IGNACIO FERNÁNDEZ

LUXURY REAL ESTATE

FOR SALE OR LEASE

# Brickell Medical, Surgical & Aesthetic Facility

**Latitude One**

175 SW 7th Street, Suites 1707-1710

Miami, Florida 33130

| $5,000,000 | $50,000 / Mo. | Inquire |
|---|---|---|
| FOR SALE | ENTIRE FACILITY LEASE | PARTIAL LEASING |

PRIVATE OFFERING MEMORANDUM

TURNKEY MEDICAL REAL ESTATE

# Purpose-built for care, precision and prestige.

A rare opportunity to acquire or lease a fully built-out medical, surgical and aesthetic facility in the heart of Brickell. The space combines sophisticated patient-facing interiors with specialized clinical infrastructure - creating an immediate platform for a qualified operator, medical group, surgeon or investor.

The offering spans four contiguous suites on the 17th floor of Latitude One and may be considered as a complete facility or through select compatible partial-space configurations.

**±3,750 RSF**
APPROXIMATE RENTABLE AREA

**4 Suites**
CONTIGUOUS OWNERSHIP

**7 Spaces**
PARKING INCLUDED*

**17th Floor**
BRICKELL LOCATION

*Parking assignments are subject to confirmation.

±3,750 RSF is an approximate rentable area based on the building's prevailing rentable-area convention applied to 3,172 SF shown in tax records. Subject to association verification.



RECEPTION AND PATIENT WAITING AREA

CLINICAL CORE

# Built around surgical and recovery operations.

The clinical core is configured to support a high-end outpatient environment, with two dedicated surgical / procedure rooms, recovery capacity, nursing work areas and purpose-built support spaces.

- 2 surgical / procedure rooms
- 3-bed recovery area
- 3 nursing stations and scrub sink
- Clinical cabinetry, utility and storage
- Ensuite shower, bathroom and lockers
- Three rear exits and private rear lobby



SURGICAL / PROCEDURE ROOM



RECOVERY AREA



SCRUB AND SUPPORT AREA

PATIENT EXPERIENCE

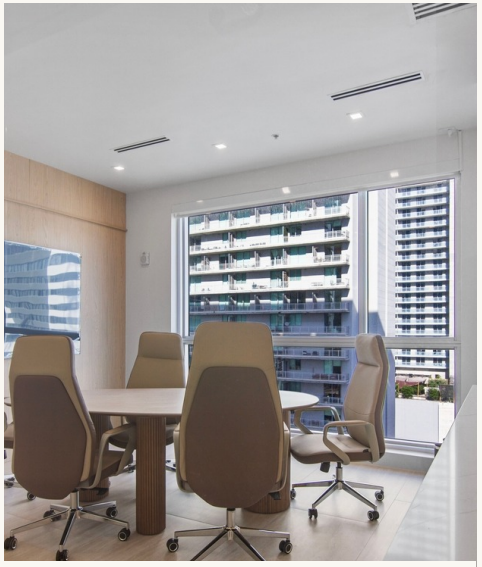
# Clinical function meets executive-level presentation.

Warm materials, abundant natural light and a refined arrival sequence distinguish the facility from conventional medical space. The plan supports consultations, aesthetic services, administration and patient care in one cohesive environment.

- 3 examination rooms
- Dedicated med spa area
- 3 executive offices and conference room
- 4 reception workstations
- Floor-to-ceiling windows
- Lutron lighting, electric blinds and security
- Phone, data, high-speed internet and 85-inch TVs



AESTHETIC / MED SPA SUITE



CONFERENCE ROOM

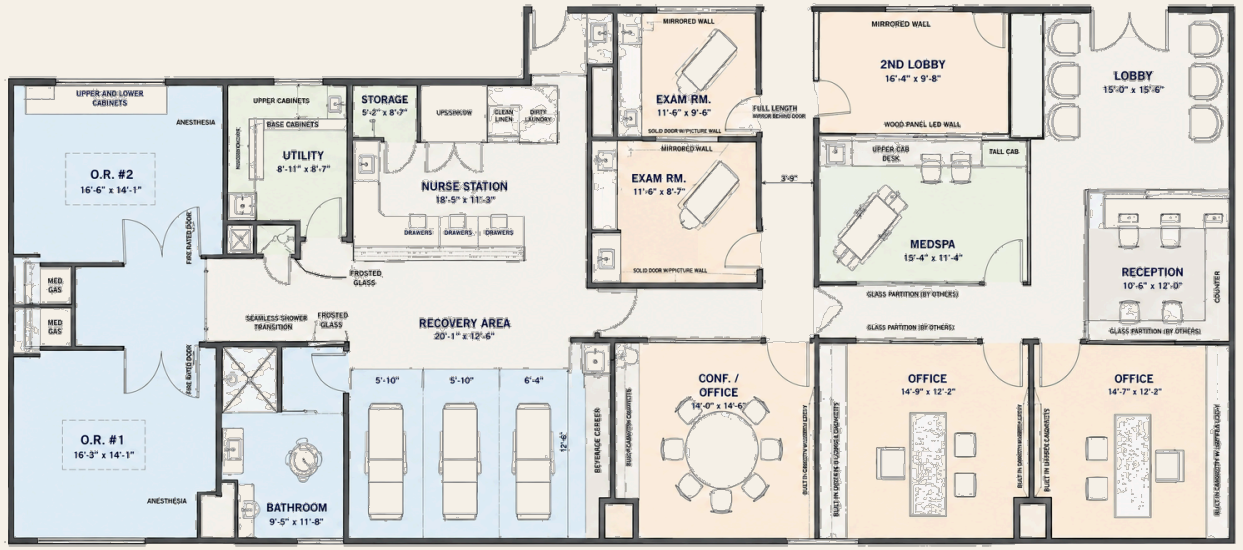


RECEPTION AND ADMINISTRATIVE WORKSTATIONS

CONTIGUOUS SUITE PLAN

# One integrated facility. Multiple operating zones.

The plan connects patient-facing, administrative, aesthetic and surgical functions while preserving distinct circulation and support areas.




SUITES 1707-1710

## Latitude One

175 SW 7th Street

Miami, Florida 33130

Floor plan is provided for marketing purposes only and is not a survey, architectural drawing or representation of permitted use. Dimensions and configuration should be independently verified.

CONFIGURATION OPTIONS

# Full facility or select compatible components.

The ownership may consider partial-space leasing where operations, access, scheduling and compliance can be aligned. Final configuration and availability are subject to review.

PARTIAL-SPACE LEASING

## Pricing Upon Request

Terms depend on area, use and final configuration.

Any partial occupancy must be compatible with applicable medical, surgical, aesthetic, life-safety and building requirements.

### 01 Complete Facility

The integrated four-suite environment for a single owner-user, operator or medical group.

### 02 Surgical Center

Procedure rooms, recovery, nursing and related clinical support areas, subject to final configuration.

### 03 Medical Practice

Exam rooms, consultation areas, reception and administrative space for a compatible practice.

### 04 Aesthetic / Med Spa

Patient-ready aesthetic space with premium finishes and access to shared or dedicated support areas.

### 05 Executive Medical Offices

Private offices, conference space and administrative work areas may be considered as part of a tailored occupancy plan.




LATITUDE ONE - BRICKELL

BRICKELL ADDRESS

# An established location for premium medical users.

Latitude One places the facility within Miami's Brickell district, surrounded by residential towers, offices, hospitality, dining and transportation. The setting supports a discreet, elevated patient experience with direct access to the broader Miami market.

OFFERING TERMS

| | |
|---|---|
| For Sale | $5,000,000 |
| Entire Facility Lease | $50,000 / Month |
| Partial-Space Leasing | Pricing Upon Request |
| Parking | 7 Spaces* |

*Assignments subject to confirmation.

IGNACIO FERNÁNDEZ

LUXURY REAL ESTATE

SCHEDULE A PRIVATE TOUR

# Experience the facility and explore the opportunity.

**IGNACIO FERNANDEZ DE CABO**

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VIEW THE PROPERTY

brickellmedicaloffice.com

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