

MAZZEI REALTY SERVICES, INC.

Victoria Medical Center

955 NW 3rd Street
Miami, FL 33128



Prime Healthcare Facility & Medical Office Space Available

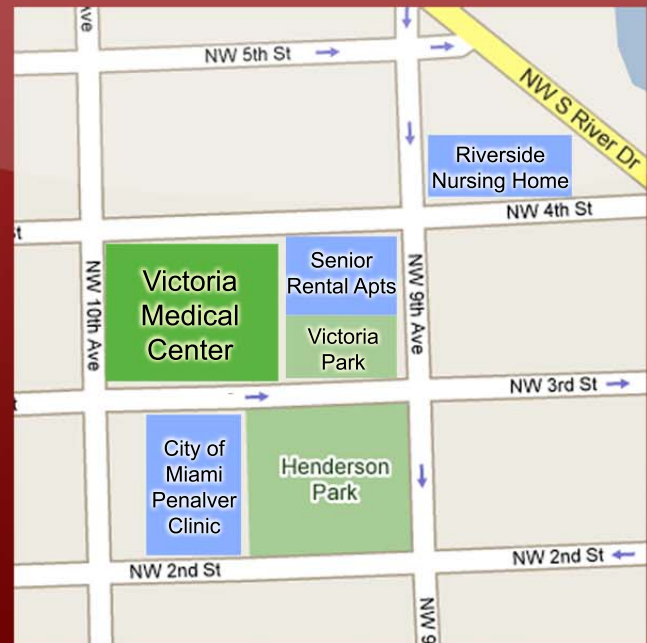
2nd Floor	899 USF
2nd Floor	5,880 USF
2nd Floor	5,213 USF
2nd Floor	19,403 USF

(The 19,403 USF space
can be subdivided)

Victoria Medical Center includes a 47 bed long-term acute care specialty hospital, a 253 patient bed skilled nursing care and rehabilitation center, a renal care facility, a community mental health center, an urgent care & diagnostic center, a pharmacy, cafeteria and administrative offices.

Victoria Medical Center is currently seeking tenants in need of prime healthcare and professional office space for medical research programs, ancillary support services, physician medical practices and other healthcare related services.

Rental Rate is \$25.00/RSF NNN and Additional Rent (Condo Assn Fees, RE Taxes, Insurance) is \$8.84/RSF. Common area factor is 11.79%. Space available upon completion of build out.



Mazzei Realty Services, Inc.

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