
6200 SW 73rd St

APPROXIMATE DRIVE TIMES

~12 min
TO CORAL GABLES

~7 min
TO PINECREST

~10 min
TO KENDALL

~18 min
TO BRICKELL

~20 min
TO MIA AIRPORT

SUBLEASE EXHIBIT A · 20TH FLOOR

Inside the 20th Floor



EXCLUSIVE USE · SUBTENANT

COMMON / SHARED USE

Colored areas approximate; refer to lease for governing description.

EXCLUSIVE TO YOU

- 4 examination rooms
- 1 private physician office
- Private patient check-in & check-out
- 2nd private office space

SHARED WITH THE SUITE

- Shared waiting room
- 2 shared medical stations
- Shared IT room
- Shared hazardous waste handling
- Shared employee kitchenette

THE BUILDING

- Class A · Built 2009 · 24 stories · 210,992 SF
- 24-hour access & attended front desk
- Covered garage · on-site restaurant & pharmacy
- Plumbing connections & pre-wired telecom in every unit

INSIDE SUITE 2001

Immaculate and Ready



RECEPTION & WAITING LOUNGE



BUILDING LOBBY



EXAMINATION ROOM



EXAM ROOM & LAB BENCH



PRIVATE OFFICE



WINDOW-LINE WORKSPACE



CORRIDOR & WINDOW LINE



CLINICAL ROOM & CASEWORK



DADELAND FROM ABOVE

THE HEALTHCARE ECOSYSTEM

Town Center One is home to 15+ healthcare tenants across the tower, a built-in referral network and a ground-floor compounding pharmacy.

Baptist Health South Florida

South Florida Women's Care

Miami Dermatology

Miami Family ENT

Dadeland Oral Surgery

Grussmark Orthodontics

Perfect Smile Dental

Rx Compound Pharmacy

THE MARKET

TOTAL POPULATION 107,136

AVG HOUSEHOLD INCOME \$139,951

HOUSEHOLDS \$200K+ 25.8%

DAYTIME EMPLOYEES 18,971

HEALTHCARE BUSINESSES 620

3-mile radius except daytime employees and healthcare businesses (1-mile). Healthcare businesses per CoStar "Health Care & Social Assistance" category.

SCHEDULE A CONFIDENTIAL TOUR

Joshua Kaufman

CO-PRINCIPAL · PCK COMMERCIAL GROUP

305.989.6686 · joshua@compass.com



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