

Gateway Medical Plaza

3251 N State Road 7
Margate, Florida 33063

Property Description:	The Gateway Medical Plaza is a two (2) story, 31,040 square foot medical office building situated on 2.31 acres at 3251 North State Road 7 in Margate, Florida.
Building Envelope:	Hurricane resistant, tilt wall construction featuring Viracon energy efficient and impact resistant window systems. The Building's façade includes various architectural enhancements including an Alucobond wrapped port-a-cache serving as a covered patient drop-off area.
Landscape & Grounds:	Park-like setting with a \$170,000+ landscape package that features Royal Palms, Live Oaks, Japanese Blueberry Trees, Bald Cypress, and complementing shrubs such as Clusia, Cordyline, and False Agave. The building offers a lighted private walkway with bench seats for employees and visitors.
Amenities & Highlights:	Direct frontage to SR7 with over 40,000 vehicles passing daily. Wrapped aluminum structural awning with private entrance, monument signage, building signage, and covered parking.
Parking :	A generous parking ratio of 4.5/1,000 per rentable square foot. Tenants are provided one (1) covered parking space for every 3,000 square feet leased, at no additional cost.
Tenant Areas:	Tenant suites range in size from 1,700 to 23,000 rentable square feet.
Lease Structure:	All tenants sign triple net leases with common area maintenance, insurance and real estate taxes passed through on a proportionate share basis. These expenses are initially estimated at \$9.00 per rentable square foot.
Tenant Improvements:	Tenants are provided an improvement allowance by the building owner and pay all costs to improve the leased premises above and beyond that allowance.
Utilities:	Premises electricity (including HVAC) is separately metered and paid directly by Tenant to FPL. Water usage is included in the Operating Expenses.
HVAC/Mechanical:	Split-system HVAC units serve the building common areas. Roof racks, main supply ductwork and electrical conduit stubbed to the Premises to accommodate tenant's HVAC system.
Electrical:	Electrical power will be provided by FPL via 120/208v, 3 phase electric service via a new transformer with power distributed to the Building's electric room located on the 1st floor with 800 amp capacity.
Conveyance Systems:	Two hydraulic passenger elevators. Endura MRL (Machine Room-Less) by Thyssen Krupp with 4,500 lb and 3,500 lb capacities. Stainless steel elevator cabs with LED spot lighting and touchless security.

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Roof Membrane:	Single ply membrane roofing (TPO) with light weight poured concrete deck.
Ceiling Height:	Height from finished slab to ceiling deck is approximately 13'. The ceiling heights from finished floor to finished ceiling are between 9' and 10'.
Entry Systems:	The main lobby has automatic sliding double doors. Exterior tenant entry doors are manually operated double doors. All glass is impact resistant.
Security:	Surveillance cameras are present on all sides of the building. Modern touch-free access system records all after-hours entries.
Connectivity:	Comcast and AT&T are available within the building with high speed fiber optic service. Connections will be brought into the IT room on the first (1st) floor.
Water & Sewer:	Provided by the City of Margate. The Building has a single water meter with usage paid proportionately by all tenants.
Property Management:	Professionally managed by Florida Medical Space, Inc.



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