



# SUNSET PROFESSIONAL BUILDING

6280 SUNSET DRIVE | MIAMI, FL 33143

**MEDICAL AND PROFESSIONAL OFFICE SPACE FOR LEASE**

**ONLY ONE SUITE REMAINING**



## FEATURES:

- » ±62,500 SF medical office building
- » Only one suite remaining
- » Located on campus/adjacent to South Miami Hospital, a 452-bed hospital specializing in maternity services, cardiovascular care, cancer care and a wide range of outpatient services
- » Excellent access to Palmetto Expressway (826)
- » On-site cafe and management office
- » Structured covered parking in the 1st, 2nd and 3rd floor garage
- » Reserved parking available
- » Prominent physician tenant mix



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The building is owned by and professionally managed by Healthcare Trust of America, Inc., experts in the management of medical office properties nationwide.

Healthcare Trust of America, Inc. (NYSE: HTA) is the largest dedicated owner and operator of medical office buildings in the United States, comprising over 24 million square feet of GLA, with over \$7 billion invested primarily in medical office buildings. HTA provides real estate infrastructure for the integrated delivery of healthcare services in highly-desirable locations. Investments are targeted to build critical mass in 20 to 25 leading gateway markets that generally have leading university and medical institutions which translates to superior demographics, high-quality graduates, intellectual talent and job growth. The strategic markets HTA invests in support a strong, long-term demand for quality medical office space. HTA utilizes an integrated asset management platform consisting of on-site leasing, property management, engineering and building services, and development capabilities to create complete, state of the art facilities in each market. This drives efficiencies, strong tenant and health system relationships, and strategic partnerships that result in high levels of tenant retention, rental growth and long-term value creation. Headquartered in Scottsdale, Arizona, HTA has developed a national brand with dedicated relationships at the local level. Founded in 2006 and listed on the New York Stock Exchange in 2012, HTA has produced attractive returns for its stockholders that have significantly outperformed the S&P 500 and US REIT indices. More information about HTA can be found on the Company's website [www.htareit.com](http://www.htareit.com).

Corporate Office:  
Healthcare Trust of America, Inc.  
16435 N. Scottsdale Road, Suite 320  
Scottsdale, AZ 85254



*Building Leased By:*  
Healthcare Management of America, Inc.  
Regional Office  
7100 W. 20th Avenue, Suite 302  
Hialeah, FL 33016

*For more information, please contact:*

**786.857.5754**  
[leasing@htareit.com](mailto:leasing@htareit.com)



NYSE: HTA