

Medical Office Space For Lease

## Arbor Place Office Building

15450 New Barn Road  
Miami Lakes, FL 33014



### SUITE 301-312



#### LOCATION DESCRIPTION

Arbor Place is located in Miami Lakes Town Center, the social hub for Miami Lakes and the surrounding community. Town Center is comprised of restaurants, retail shops, apartments, and offices. Miami Lakes Hotel on Main, Miami Lakes Athletic Club, Miami Lakes Golf Club, and civic facilities, including the Town of Miami Lakes Government Center, are all within close proximity. All roads lead you to Main Street in Town Center, which has been recognized in many national publications, including academic writings and business articles, for being at the forefront of mixed-use development. Premium office space at Arbor Place is paired with enriching amenities of Town Center provides you with endless ways to engage, experience, and enjoy your office experience.

#### OFFERING SUMMARY

#### COLUMN 2

Lease Rate:	\$23.00 SF/yr (NNN)
Cam/Taxes:	\$12.14 / \$2.90
Available SF:	13,565 SF
Building Size:	46,672 SF

For More Information Contact:

**Philip Wyllie**

Director of Leasing

954.257.7953

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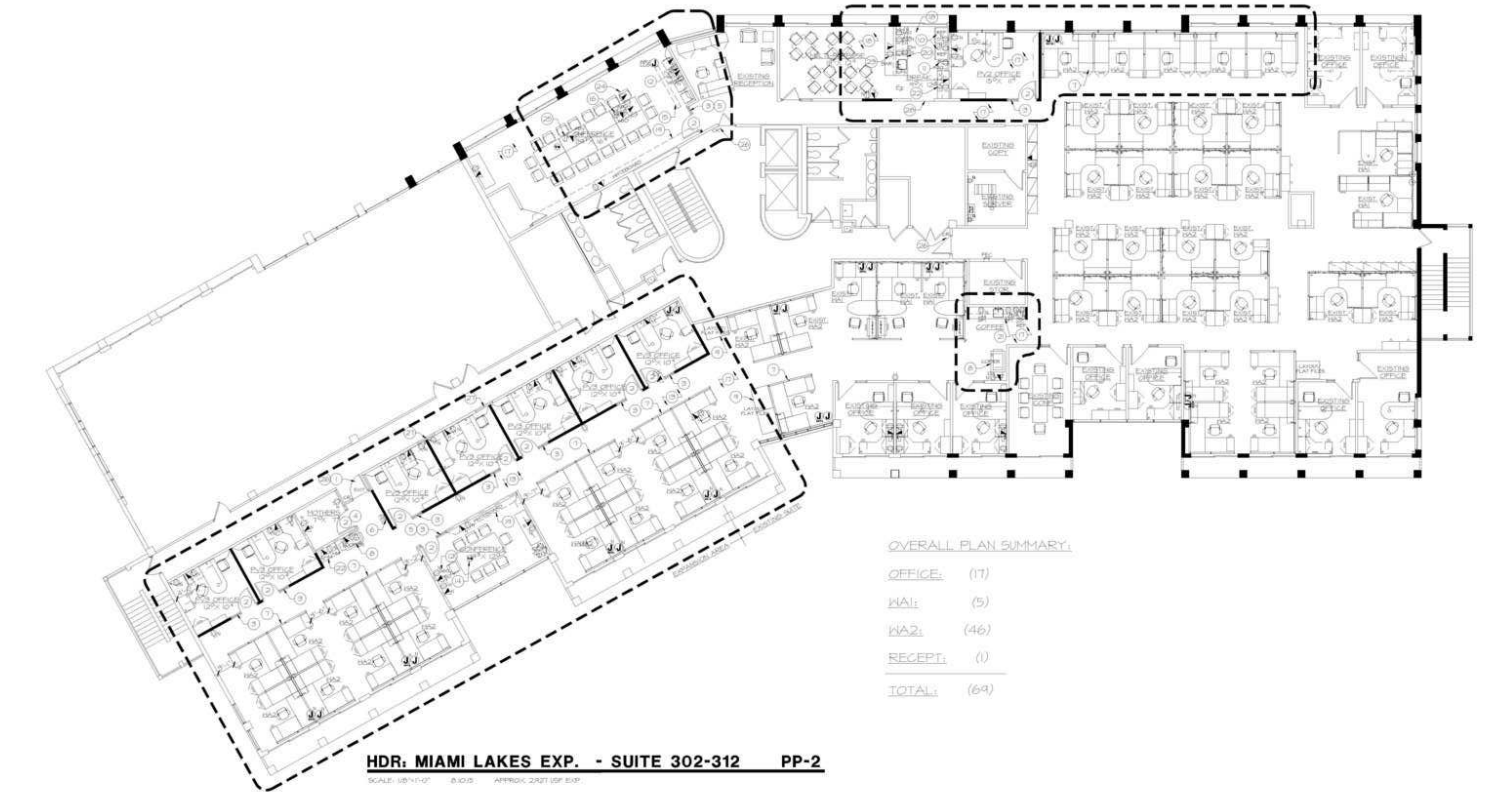
# Medical Office Space For Lease

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15450 New Barn Road  
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### SUITE 301-312 FLOOR PLAN



**OVERALL PLAN SUMMARY:**

OFFICE:	(17)
HALL:	(5)
WAZ:	(46)
RECEPT:	(1)
<b>TOTAL:</b>	<b>(69)</b>

**HDR: MIAMI LAKES EXP. - SUITE 302-312 PP-2**

SCALE: 1/8"=1'-0" S.D.S.: APPROX. 2/21/17 EDP

- 1. FOR SCALE PURPOSES AND ARE NOT TO BE USED FOR CONSTRUCTION AND DEMO. ADD IF REQUIRED.
- 2. THE SAFETY AS REQUIRED BY LOCAL CODE. STATE, DISCREPANCIES SHALL BE FIELD VERIFIED PRIOR TO WORK.
- 3. PROVIDE BUILDING STANDARD (SEE EXISTING) SEAL RECESSED CABINET QUANTITY AS DICTATED BY LOCAL CODE. CONFIRM LOCATIONS WITH HDR PRIOR TO INSTALLATION.
- 4. ISO SHALL REMOVE ANY EXISTING FLOORING/MATERIAL AND ASSOCIATED ADHESIVE TO PROVIDE A COMPATIBLE SUBSTRATE TO RECEIVE NEW FLOORING FINISH. ISO SHALL LEVEL EXISTING FLOORING AS REQUIRED TO INSTALL NEW FLOORING MATERIALS THIS PREVENTING NOTICEABLE BUMPS OR DEPRESSIONS WHICH MAY CAUSE TRIPPING, HEAVY TO NEW MATERIALS.
- 5. GENERAL CONTRACTOR TO TEST CONCRETE SLAB FOR MOISTURE CONTENT PRIOR TO FLOOR FINISH MATERIAL INSTALLATION. IF NEEDED PROVIDE TOPICAL CONCRETE SEALER TO TREAT MOISTURE LEVEL IN ORDER TO MEET MANUFACTURER'S MOISTURE LEVEL FOR SPECIFIED FINISH MATERIAL. CONSTRUCTION ORDER TO INCLUDE COST ESTIMATE FOR SEALER AND INSTALLATION.
- 6. EXISTING HIR SUITE AREA TO REMAIN OPERATIONAL DURING CONSTRUCTION. PHASE AND PRIOR CONSTRUCTION ACCORDINGLY. OPERATIONAL AREAS SHALL BE FREE OF NOISE, DUST, AND ODORS DURING BUSINESS HOURS.
- 7. PROVIDE OCCUPANT SENSOR SWITCHING AT ALL NEW OFFICES, CONFERENCE ROOMS, PRODUCTION/LOGY, AND Huddle ROOMS. ALL SWITCHES TO WHITE IN COLOR.
- 8. CONFIRM ALL T-SHIRT, OCCUPANCY SENSORS, AND LIGHT SWITCH LOCATIONS AGAINST FURNITURE PLAN. NOTIFY HDR OF ANY DISCREPANCIES. IF OCCUPANCY SENSOR FALLS BEHIND A PIECE OF FURNITURE, WALL SENSOR SHOULD BE REVISITED TO A CEILING MOUNTED OCCUPANCY SENSOR.
- 9. PROVIDE SOUND BOOT AT AIR RETURNS AT ALL CONFERENCE ROOMS AND Huddle ROOMS.
- 10. DO NOT LOCATE ANY FIRE STRIPES OR T-SHIRT ON WALLS THAT ARE TO RECEIVE ACCENT PANEL, WHITEBOARD HALL, COVERING, OR PIN UP BACKBOARD.
- 11. EXISTING CARPET, VCT, AND RUBBER BASE TO REMAIN AT EXISTING HIR SUITE AREA UNLESS PROVIDE NEW CARPET AND RUBBER BASE TO MATCH EXISTING AT EXPANSION AREA. PATCH CARPET AND BASE AT EXISTING SUITE AT AREAS OF DEMO AND NEW CONSTRUCTION. BEST - ARMSTRONG STRATIGES 12024 - COLOR T550, AND 2-1/2" RUBBER BASE TO MATCH EXISTING HIR SUITE.
- 12. PROVIDE 1/2"X1/2"X1/2" ALLOWANCE FOR ALL FLOORING AND INSTALLATION. PROVIDE 1/2"X1/2"X1/2" ALLOWANCE FOR HIR FLOOR PREP. CONTRACTOR TO COORDINATE THROUGH THE VENDOR, CONCRETE FLOORING SYSTEMS. QUOTE DOES NOT INCLUDE UNION LABOR, DEMO, HANDLING OF FURNISHINGS, OVERTIME AT EXPANSION AREA (OVERTIME INCLUDED FOR BEST AND PATCH HIR AT EXISTING SUITE), MOISTURE TEST/ION OR MOISTURE TESTING, PROTECTION OF FLOORING OR HAVING OF RELEVANT FLOORING. GFS IS NOT RESPONSIBLE FOR FLOORING PRODUCT COMPATIBILITY WITH CURING SEALING.
- 13. PROVIDE BASE FEED LOCATIONS AS SHOWN, NOTIFY PLACEMENT AS NECESSARY TO MEET LOCAL CODE REQUIREMENTS.
- 14. PATCH EXTERIOR SILL PARTITION AS REQUIRED FOR NEW OUTLETS AND/OR BASE FEED LOCATIONS.
- 15. PROVIDE FURR-OUT OVER EXISTING RATED CONSTRUCTION IF REQUIRED FOR NEW OUTLET LOCATIONS.
- 16. PROVIDE NEW OR RELOCATED 3'-0" WIDE SOLID CORE STAINED HOOD DOOR WITH BLDG. STD. FRAME AND PASSAGE HARDWARE (UJ03) TO MATCH EXISTING HIR SUITE.
- 17. PROVIDE NEW 2'-0" WIDE X 1/4" THICK TEMPERED GLASS Sidelight WITH METAL FRAME (G09PH LIMITED WIDTH LOCATIONS).
- 18. DOOR TO RECEIVE OCCUPANCY INDICATOR PRIVACY LOCK, SCHLAGE BE80 OR PALGON D21 SERIES LOCK, OR EQUAL.
- 19. PROVIDE NEW OR RELOCATED BUILDING STANDARD FIRE EXTINGUISHER/CABINET. INCREASE QUANTITY AS DICTATED BY LOCAL CODE.
- 20. SYSTEMS FURNITURE - N/C. PROVIDE HALL FEED OR FLOOR FEED AS INDICATED. PROVIDE ONE FEED FOR MAXIMUM OF SIX WORKSTATIONS.
- 21. COVER LOCATION (N/C) CONFIRM FEMER REQUIREMENTS AND CLEARANCES PRIOR TO CONSTRUCTION.
- 22. LAYOUT FILE FILES - N/C.
- 23. NEW ALL PROVIDE RECESSED IN WALL WATERLINE. WATERLINE TO BE SUBBED OUT WITH A CONTROL VALVE WITH COPPER WATERLINE.
- 24. WATER COOLER - N/C. PROVIDE WATERLINE. CONFIRM EXACT REQUIREMENT PRIOR TO INSTALL.
- 25. PROPOSED TV LOCATION (N/C) - CONFIRM EXACT LOCATIONS PRIOR TO START OF CONSTRUCTION. PROVIDE BLOCKING IN PARTITION IF NECESSARY.
- 26. DEMO PORTION OF PREVIOUS DEMISING PARTITION. PATCH GRID AS REQUIRED. IF GRIDS DO NOT ALIGN, PROVIDE 6"X6" BEAD, HEADER 2" BELOW CEILING FOR A.V. - CONFIRM EXACT LOCATION WITH HDR PRIOR TO INSTALLATION.
- 27. PROVIDE FURR FLOOR ELECTRICAL, DATA, TELEPHONE OUTLET, 2-WAY AND 3-WAY OUT OR CORE DRILL, AS REQUIRED. PROVIDE A DEVICE SIMILAR TO 4" CORE WITH A HIR-MOUNTED APPROPRIATE DEVICE. CONFIRM EXACT SPEC FOR THIS TYPE OF INSTALLATION WITH HDR PRIOR TO CONSTRUCTION. PROVIDE BLACK COVER WITH SLIDE OPENERS AND A BLACK FINISH PLATE. PROVIDE A 3/4" CONDUIT TO STRIKE OUT ABOVE CEILING FOR A.V. - CONFIRM EXACT LOCATION WITH HDR PRIOR TO INSTALLATION.
- 28. NEW LOCATION OF RELOCATED ELECTRIC CEILING RECESSED PROJECTION SCREEN. PATCH CEILING GRID/SLATE AS REQUIRED.
- 29. NEW LOCATION OF RELOCATED OUTLETS ABOVE CEILING FOR CEILING MOUNTED PROJECTOR (N/C). OUTLET TO BE PLACED BACK FROM THE
- 30. PROVIDE NEW STANDARD ARMSTRONG STRATIGES 12024 "DEF" TILE FLOORING SINGLE COLOR.
- 31. PROVIDE 48" HIGH "WALLTALKERS" MAG-RITE II METALIC WHITEBOARD WALLCOVERING THIS WALL. TOP OF BOARD TO BE AT 7'-0" AFF. FREE WALL AS REQUIRED FOR LEVEL 3 SMOOTH FINISH BOARD. PROVIDE FULL WIDTH WALLTALKERS ALUMINUM BRASS TRAY WITH ETOP 1/4" BOX TRAY END CAP SET. PROVIDE ALUMINUM TRAY FOR ALL EXPOSED SLOTS. PROVIDE ONE WALLTALKER STARTER KIT FOR EVERY LOCATION. CONTACT WALLTALKER REPRESENTATIVE, JILL JANIKSON, JANIKSON@CONCRETE.COM, 800-446-8300 OR FORNATIONAL NATIONAL ACCOUNTS DEPARTMENT, HANF@GCOMM.COM, 866-626-2026.
- 32. EXISTING MILLWORK AND SINK TO BE REMOVED. RETAIN EXISTING PLUMBING LOCATION. PROVIDE NEW CUSTOM PLASTIC LAMINATE BASE CABINETS (DOOR DRAWER COMBINATIONS) WITH CENTERTOP AT 34" AFF. PROVIDE LARGE 5.5 SINGLE SINK WITH BARWARE DISPOSAL. 1" EMBED CENTERTOP TO ADJUSTED BAR TOP BEYOND. PROVIDE NEW ADA HT. BE 5.5. DISHWASHER (N/C) (N/C) (CONFIRM FINISH PRIOR TO ORDER). PROVIDE ADA ACCESS AT SINK LOCATION WITH ATTACHED TOILETKIT. PROVIDE 1/4" X 3/8" PLASTIC LAMINATE URNEN CABINETS WITH 1/2" OPEN MICROVAPE SHELF (N/C) (N/C) ABOVE CENTERTOP. PROVIDE PLASTIC LAMINATE TOEBOARD. BASE FINISH ON PREMIUM LAMINATE.
- 33. PROVIDE CUSTOM PLASTIC LAMINATE BASE CABINETS (DOOR/DRAWER COMBINATIONS) WITH CENTERTOP AT 34" AFF. PROVIDE LARGE 5.5 SINGLE SINK WITH INSTA-HOT. PROVIDE SPACE FOR WC REF (IG REF - N/C). PROVIDE ADA ACCESS AT SINK LOCATION WITH ATTACHED TOILETKIT. PROVIDE 1/4" X 3/8" PLASTIC LAMINATE URNEN CABINETS WHERE INDICATED. PROVIDE PLASTIC LAMINATE TOEBOARD. BASE FINISH ON PREMIUM LAMINATE.
- 34. PROVIDE CUSTOM PLASTIC LAMINATE 24"X24" BASE CABINET (DOOR DRAWER COMBINATIONS) WITH CENTERTOP AT 34" AFF. PROVIDE 3'-0" WIDE OPEN SECTION BEHIND FOR RELOCATION WITHIN BUILD OUT.
- 35. EXISTING PROJECTION SCREEN AND ASSOCIATED POWER TO BE REMOVED AND SALVAGED FOR RELOCATION WITHIN BUILD OUT.
- 36. EXISTING POWER AT CEILING FOR PROJECTOR TO BE REMOVED. PROJECTOR/MOUNT TO BE RELOCATED BY TENANT VENDOR.
- 37. DOOR TO RECEIVE ELECTRIC STRIKE OR HADLOCK WITH CARDREADER. PROVIDED AND INSTALLED BY TENANT VENDOR. CONTRACTOR TO PROVIDE CLOSER, J-BOX, POWER, AND ASSOCIATED CONDUIT. REUSE EXISTING LOCATIONS IF POSSIBLE. CONNECTION TO BUILDING FIRE ALARM SYSTEM, IF REQUIRED BY CODE, TO BE PART OF LANDLORD/CONTRACTOR'S SCOPE.
- 38. DEMO OFFICES IN EXISTING SUITE. DEMO HIRRAFFED OFFICE

**KEY NOTES**

- 1. EXISTING SECONDARY EXIT DOOR AND PORTION OF EXISTING CORRIDOR PARTITION TO BE REMOVED. PROVIDE NEW BUILDING STANDARD ENTRY/EXIT VESTIBULE WITH NEW OR RELOCATED BUILDING STANDARD 3'-0"X6" SECONDARY EXIT DOORS WITH FRAME AND LOCKSET HARDWARE. GC TO PATCH/EXTEND CORRIDOR CEILING AND FINISHES AS REQUIRED.
- 2. PROVIDE NEW OR RELOCATED 3'-0" WIDE SOLID CORE STAINED HOOD DOOR WITH BLDG. STD. FRAME AND PASSAGE HARDWARE (UJ03) TO MATCH EXISTING HIR SUITE.
- 3. PROVIDE NEW 2'-0" WIDE X 1/4" THICK TEMPERED GLASS Sidelight WITH METAL FRAME (G09PH LIMITED WIDTH LOCATIONS).
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- 7. COVER LOCATION (N/C) CONFIRM FEMER REQUIREMENTS AND CLEARANCES PRIOR TO CONSTRUCTION.
- 8. LAYOUT FILE FILES - N/C.
- 9. NEW ALL PROVIDE RECESSED IN WALL WATERLINE. WATERLINE TO BE SUBBED OUT WITH A CONTROL VALVE WITH COPPER WATERLINE.
- 10. WATER COOLER - N/C. PROVIDE WATERLINE. CONFIRM EXACT REQUIREMENT PRIOR TO INSTALL.
- 11. PROPOSED TV LOCATION (N/C) - CONFIRM EXACT LOCATIONS PRIOR TO START OF CONSTRUCTION. PROVIDE BLOCKING IN PARTITION IF NECESSARY.
- 12. DEMO PORTION OF PREVIOUS DEMISING PARTITION. PATCH GRID AS REQUIRED. IF GRIDS DO NOT ALIGN, PROVIDE 6"X6" BEAD, HEADER 2" BELOW CEILING FOR A.V. - CONFIRM EXACT LOCATION WITH HDR PRIOR TO INSTALLATION.
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**WALL LEGEND**

- EXISTING PARTITION
- NEW INTERIOR BY CEILING GRID
- EXISTING PARTITION
- NEW STAIR HALL (EXTERIOR OF C OVERLAY AREA) NEW INTERIOR BY WITH STAIRWAY
- NEW RECESSED
- EXISTING DOOR
- EXISTING DOOR
- NEW OR RELOCATED
- HALL MOUNTED C
- HALL MOUNTED F
- FLOOR MOUNTED DUPLEX/PHONE
- HALL MOUNTED C (WALL)
- HALL MOUNTED C (OUTLET)
- JUNCTION BOX
- NOTE SHEET

For More Information Contact:

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### ADDITIONAL PHOTOS



For More Information Contact:

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Medical Office Space For Lease

## Arbor Place Office Building

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## TOWN CENTER RETAIL MAP



For More Information Contact:

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