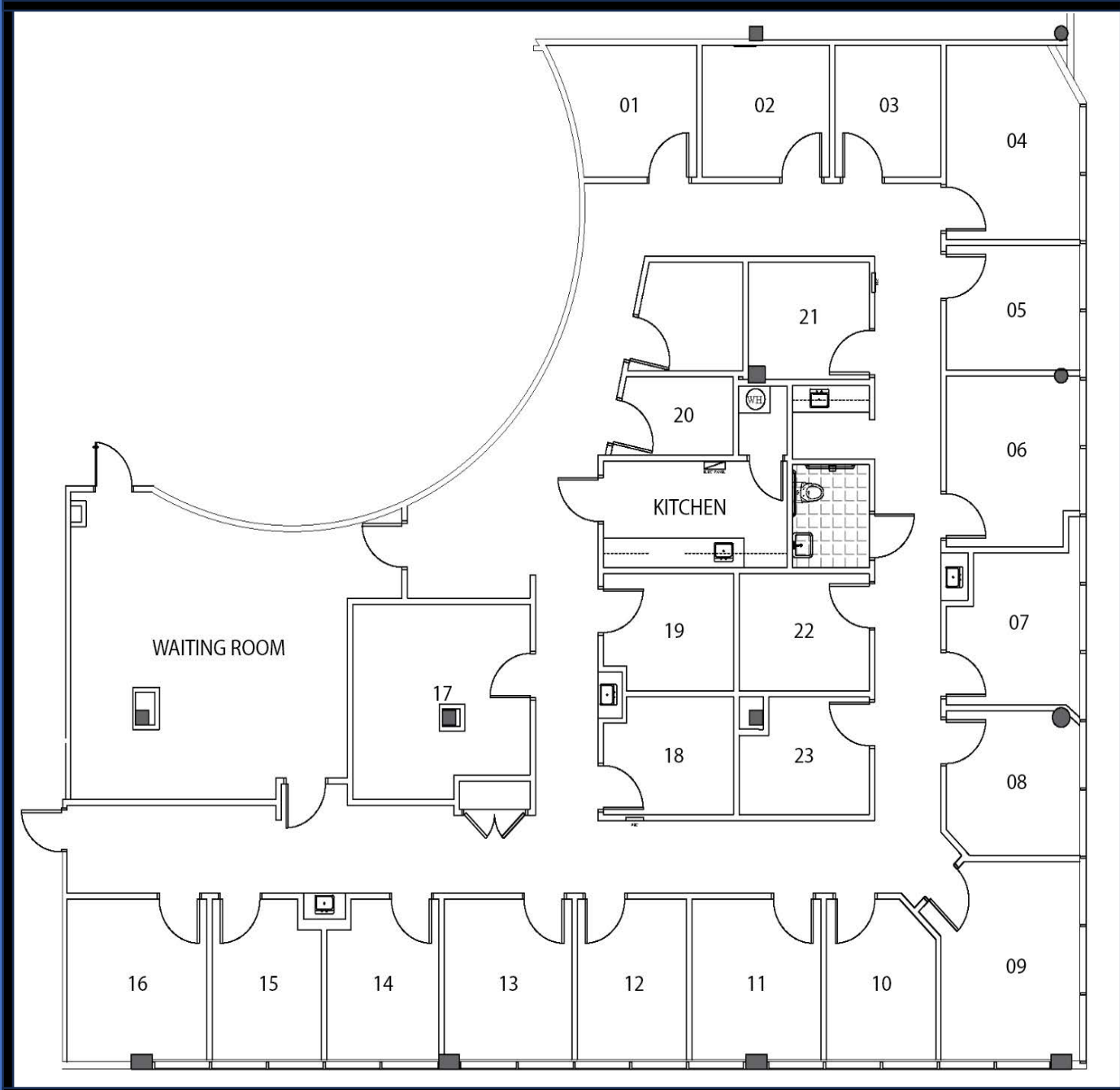




HIGHLIGHTS

- Single Room Medical Office Suites Available for Lease
- Centrally Located in Downtown Miami Beach
- Full-Time Office Suites Starting at \$800/Month
- All Suites and Waiting Room Modernized and Recently Renovated
- Decorate and Personalize Your Suite
- Minutes from Mount Sinai Hospital
- Free Valet for all Patients and Visitors
- Property Manager on Site
- Wi-Fi and Utilities Included
- Tenant Breakroom with Coffee Station, Microwave and Refrigerator
- High Ceilings and Natural Light
- Various Suite Sizes Available



| | |
|---------------|---|
| Location | 400 W 41 st St., Miami Beach, FL, 33140-3516 |
| County | Miami-Dade |
| APN | 02-32-27-017-1160 |
| Traffic Count | 42,000 |
| Lease Type | Gross |

THE BUILDING

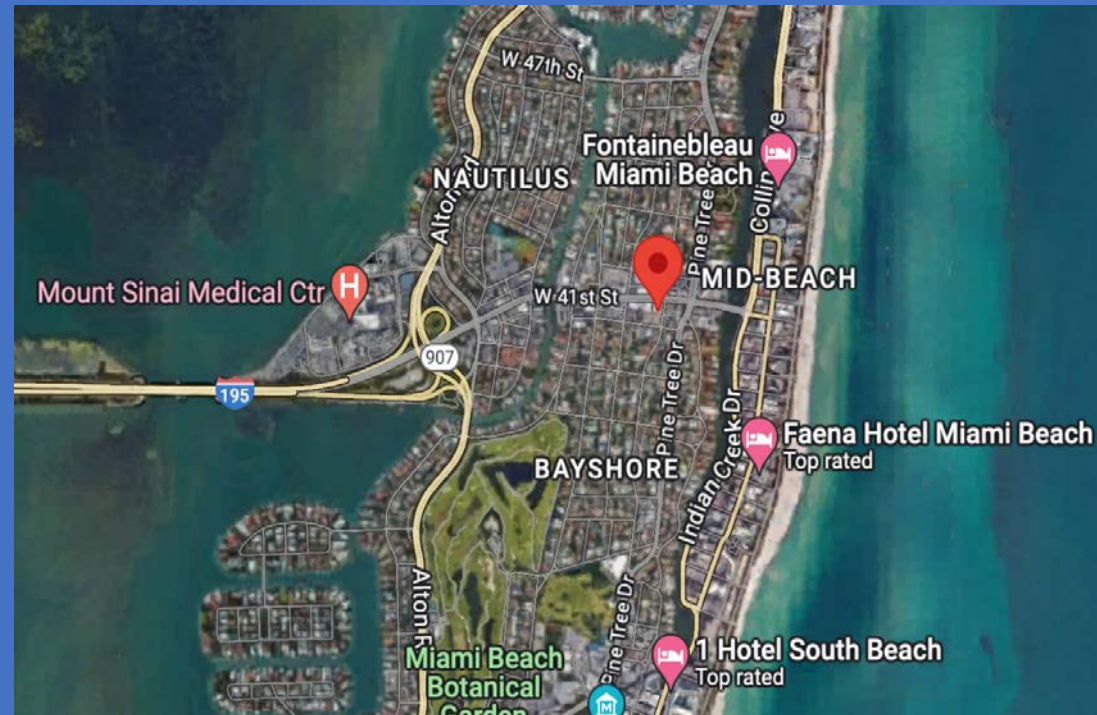
- The Sheridan Medical Center is a Class “A” Professional Medical Office Building Spanning Five Floors and Centrally Located on 41st Street, the Main Thoroughfare in Downtown Miami Beach.
- The Building has Undergone Extensive Modernizations and Renovations, including New Elevators, Air Conditioning Units, Flooring, and Paint.
- The Surrounding Area Offers High Walkability to the Best in Cafes, Restaurants, and Other Amenities that Miami Beach has to Offer.

SHERIDAN MEDICAL SUITES

- With Doctors’ Needs and Preferences in Mind, the Sheridan Medical Center has Renovated an Existing Suite to Offer Future Tenants the Ability to Rent Single Rooms with a Shared Common Area.
- Single Room Rentals Offer Cost Effective and Low Stress Workspace Options for Doctors Looking to Lower Overhead Costs, Downsize, or whose Businesses do not Require Much Space to Operate.

PARKING OPTIONS

- Free Valet Parking for all Patients and Visitors.
- For Tenants, there are Numerous Private and Public Parking Lots in the Area that Provide Monthly Parking Passes.













Exclusively Marketed by:

Zandra Mederos
Broker | Principal | Consultant
(786) 261 – 4921
zandra@zandramederos.com

CONFIDENTIALITY and DISCLAIMER:

This document has been prepared by The Firm Real Estate Advisors DBA ZLuxury group for advertising and general information only. TFREA makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. TFREA excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of TFREA and/or its licensor(s). ©2023. All rights reserved.