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# CITY OF MIAMI

URBAN REDEVELOPMENT OPPORTUNITY

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1950 NW 12TH AVE & 1970 NW 13TH AVE, MIAMI, FL 33136

**CBRE**



THE OPPORTUNITY CONSISTS OF **TWO CONTIGUOUS PARCELS TOTALING 18.75 ACRES** OWNED BY THE CITY OF MIAMI. THE PROPERTY IS LOCATED IN ALLAPATTAH, THE NEW NEXUS FOR REDEVELOPMENT IN THE CITY OF MIAMI.

The property's location in the Health District affords proximity to one of the nation's largest concentrations of medical and research facilities. The property offers excellent transportation access throughout the Miami Metro Area. The Metro Rail Santa Clara Station is located directly north of the property on NW 12th Ave. This rapid transit system provides easy access to Miami International Airport, Downtown Miami and Brickell, the City's financial center. It also connects to the City's Metromover, Tri-Rail and Virgin Trains – connecting Miami to Fort Lauderdale, West Palm Beach and shortly, Orlando International Airport. The VA Medial Center is located on the South side of the property along with Jackson Memorial Hospital.



ADDRESS	PCN	LAND ACREAGE TOTAL	PRICE	ZONING	LAND USE
1970 NW 13 Ave; 1390 NW 20th St; 1950 NW 12 Ave; 1290 NW 20 St.	01-3135-000-0163 9.48 Acres 01-3135-001-0010 9.27 Acres	18.75	Unpriced Ground Lease	CI-HD (Civic/Institutional Health District)	MUNICIPAL



The Health District, also known as the Civic Center, is a neighborhood in the City of Miami, Florida United States. The Health District is bound roughly by Northwest 20th Street and 14th Avenue to the northwest, the Dolphin Expressway and the Miami River to the south and west, and the Midtown Interchange and I-95 to the east.

The Health District has the country's largest concentration of medical and research facilities after Houston. 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. It is the home of the University of Miami Leonard M. Miller School of Medicine and the UM Life Science and Technology Park. The Health District is approximately five minutes north of Downtown Miami via rapid transit on the Miami Metrorail

The Health District is the center of Miami's medical, research and biotechnology industries, and as such is home to many of the City's largest hospital systems. The largest is the public hospital, Jackson Memorial Hospital, which also has two branch hospitals in northern and southern Miami-Dade County. Jackson has affiliations as teaching hospitals with the University of Miami Miller School of Medicine since 1952 and more recently with Florida International University Herbert Wertheim College of Medicine. Other hospitals include: Miami VA Medical Center, University of Miami Hospital (formerly Cedars Medical Center), and Holtz Children's Hospital

#### Some of the research institutes in the Health District are:

- Bascom Palmer Eye Institute
- UM Cytogenetic Lab
- University of Miami Leonard M. Miller School of Medicine
- Miami Dade College Medical Campus
- Batchelor Children's Research Institute
- Braman Family Breast Cancer Institute
- Center on Aging
- Diabetes Research Institute
- Dr. John T MacDonald Foundation Department of Human Genetics
- Florida International University Wertheim College of Medicine
- Gordon Center for Research in Medical Education
- UM Interdisciplinary Stem Cell Institute
- Mailman Center for Child Development
- Miami Institute for Human Genomics
- Miami Project to Cure Paralysis
- Sylvester Comprehensive Cancer Center
- Vascular Biology Institute
- William Lehman Injury Research Institute



## THE HEALTH DISTRICT

On the southeast edge of Allapattah, along the Miami River in what is known as the Health District because of its proximity to Jackson Memorial Hospital. Developer Andrew Hellinger's Urban X Group is in the middle of construction on the **\$425M River Landing, which will have 529 apartments and approximately 345K SF of retail**, including tenants Publix and Burlington Coat Factory. Hellinger has said that sales per SF of commercial space in Allapattah has increased from \$58.40 in 2014 to \$275 in 2018, per Colliers. Hellinger said he was inspired by Allapattah's foot traffic and the possibility of providing housing for residents who work in the Jackson Health District, where the average worker makes about \$80K. He said he is planning his rental units to be affordable for workers making about \$55K.

### For more information, please visit:

[https://www.bisnow.com/south-florida/news/multifamily/allapattah-west-of-wynwood-93728?utm\\_source=CopyShare&utm\\_medium=Browser](https://www.bisnow.com/south-florida/news/multifamily/allapattah-west-of-wynwood-93728?utm_source=CopyShare&utm_medium=Browser)

<https://www.convergemiami.us>

**The Miami Health District is the second largest health district in the US.** It encompasses 153 acres and features two million square feet of laboratories and research facilities. The Health District is one Miami's largest employment hubs with an employment payroll of \$1.9 billion dollars. Accessible by public transportation via the Miami Trolley route - Civic/Health District and nearby Metrorail station. With a daytime population of over 350,000 within a three-mile radius it's home to one of the busiest trauma centers in the nation, the Ryder Trauma Center and a variety of civic buildings, universities and medical research institutions. Jackson Memorial Hospital will undergo an \$830 million dollar voter approved renovation that will include a new rehabilitation hospital and pediatric outpatient center and an additional 2 million square feet is planned for the UM Life Science and Technology Park.



### HOSPITALS AND RESEARCH INSTITUTES

- Bascom Palmer Eye Institute
- Diabetes Research Institute
- Holtz Children's Hospital
- Jackson Memorial Hospital
- Lois Pope Life Center
- Miami Transplant Institute
- Miami VA Healthcare System
- Schoninger Research Quadrangle
- Sylvester Comprehensive Cancer Center
- University of Miami Hospital



### UNIVERSITIES

- Lindsey Hopkins Technical Education Center
- Miami- Dade College Medical Campus
- University of Miami Miller School of Medicine Civic Buildings
- Miami-Dade Medical Examiner
- Miami-Dade Health Department
- Miami-Dade State Attorney
- MiamiDade Public Defender and the Richard E. Gerstein Justice Building

# DEVELOPMENTS

## Mixed-Use Projects in Miami's Allapattah Neighborhood

The Miami Produce Center project will have **19- and 10-story buildings**, with some elevated by columns.

Miami Beach developer Robert S. Wennett plans to transform the **1.36 million-square-foot property into a multi-purpose complex**, at the Miami Produce Center, which sits on 8.25 acres at 2140 N.W. 12th Ave.



**CenturyLink**, a telecommunications company with over **\$23 billion in revenue**, will open a network gateway facility in Allapattah.



# AERIAL



RUBEL FAMILY COLLECTIONS MUSEUM 100,000 SF

WENNETT 8.54 ACRES

CENTURY LINK

SANTA CLARA APARTMENTS

SANTA CLARA METRO STATION

PARCEL 1  
PARCEL 2

SITES 18.75 ACRES

VA MEDICAL CENTER

JACKSON MEMORIAL HOSPITAL

NE 20TH ST

NW 17TH AVE

NW 15TH AVE

NW 14TH AVE

NW 12TH AVE

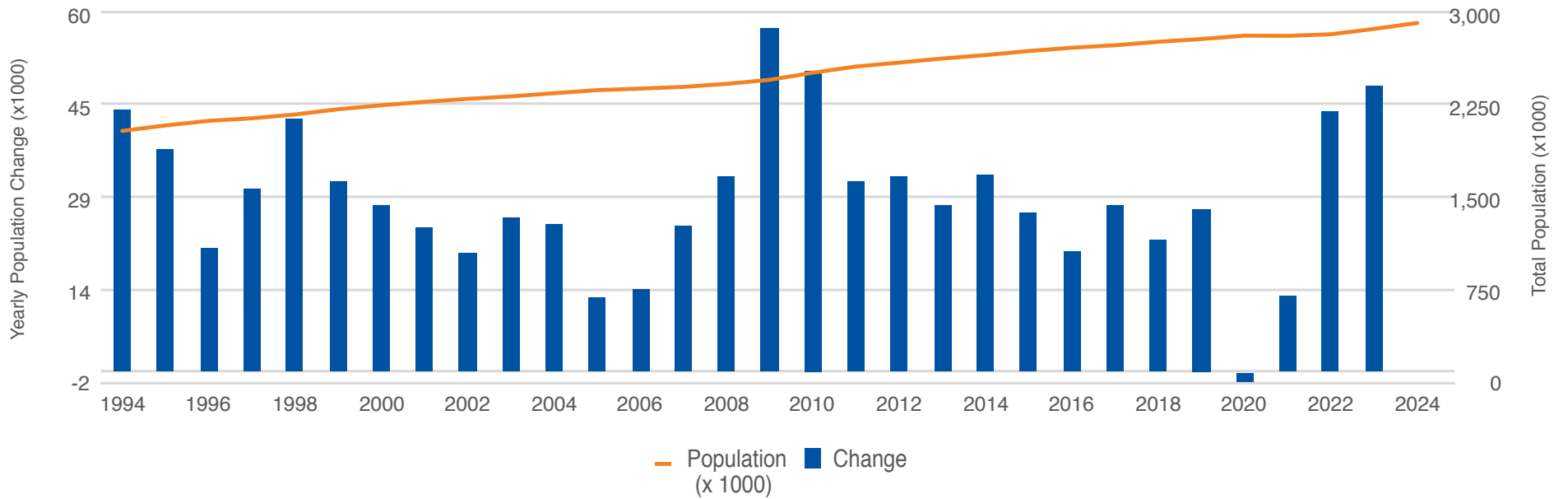
NW 10TH AVE

NW 7TH AVE





### Annual Population Change and Total Population Miami-Dade



### Miami City, Florida : Migration Statistics

#### YEAR

#### ESTIMATED POPULATION ONE YEAR AND OVER

Projections 2024	530,326
Projections 2019	480,914
Projections 2018	470,914
Projections 2017	462,030
Projections 2016	454,293
Projections 2015	439,404
Projections 2014	429,365
Projections 2013	419,829



# ZONING - (CI-HD)

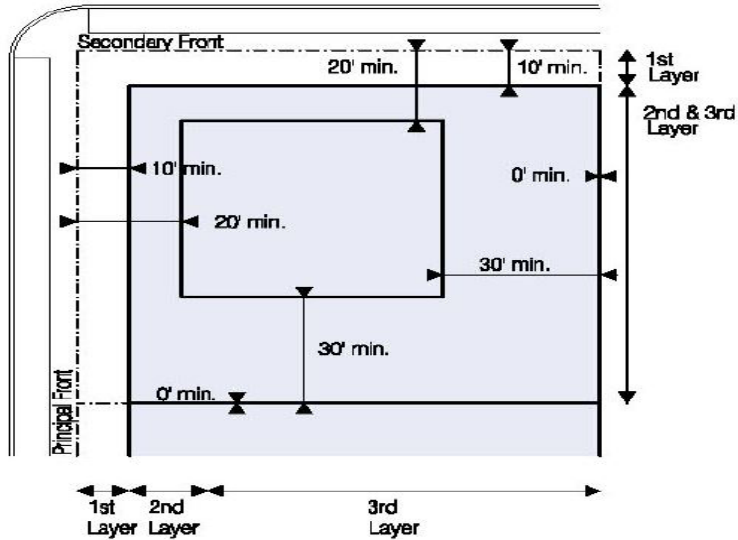
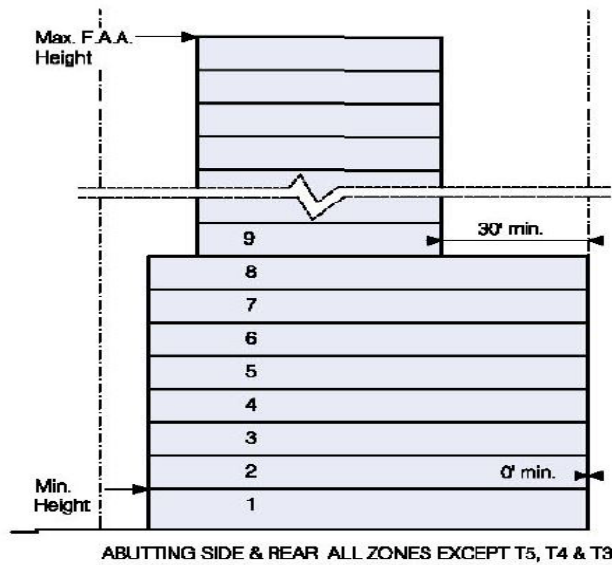


ILLUSTRATION - BUILDING PLACEMENT



ABUTTING SIDE & REAR ALL ZONES EXCEPT T5, T4 & T3

ILLUSTRATION - BUILDING HEIGHT

## BUILDING DISPOSITION

### LOT OCCUPATION

a. Lot Area	10,000 s.f. min.
b. Lot Width	50 ft min.
c. Lot Coverage	80% max.
d. Floor Lot Ratio (FLR)	8
e. Frontage at front Setback	N/A
f. Open Space	10% Lot Area min.
g. Density	150 du/ac max.*

### BUILDING SETBACK

a. Principal Front	10 ft. min.; 20 ft. min above 8th Story
b. Secondary Front	10 ft. min.; 20 ft. min above 8th Story
c. Side	0 ft. min.; 30 ft. min above 8th Story
d. Rear	0 ft. min.; 30 ft. min above 8th Story

\* Setback above the eighth (8th) Story are encourage, not required.

## BUILDING CONFIGURATION

### FRONTAGE

a. Common Lawn	Prohibited
b. Porch & Fence	Prohibited
c. Terrace or L.C.	Prohibited
d. Forecourt	Prohibited
e. Stoop	Prohibited
f. Shopfront	Prohibited
g. Gallery	Prohibited
h. Arcade	Prohibited

### BUILDING SETBACK

a. Min. Height	1 Stories
b. Max. Height	As regulated by the F.A.A.



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# CITY OF MIAMI

## URBAN REDEVELOPMENT OPPORTUNITY

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**CBRE**

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