

**Hialeah Medical Plaza**  
**777 East 25th Street**  
**South Florida**

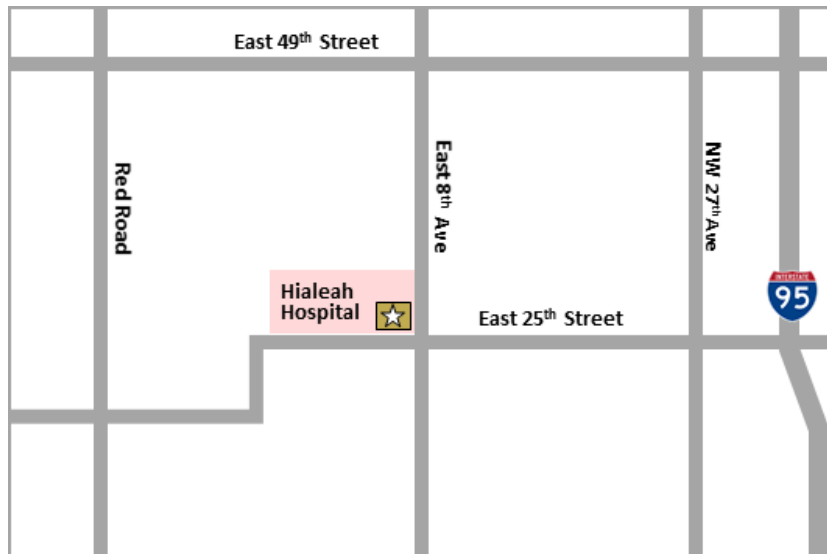


**Offering Summary**  
**For Lease**

## Hialeah Medical Plaza

777 East 25<sup>th</sup> Street  
Hialeah, Florida

Hialeah Medical Plaza is a five-story medical office building comprised of 70,300 square feet of rentable space. The building was built in 1982 and renovated in 2011. It is strategically located in the heart of Miami-Dade County, three miles north of Miami International Airport and six miles northwest of Downtown Miami. The building is directly connected to Hialeah Hospital, a 378-bed Tenet Health hospital, and shares direct access to a five-story parking garage. (The building is uniquely located in between the hospital and the parking garage).



### YEAR BUILT/RENOVATIONS

1982/ Renovated in 2011

### BUILDING SIZE

70,300 square feet

### PERCENTAGE LEASED

98%

### AMENITIES

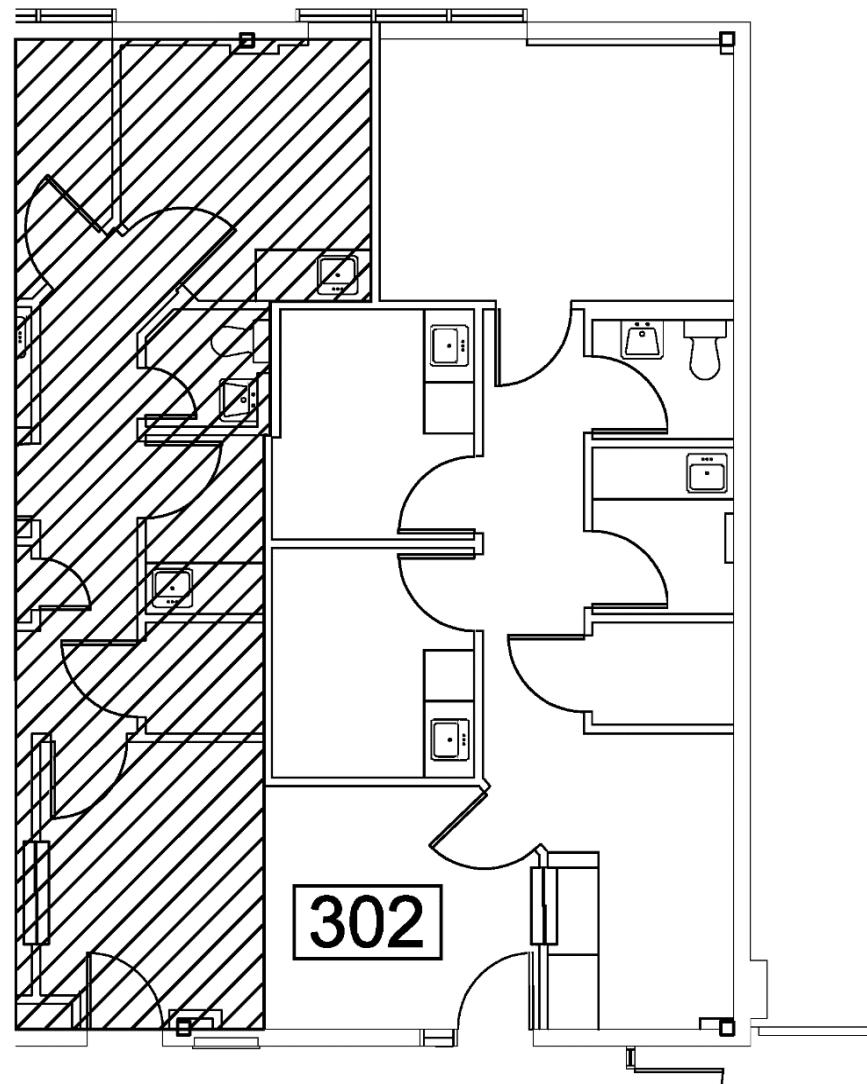
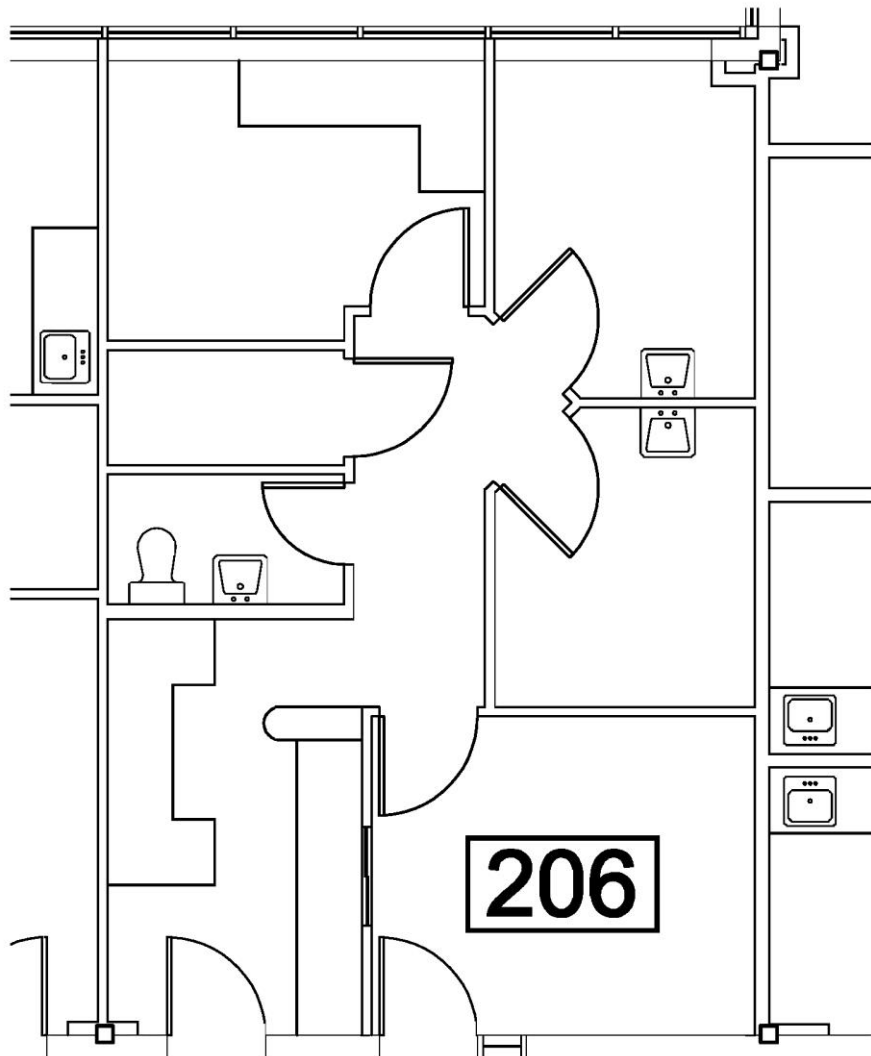
Adjacent to Hialeah Hospital  
Only medical building on campus  
Pharmacy on-site  
Covered garage parking

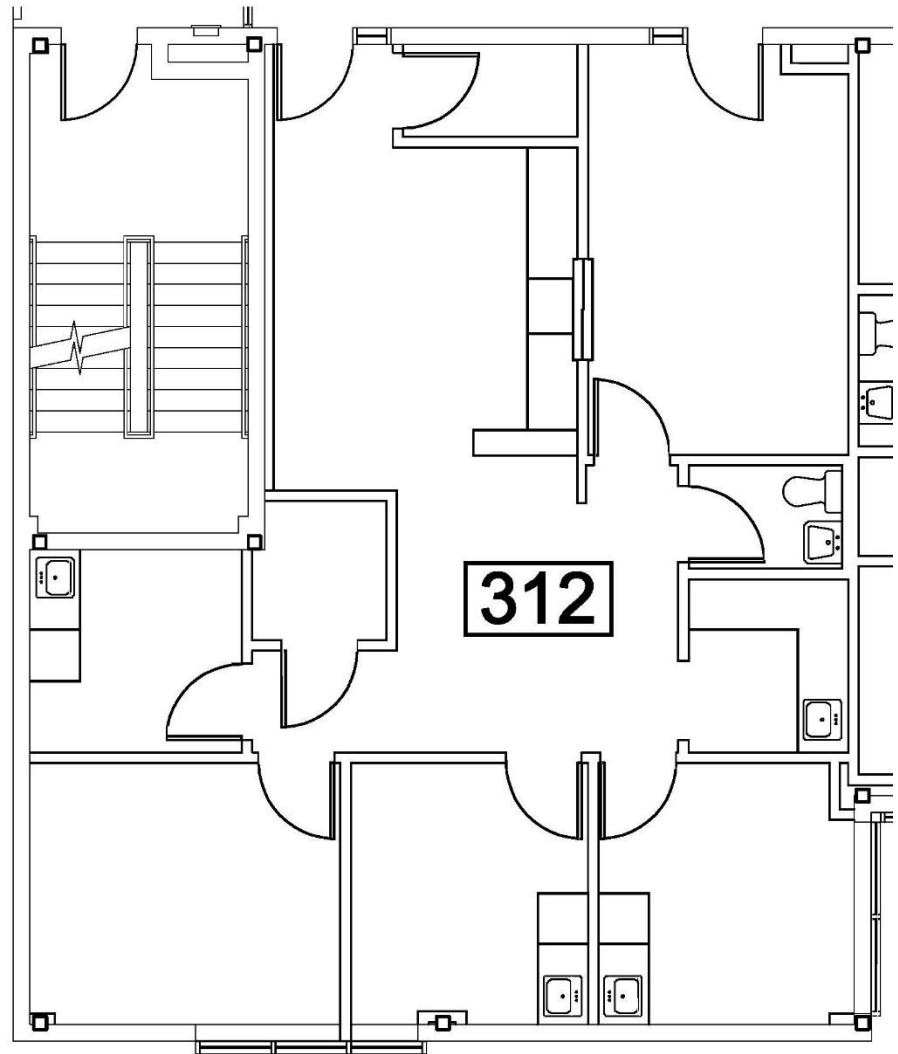
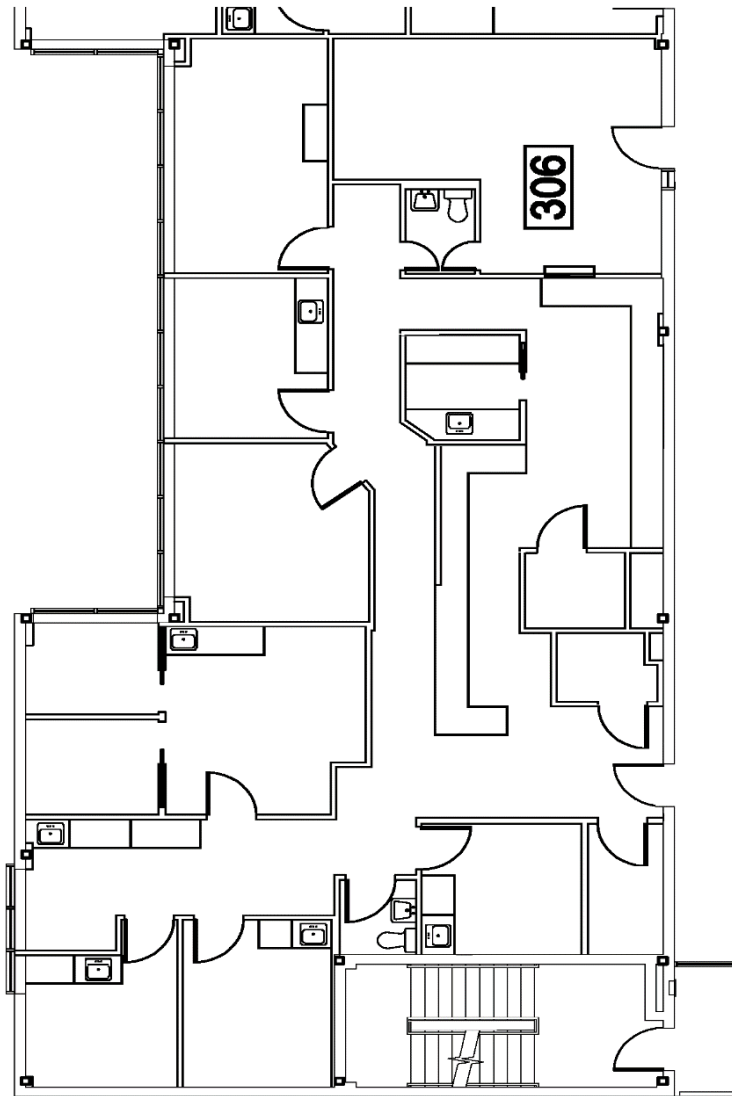
### PARKING FACILITIES

Parking garage, abundant parking shared with hospital

### AVAILABILITIES

Suite 206: 719 SF  
Suite 302: 834 SF  
Suite 306: 1,414 SF  
Suite 312: 1,314 SF





Hialeah Medical Plaza is a five-story medical office building comprised of 67,957 square feet of rentable space located on the Hialeah Hospital campus, which is owned and operated by Tenet Healthcare Corporation (NYSE: THC). The building was purchased from Tenet Health in October 2010 as part of a large South Florida portfolio purchase.

The property has a fifty-year ground lease with forty-four years remaining on the term and an additional twenty-five-year renewal term (current rent is \$2,950 per month).

The property enjoys a variety of tenant specialties including: pharmacy, laboratory, OB-GYN, podiatry, gastro, geriatrics, neurology, oncology, urology, orthopedics and pulmonary.

Aurum Property Partners is currently operating and leasing the property. Aurum's management team has operated the property since 2010. Aurum has excellent relations with the Hospital. We have monthly calls and ongoing email correspondence with the Director of Business Development. We have worked with the Director for six years on many hospital-related physician recruitment efforts. We also have strong relations with the hospital CEO and COO.

## Capital Improvements

In 2011 the ownership completed \$630,000 in capital improvements:

- *Exterior envelope, roof:* Resealed perimeter window sealants, wet-sealed interior window panels, repaired cracks in exterior stucco, spot painted window frames; Repaired roofing membrane and parapet walls, repaired roof drains; Replaced exterior exit doors at east corridors on each floor with code-compliant exit doors.
- *Common Areas, Interior Renovations:* Renovated all common area restrooms with cosmetic upgrades, replaced all plumbing pipes and drain lines in the walls from the fifth floor down to the first floor; Cleaned and painted interior walls.
- *Mechanical, Electrical, Plumbing:* Repaired upper housings of the cooling towers, replaced many water source heat-pump inside tenant suites, replaced motors and switches for rooftop exhaust fans, installed additional supports for roof-mounted condenser water piping, replaced the condenser water pumps serving the cooling tower and condenser water loop; Performed major overhaul service to the generator.
- *Fire Life-safety:* Replaced fire alarm control panel, installed new code compliant notification devices throughout all suites and corridors, and upgraded system for ADA compliance. Replaced all tenant interior doors with fire-rated doors.

In addition, prior to the current ownership, in 2008 the Hospital completed an elevator modernization project on the three elevators in the building which included replacement of hydraulic components where new pistons and PVC liners were installed.

## Hialeah Medical Plaza

Hialeah, Florida

## Hialeah Hospital Campus



The building is directly connected to Hialeah Hospital, a 378-bed Tenet Health hospital, and shares direct access to a five-story parking garage. Hialeah Medical Plaza is uniquely located in between the hospital and the shared parking garage.

## Tenet Health

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Tenet Healthcare Corporation is a multinational investor-owned healthcare services company based in Dallas, Texas. Through its brands, subsidiaries, joint ventures, and partnerships, as of October 2016 Tenet operates nine facilities in the United Kingdom and around 470 outpatient centers in 16 states. Also in the US, Tenet operates 20 "short-stay" surgical hospitals and 79 general acute-care hospitals in 14 states, primarily in California, Florida, Michigan and Texas. Tenet has more than 20,000 licensed beds and 130,000 employees, and the company's hospitals offer acute, coronary and critical care; operating and recovery rooms; clinical laboratories and pharmacies; and radiology, respiratory, oncology, orthopedic, physical therapy and organ transplant services. Tenet also operates six health plans and 12 accountable care networks.



Since its founding in 1967, Tenet has launched a number of brands and acquired several large health care companies. In 2008 Tenet founded Conifer Health Solutions, which serves more than 700 clients in the healthcare industry, including nearly 300 hospitals. As of 2015, Conifer processes \$25 billion in net revenue annually and operates in 42 states. Tenet launched MedPost Urgent Care in May 2014, which is a network of urgent care centers based in the lower United States. In 2013, Tenet completed its acquisition of Vanguard Health Systems, Inc., an investor-owned hospital company whose operations complemented Tenet's existing business. The acquisition created the third-largest investor-owned hospital company in the U.S. in terms of revenue and the third-largest in number of hospitals owned. In June 2015, Tenet acquired United Surgical Partners International (USPI), which made Tenet the largest operator of outpatient surgery centers in the United States. Shortly after, Tenet moved from No. 229 to No. 170 on the Fortune 500.

## Hialeah Hospital

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Hialeah Hospital is a 378-bed acute care facility with an experienced medical staff of more than 900 employees. Hialeah Hospital is part of Tenet Health's Florida region and has been serving the medical and healthcare needs of central to north Miami-Dade County since 1951. The Hospital offers a broad range of health care services, including 24-hour emergency care, cardiology, neurosurgery, obstetrics, a Level II Neonatal Intensive Care Unit, laboratory, a surgical weight loss program that has been designated a Center of Excellence by the American Society for Bariatric Surgery, and a complement of imaging services. Hialeah Hospital received the Get with the Guidelines®–Heart Failure Gold Performance Achievement Award from the American Heart Association, which signifies that Hialeah Hospital has reached an aggressive goal of treating heart failure patients with 85% compliance for at least 24 months to core standard levels of care as outlined by the American Heart Association/American College of Cardiology secondary prevention guidelines for heart failure patients. Hialeah Hospital is fully accredited by the Joint Commission on the Accreditation of Healthcare Organizations, the nation's oldest and largest hospital accreditation agency.





## Investment Highlights

- 67,957-Square-Foot, multi-tenant medical office building – 98% percent occupied
- Strong hospital sponsorship with leading healthcare system (Tenet) with whom Aurum has established strong relations
- Only on-campus medical office building
- Easily accessible, high traffic counts and high roadside visibility, abundant parking
- Strategically positioned in the heart of Hialeah with a very dense population
- Strong and diverse rent roll for near-term stability with upside potential for continued growth through increasing rents

## Opportunity

The property is the only medical office on a well-established hospital campus. Through a covered walkway, the building connects to Hialeah Hospital, Tenet Healthcare. The building has enjoyed 90+% occupancy for many years as demand for space in the building continues to exceed supply. The property is located in a very dense sub-market of Miami. There is an opportunity to increase net operating income by continuing to push rental rates. Recently, leases have been converted from gross to gross with expense stop, which will further increase NOI.

## Strategy

Through its aggressive and energetic operating plan, the Aurum team has operated the building very successfully since 2010. Through excellent Hospital and physician relations, a well-maintained property, and no real competition, the Buyer can maintain high occupancy and continue to increase net operating income.

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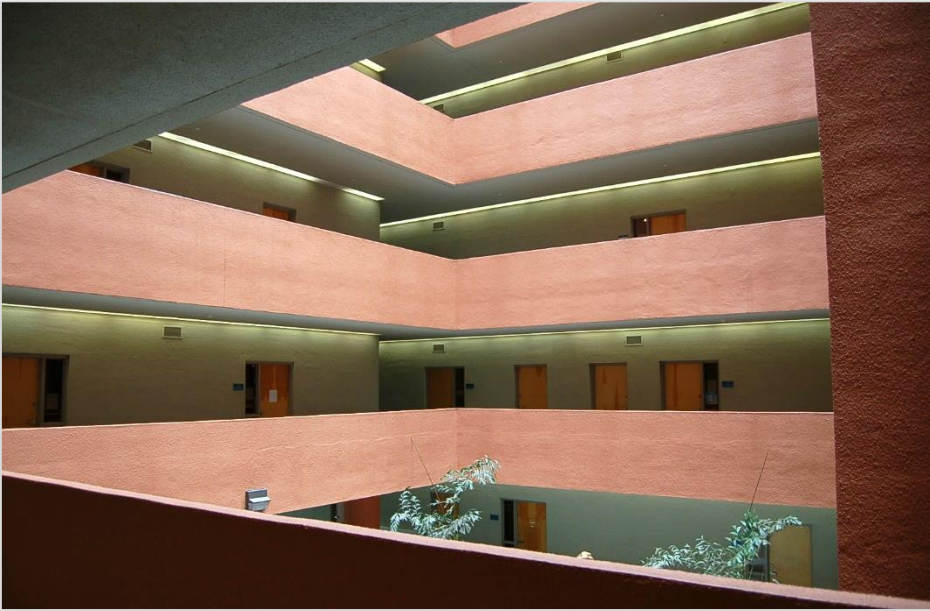
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medical and professional  
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