

Miami's World-Renowned Health District.



TAURUS



1050 NW 14th Street Miami, FL 33136

# Elevate to a New Era of Innovation.

Ideal Space for Office, Retail, Medical, Lab, RND and Biomedical.

# Table of contents.

Location

Connectivity

Cutting-Edge





01.

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# Location

## LOCATION

The Miami Health District has the second largest concentration of medical and research facilities in the country. The neighborhood is composed primarily of hospitals, research institutes, clinics and government offices, and is the center of Miami's growing biotechnology and medical research industry.

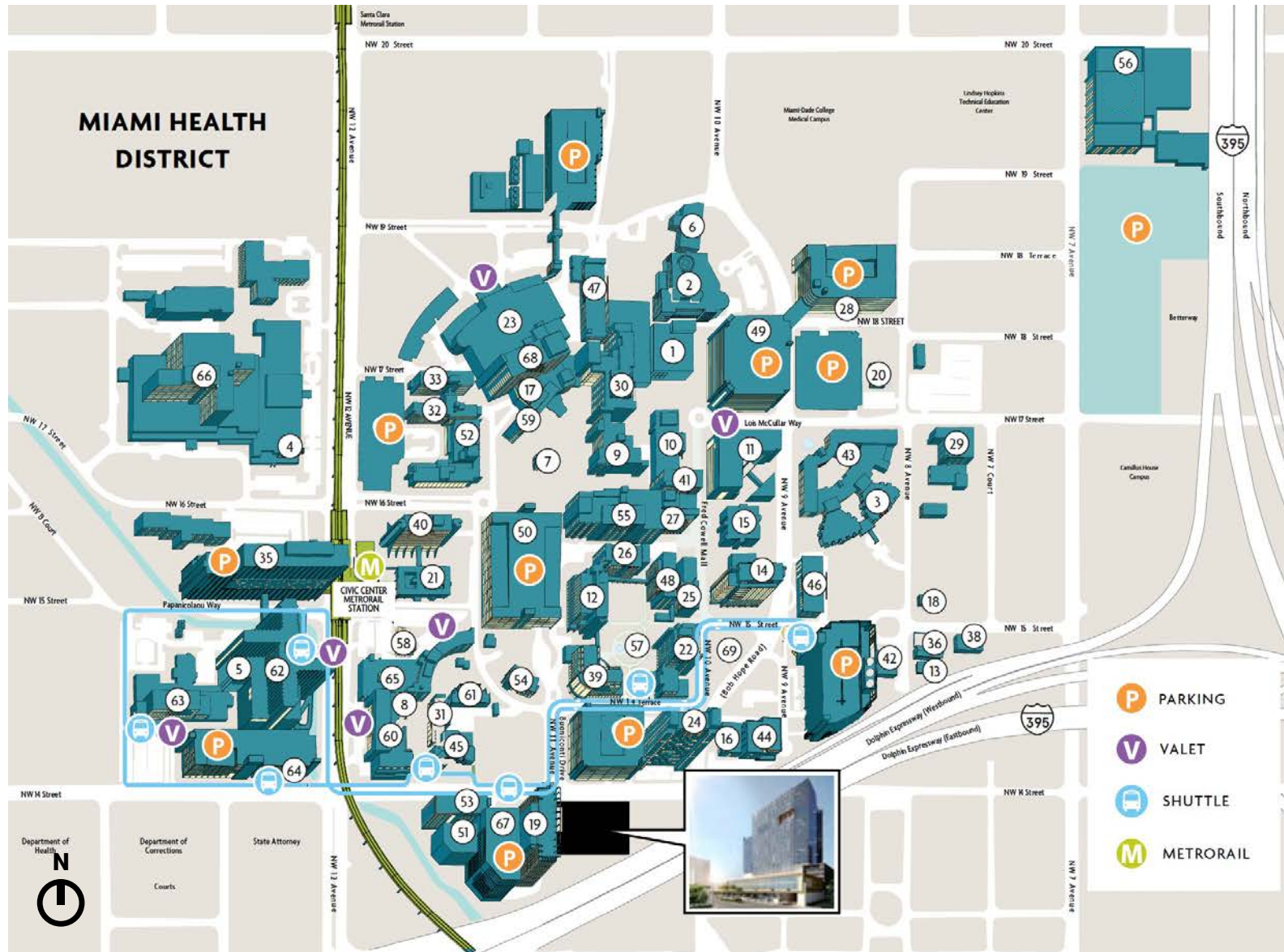
### Location features:

- Frontage to the Dolphin Expressway (836)
- 181,000 vehicle per day traveling East/West on Dolphin Expressway (836)
- 7,468 multifamily units underway within a 3-mile radius
- Within minutes from Miami International Airport and other urban centers
- Access to Metrorail at Civic Center Station

# A world-renowned destination.



# Top medical & research institutions.



- |  |  |   |
|--|--|---|
| 1. Jackson Emergency (Adult & Pediatric)           | 23. Diagnostic Treatment Center (DTC)              | 48. Papanicolaou Cancer Research Building           |
| 2. Ryder Trauma Center                             | 24. Dominion Tower                                 | 49. Park Plaza East                                 |
| 3. Behavioral Health Crisis Emergency Room         | 25. Fox Cancer Research Building                   | 50. Park Plaza West                                 |
| 4. Miami VA Emergency                              | 26. Gautier Building                               | 51. Professional Arts Center (PAC)                  |
| 5. University of Miami Hospital (UMH) Emergency    | 27. Glaser Medical Research Building               | 52. Jackson Rehabilitation Hospital                 |
| 6. AIDS Clinical Research Center (Elliot Building) | 28. Miami Transplant Institute                     | 53. Executive Clinic                                |
| 7. ALAMO   | 29. Highland Park Pavilion                         | 54. Ronald McDonald House                           |
| 8. ALEX'S PLACE                                    | 30. Holtz Children's Hospital                      | 55. Rosenstiel Medical Science Building (RMSB)      |
| 9. Ambulatory Care Center (ACC) - West             | 31. Sylvester Medical Office Building (Hope Lodge) | 56. Converge Miami                                  |
| 10. Ambulatory Care Center (ACC) - East            | 32. Institute                                      | 57. Schonger Research Quadrangle                    |
| 11. Bascom Palmer Eye Institute                    | 33. Institute Annex                                | 58. Sewell Building (Halissee Hall)                 |
| 12. Batchelor Children's Research Institute        | 34. Roxcy Bolton Rape Treatment Center             | 59. Jackson Memorial Hospital - South Wing          |
| 13. Batchelor Family Visitation Center             | 35. Jackson Medical Towers                         | 60. Sylvester Comprehensive Cancer Center (SCCC)    |
| 14. Biomedical Research Building (BRB)             | 36. Jackson Pediatric Center                       | 61. Sylvester Support Services Building             |
| 15. Calder Library                                 | 38. Linda Ray Center                               | 62. University of Miami Hospital (UMH)              |
| 16. Center for Family Studies                      | 39. Lois Pope LIFE Center                          | 63. University of Miami Hospital (UMH) - West       |
| 17. Jackson Memorial Hospital - Central Building   | 40. Mailman Center for Child Development           | 64. University of Miami Hospital (UMH) - South      |
| 18. Children's Home Society                        | 41. McKnight Vision Research Center                | 65. University of Miami Hospital and Clinics (UMHC) |
| 19. Clinical Research Building (CRB)               | 42. McLamore Children's Center                     | 66. Miami VA Healthcare System                      |
| 20. Day Care Center                                | 43. Jackson Behavioral Health Hospital             | 67. UHealth Fitness and Wellness Center             |
| 21. Debbie School                                  | 44. Modular Labs                                   | 68. Jackson Memorial Hospital - West Wing           |
| 22. Diabetes Research Institute (DRI)              | 45. MRI Center, at the Applebaum Building          | 69. Triangle Park                                   |

# LOCATION

# Maximum exposure.

 THE HEALTH DISTRICT



181,000 vehicles traveling per day east/west on the Dolphin Expressway

Building signage opportunities available for large tenant

Daytime population:

|         |         |
|---------|---------|
| 1 Mile  | 71,552  |
| 3 Miles | 399,430 |
| 5 Miles | 719,944 |

\$91,507 average income within 5 miles

56,087 businesses within 5 miles

\$1.5 Billion healthcare consumer expenditure within 5 miles

7,468 new residential units underway within 3 miles

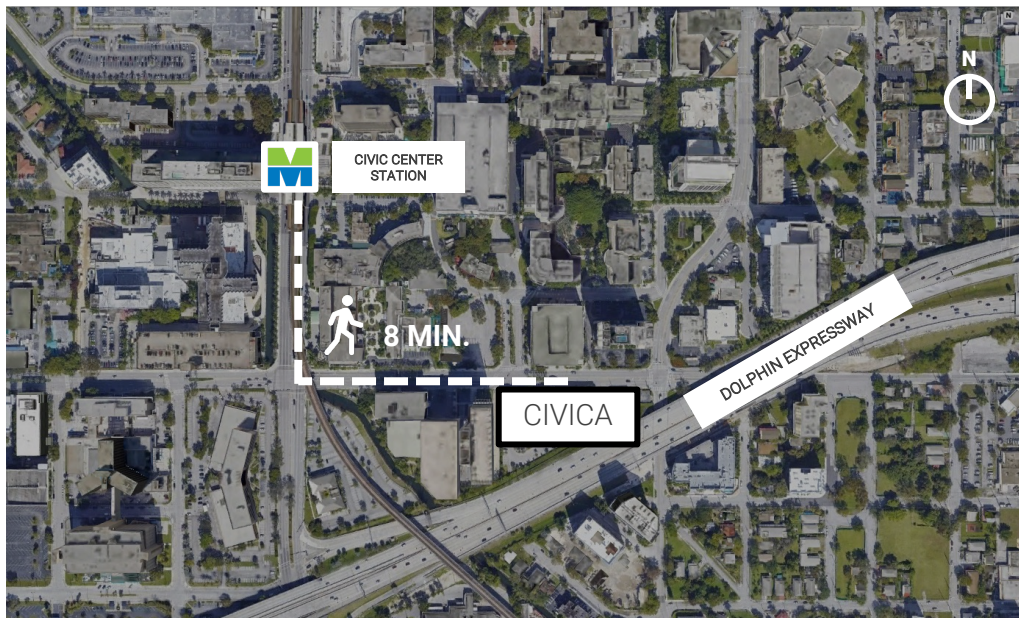
## LOCATION

# Metrorail connectivity.

Civic Center station is on the Metrorail rapid transit system serving The Health District

Located at the intersection of Northwest 12th Ave. and 15th St.

8-minute walk to Civic Center Station





02.

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# Connectivity

## CONNECTIVITY

# Top-tier connectivity.

Walking distance to top hospitals and abundant nearby amenities

50k employees within The Health District

Highly accessible location via major expressways

181,000 vehicle per day travelling East/West on Dolphin Expressway (836)

Connected to mass transit via Metrobus and Metrorail

380 multifamily units coming soon in phase II

7,468 multifamily units underway within a 3-mile radius





DOWNTOWN MIAMI  
12 MIN . DRIVE

BRICKELL  
14 MIN.. DRIVE

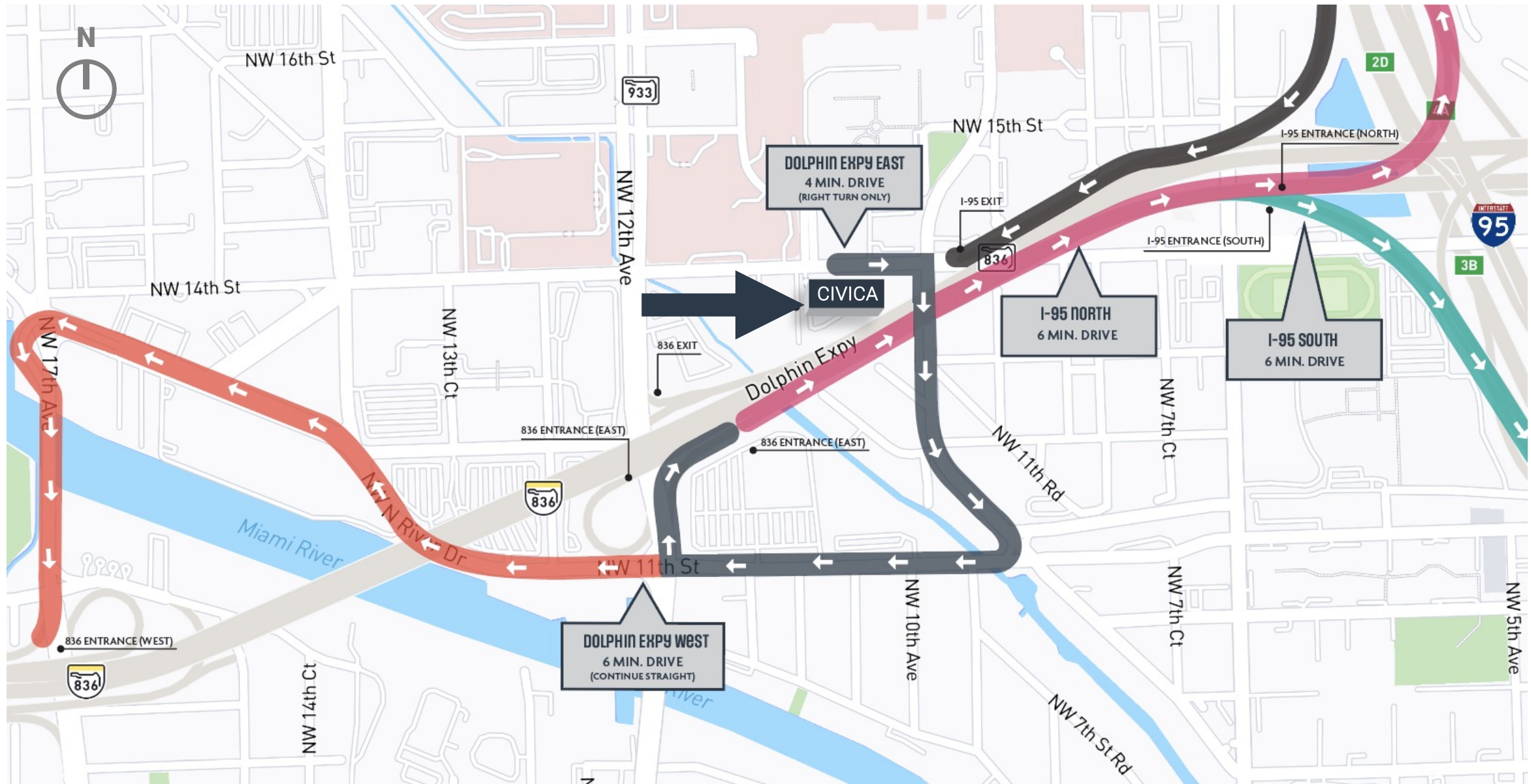
DOLPHIN  
EXPRESSWAY (836)

CIVICA

THE HEALTH DISTRICT

NW 14 STREET

# Driving access map.

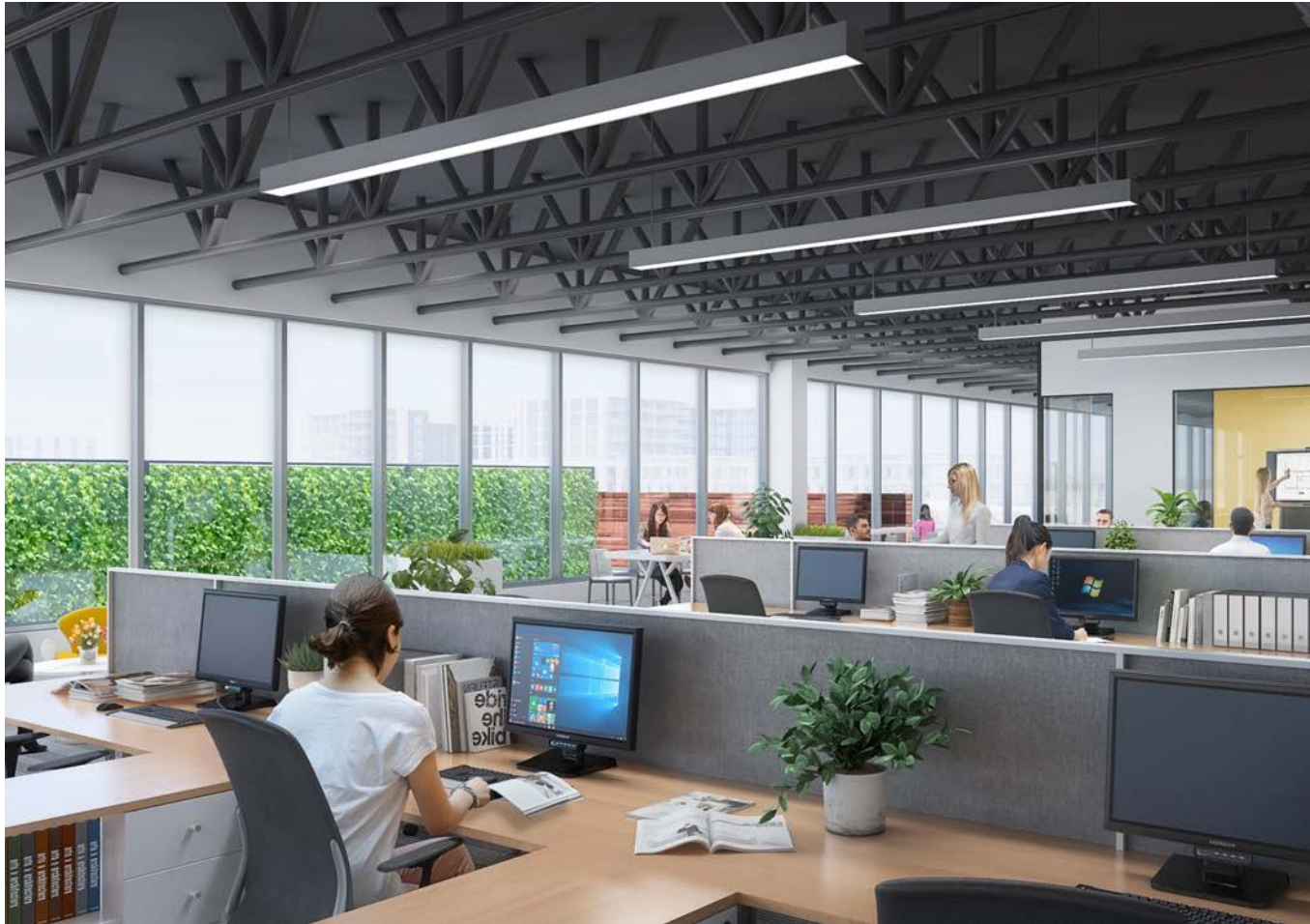


03.

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# Cutting-edge

# Innovative & efficient floor plates.



## Phase I – Completed

|                 |                    |
|-----------------|--------------------|
| Available       | 50,187 SF          |
| Floors          | 3 + Terrace        |
| Ceiling         | Up to 20 ft        |
| Signage         | Available          |
| Power Available | Back-up generators |
| Power capacity  | 200 amps+          |
| Floor Load      | 5,000 lbs per bay  |

|                |   |
|----------------|---|
| Retail Tenants | Smoothie King<br>Dunkin Donuts<br>Jimmy Johns<br>Salsa Fiesta |
|----------------|---|

|                 |                                     |
|-----------------|-------------------------------------|
| Medical Tenants | Gateway Dental<br>Quest Diagnostics |
|-----------------|-------------------------------------|



Cutting-edge

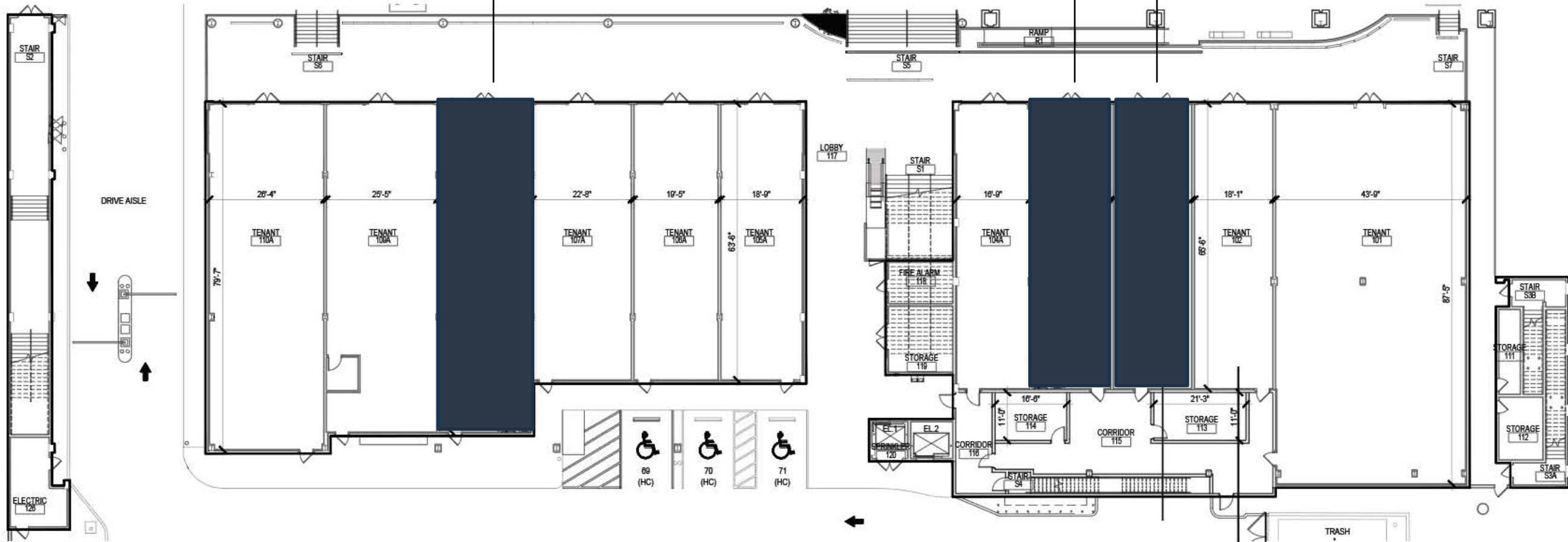
# First floor.

Available 4,163 SF

 AVAILABLE

±1,663 RSF

±1,250 RSF ±1,250 RSF



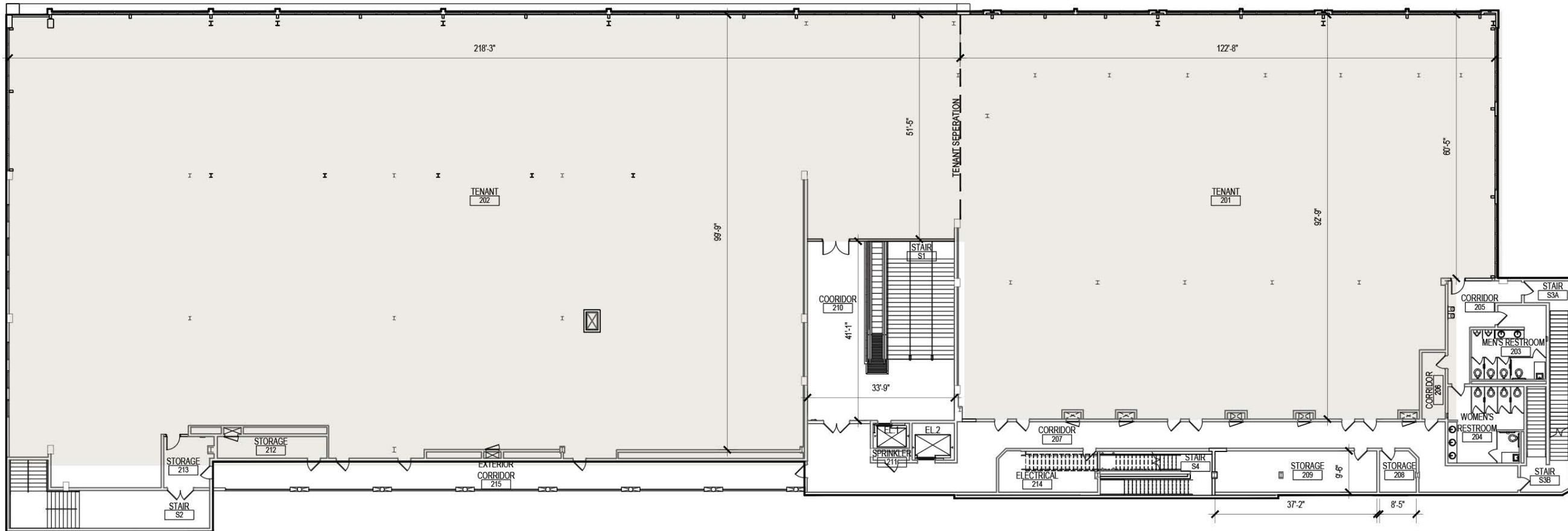


Cutting-edge

# Second floor.

 [Click Here to View Matterport](#)

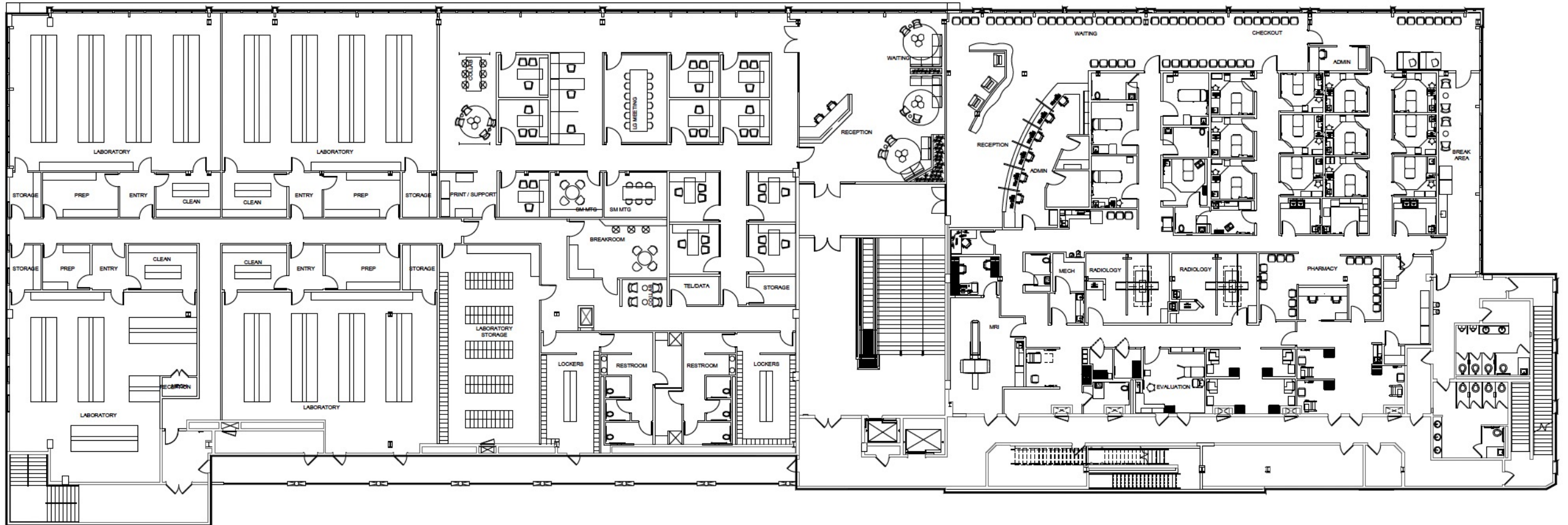
Available 36,899 SF



# Second floor.

Single Tenant – 36,899 SF

Sample Medical & Lab



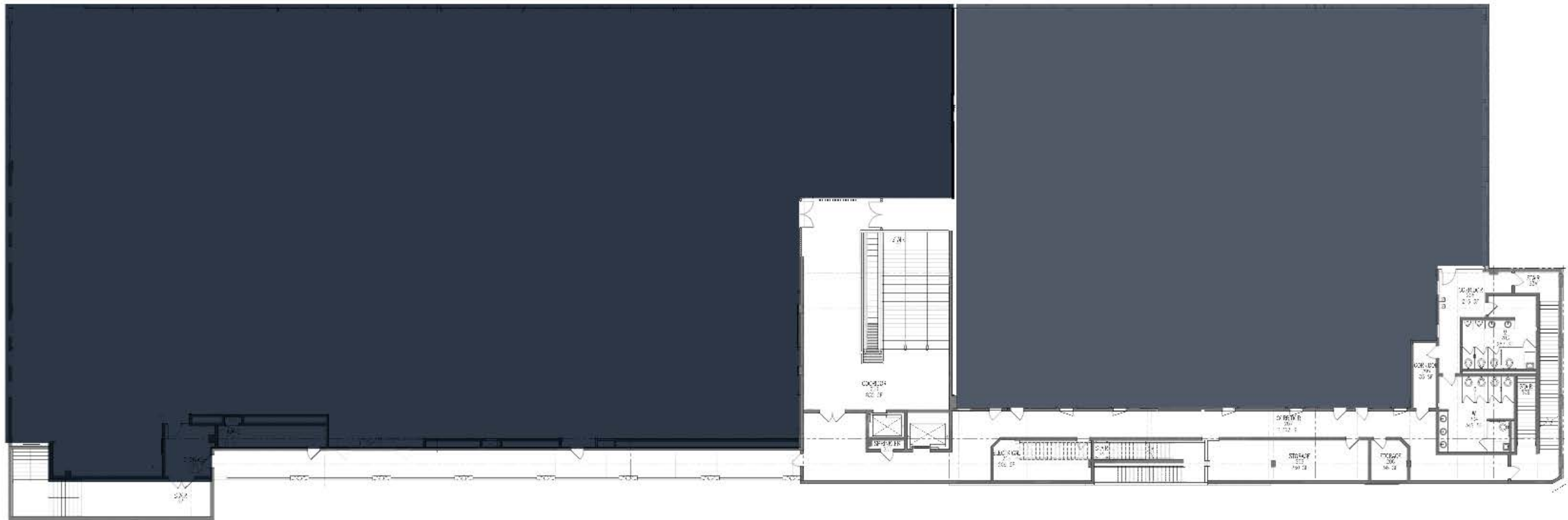
# Second floor.

Two Tenants – 12,000 - 36,899 SF

Floor may be subdivided to a minimum of 12,000 SF

Tenant 1 21,875 SF

Tenant 2 15,024 SF



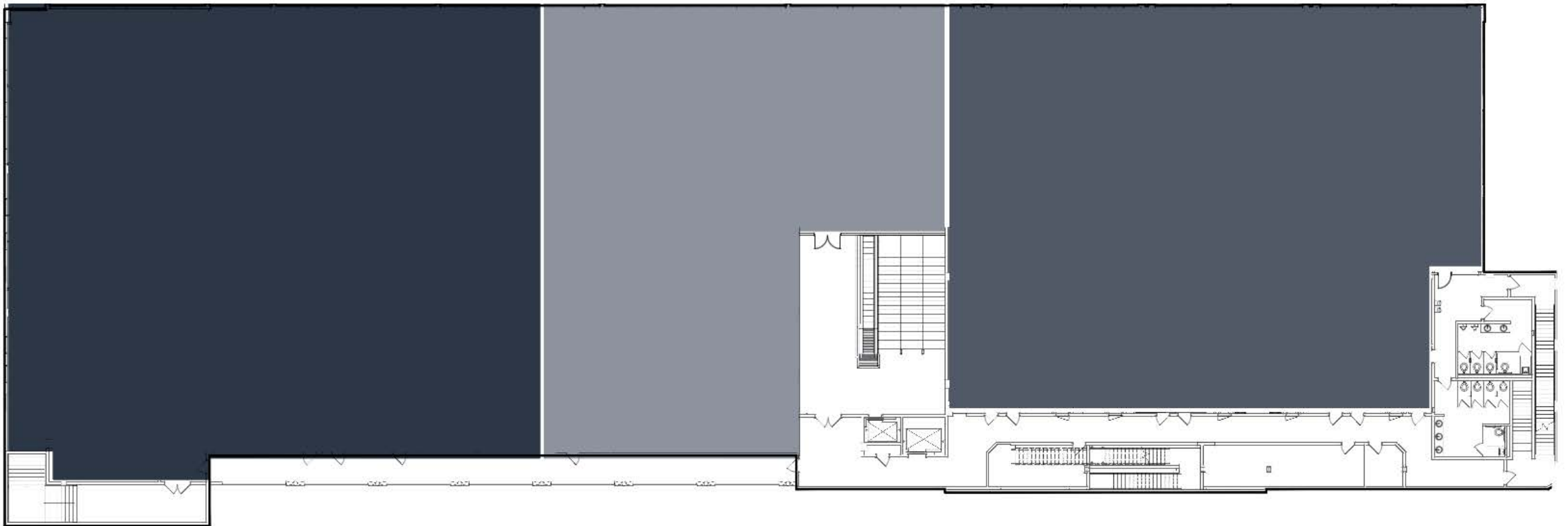
# Second floor.

Three Tenants – 8,556 SF - 15,024 SF

Tenant 1 15,024 SF

Tenant 2 8,556 SF

Tenant 3 13,327 SF



## Interior

|                 |                    |
|-----------------|--------------------|
| Floors          | 3 + Terrace        |
| Ceiling         | Up to 20 ft        |
| Signage         | Available          |
| Power Available | Back-up generators |
| Power capacity  | 200 amps+          |
| Floor Load      | 5,000 lbs per bay  |

# Second floor.

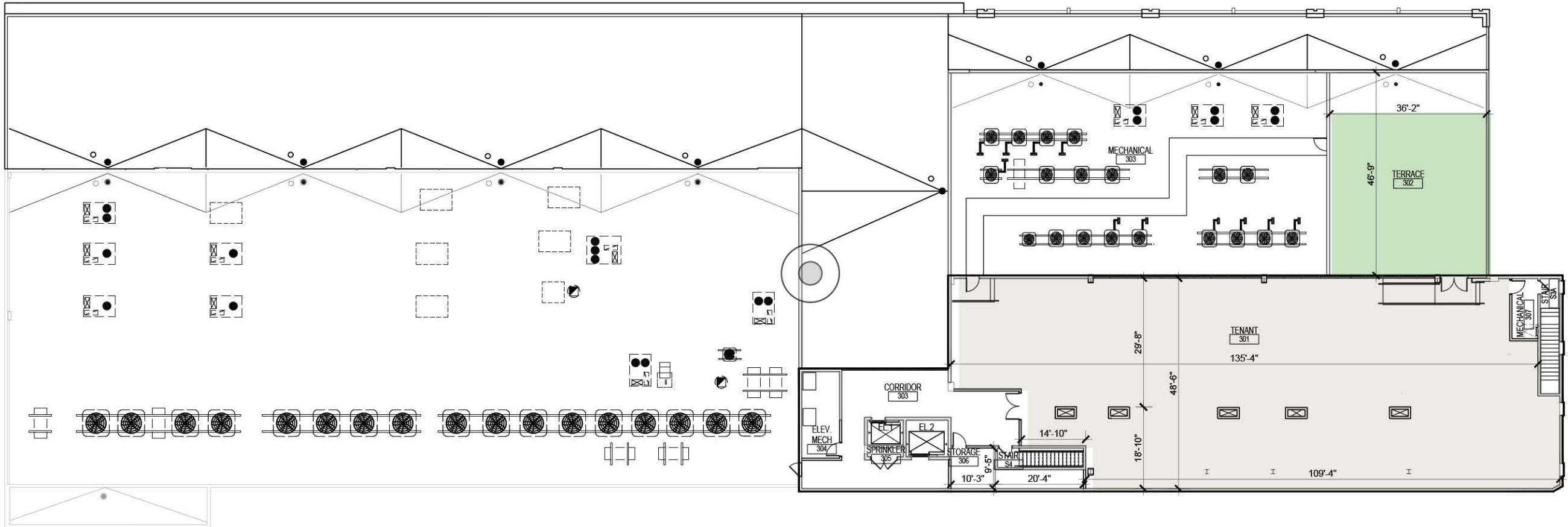


Test-fit for Office Use

# Third floor.

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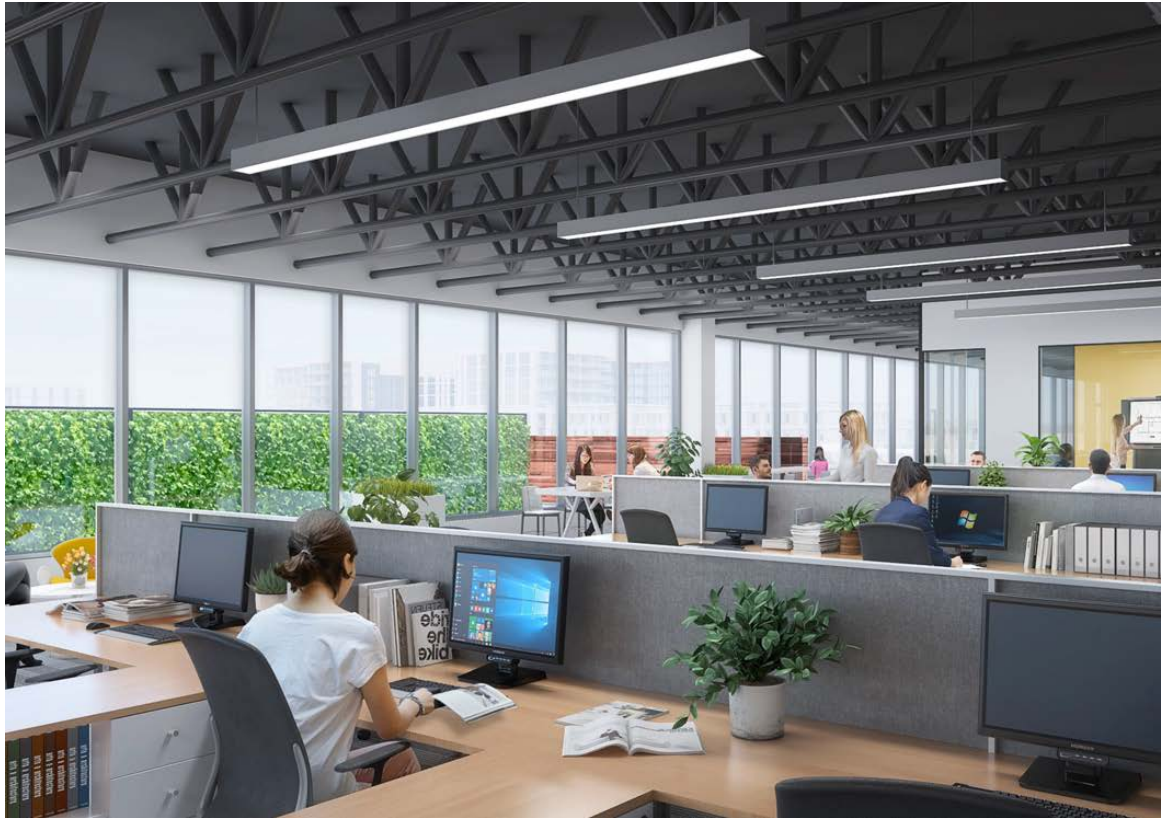
Available 7,125 SF ± 2,000 SF Terrace



## Interior

|                 |                    |
|-----------------|--------------------|
| Floors          | 3 + Terrace        |
| Ceiling         | Up to 14 ft        |
| Signage         | Available          |
| Power Available | Back-up generators |
| Power capacity  | 200 amps+          |
| Floor Load      | 5,000 lbs per bay  |

# Third floor.



Cutting-edge

# Phase II



Phase II – Delivering Late 2026

Multifamily

380 Units



# Thank you.

## Christie Grays Chambers

305-495-9700  
christie.chambers@blancacre.com

## Danet Linares

305-577-8852  
danet.Linares@blancacre.com

## Tere Blanca

305.577.8851  
tere.blanca@blancacre.com

## OFFICES

### Miami

1450 Brickell Ave, Suite 2400  
Miami, FL 33136  
305.577.8850

### Fort Lauderdale

201 E Las Olas Boulevard, Suite 1050  
Miami, FL 33136  
954.395.2112

### Waterford Business District

701 Waterford Way, Suite 106  
Miami, FL 33136  
305.577.8850