



Leighton  McGinn  
General Contractor



# Leighton McGinn

Design Build • Construction Management • General Contractor • Program Management

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# Company Profile

## Our Philosophy

"Setting The Standard" was the vision upon which Leighton McGinn was founded. A focused, never ending effort to set the standard for the construction industry has always been our company's goal. To reach this goal it was determined that only a total commitment to your best interests would do. The results speak for themselves: Our Company is distinguished by the lasting relationships we have with our clients.

- This total commitment is enhanced by a unique ability to listen to your needs as our client and then offer meaningful solutions, which are backed by years of diverse experience in the construction industry.
- Additional benefits include adding value to the projects by delivering the highest quality work, while adhering to demanding construction schedules and staying within the agreed project budget.
- What makes us different from the competition? Our well deserved reputation for consistently delivering superior results.

## Our Service

Our experience enables us to provide all of the necessary resources to deliver anything from small tenant space to large, complex, multi-faceted projects. Leighton McGinn offers, from the earliest stage of the project, beneficial information that is ahead of the market. We are continually looking for ways to do things better than the rest. This allows you the greatest return on your investment in construction. Maximizing the value of your project is a result of Leighton McGinn not only thinking better, but also thinking differently.

## Our Project Success

The continued success of our construction projects has not happened by chance. Instead, success is a result of Leighton McGinn's emphasis upon:

- Being a valued team member
- Creating an atmosphere that fosters two-way communication
- Using manpower, equipment and other project resources to maximum advantage
- Minimizing risk to the client and to the project
- Intense management of two valuable resources: money and time. Above all and most importantly, we will hold ourselves accountable to you, from beginning to end.

## Our Guarantee

Leighton McGinn pledges to satisfy your needs and desires as a priority over other activities. Our company name reflects our firm commitment to stand behind what we build.

# Qualification Statement

## Organization

Florida Corporation  
Principal Shareholders: James F. McGinn, Joel Barham

## Licensing

General Contractor  
State of Florida CGC #033919

## Experience

Design Build, Medical/Healthcare, Industrial, Office Building, Construction Management, Interior Buildout, Aviation Support Facilities, Project Management

## Claims & Suits

- Has organization ever failed to complete any work awarded to it? **No.**
- Judgements, claims arbitration, suits pending? **No.**
- Has organization filed any lawsuits or requested arbitration with regard to construction projects? **No.**
- Has any Officer or Principal failed to complete a construction contract elsewhere? **No.**

## Financial References

Ryan Thompson, S.V.P.  
PNC Bank  
205 Satura Street  
West Palm Beach, FL

Robert Clayman, CPA  
760 U.S. Highway One, Suite #306  
North Palm Beach, FL

## Bonding

Surety: CNA Surety - Best Rating A10  
R.H. Benson & Company  
305-895-9558

## Insurance

Harrison Vaughn  
Cal Risk Management  
561-776-9001  
West Palm Beach, FL



## Selected Projects

### Vertical Construction

Largo Medical Office  
Largo, Florida 160,000sf

Aventura Medical Center  
HCA Medical Campus  
Aventura, Florida 100,000sf

University Hospital  
Tamarac, Florida 45,000sf

Jupiter Outpatient Center  
Jupiter, Florida 51,400sf  
Medical Office Building

Westside Medical Arts  
Plantation, Florida 47,150sf  
Medical Office Building

Palms West Phase 1,2,3  
Wellington, Florida 55,500sf  
Medical Office Building

Boynton Beach Medical Center  
Boynton Beach, Florida 50,000sf  
Medical Office Building

Perrier Distribution Center  
Jupiter, Florida 30,000sf  
Industrial

Banyan Court  
Boca Raton, Florida 31,200sf  
Office

Quantum Professional Building  
Boynton Beach, Florida 51,800sf  
Office

Vista Center Industrial  
West Palm Beach, Florida 30,000sf  
Industrial

2400 Quantum  
Boynton Beach, Florida 70,000sf  
Office

Centre Park West  
West Palm Beach, Florida 25,500sf  
Office Building

Park Vista Place  
Lake Worth, FL 22,000sf

Orthopedic Center of PBC  
Boynton Beach, FL 18,000sf

Vista Center Industrial  
West Palm Beach, Florida 30,000sf  
Industrial

2400 Quantum  
Boynton Beach, Florida 70,000sf  
Office

Centre Park West  
West Palm Beach, Florida 25,500sf  
Office Building

SouthTrust Bank  
Boynton Beach, Florida 10,000sf  
Banking Facility

SouthTrust Bank  
Pompano Beach, Florida 11,000sf  
Banking Facility

Bank of America  
Tequesta, Florida 5,900sf  
Banking Facility

Bank of America  
West Palm Beach, Florida 4,700sf  
Banking Facility

Bank of America  
Boynton Beach, Florida 5,200sf  
Banking Facility

Paradise Bank  
Boca Raton, Florida 12,548sf  
Banking Facility

Belvedere Mini Storage  
West Palm Beach, Florida 85,000sf

Survivor Charter School  
Palm Beach County, Florida 38,000sf

Quantum Flex Building  
Boynton Beach, Florida 22,000sf

Barcelona Office Building  
Jupiter, Florida 18,000sf

West Marion Medical Arts  
HCA Medical Campus  
Ocala, Florida 60,000sf

Atlantis Outpatient Center  
Atlantis, Florida 7,500sf  
Ambulatory Surgery  
Center

Berlin Dermatology  
Boynton Beach, FL 18,000sf

## Selected Projects

### Vertical Construction

Lawnwood Medical Center Ft. Pierce, Florida	30,000sf
JFK Medical Specialist Atlantis, Florida	36,000sf
Northwest Medical Arts Margate, Florida	60,000sf
GEO Group Broward Transition Center	76,000sf
Quantum Town Center Boynton Beach, Florida	120,000sf Mixed Use
Columbia Medical Arts West Palm Beach, Florida	31,000sf
Jupiter Medical Park West Jupiter, Florida	29,721sf Medical Office Building
JFK Medical Office Phase II Atlantis, Florida	10,000sf Medical Office Building
Ft. Walton Medical Center Ft. Walton Beach, Florida	24,000sf Medical Office Building
Lawnwood Medical Center Ft. Pierce, Florida	24,000sf Medical Office Building
St. Lucie Medical Building St. Lucie, Florida	32,000sf Medical Office Building
Northwest Phase II Margate, Florida	45,000sf Medical Office Building
Wuesthoff Port St. John Cocoa Beach, Florida	36,000sf Medical Office Building
Park Ridge Baptist Church Coral Springs, FL	33,000sf
Dean Dental Boca Raton, FL	10,000sf

### Renovation

Purity Wholesale Grocers Boca Raton, Florida	100,000sf Office
Mizner Commons Boca Raton, Florida	44,000sf Office
Barnett Center West Palm Beach, Florida	8,000sf Common Area
Guaranty Building Renovations West Palm Beach, Florida	25,000sf Office Building
Associated Industries Boca Raton, Florida	54,000sf
Sailfish Marina Singer Island, Florida	35,000sf Marina
Florida Crystals West Palm Beach, Florida	20,000sf Office
Meridian Building West Palm Beach, Florida	70,000sf Carrier Hotel
Concourse Towers West Palm Beach, Florida	43,000sf Office
Production Studio Boca Raton, Florida	15,000sf Office
Hope Center for Autism Stuart, FL	19,000sf
Sun Medical Ft. Lauderdale, FL	18,000sf
Riddhi Enterprises Boynton Beach, FL	10,000sf



## Selected Projects

### Tenant Improvements

General Motors Acceptance Corp. Boca Raton, Florida	27,000sf
General Motors Acceptance Corp. Cypress Creek, Florida	8,000sf
Motorola Boynton Beach, Florida	11,000sf Industrial
Schonfeld Securities Boca Raton, Florida	11,000sf Financial
Schonfeld Securities Phase II Boca Raton, Florida	17,000sf Financial Office
Mutual Service Corporation West Palm Beach, Florida	24,000sf Financial
Quantachrome Corporation Boynton Beach, Florida	22,500sf Industrial
Motorola Latin America Cypress Creek, Florida	60,000sf
Apollo Eye Care Associates Various Locations	50,000sf Medical
Capital Asset Research Corp. West Palm Beach, Florida	16,000sf Financial
Slavic Mutual Funds Boca Raton, Florida	12,000sf Common Area
Slawson & Cunningham Palm Beach Gardens, Florida	11,000sf
Carmines Restaurant Palm Beach Gardens, Florida	6,500sf Restaurant
Wholly Harvest Boca Raton, Florida	15,000sf Restaurant
Connor Formed Metal Products Boynton Beach, Florida	6,000sf
Phynet Dermatology Boca Raton, FL	5,500sf
Phynet Dermatology Miami, FL	6,000sf

Palm Beach School for Autism Lantana, FL	33,000sf
Quest Diagnostics	30+ Locations
Block Group Boca Raton, Florida	14,000sf
Facelifters Boca Raton, Florida	12,000sf
CIBC/ Oppenheimer Boca Raton, Florida	10,000sf Financial
Vincan Human Resources West Palm Beach, Florida	5,000sf General Office
EDS Phase I and II Boca Raton, Florida	33,000sf
Cintas Corporation West Palm Beach, Florida	10,000sf Retail
Conroy Simberg Ganon West Palm Beach, Florida	14,000sf Law Office
Debt Control West Palm Beach, Florida	40,000sf Data Center
Baby Superstore Plaza West Palm Beach, Florida	22,000sf Retail
Ocwen West Palm Beach, Florida	25,000sf Office
IKON Business Solutions West Palm Beach, Florida	14,000sf Office
Iron Mountain Riviera Beach, Florida	12,000sf Record Stage/Industrial
Sports Trend West Palm Beach, Florida	9,000sf Office
Katzen Eye Care Boynton Beach, Florida	7,500sf Medical
Women's Center Margate, Florida	3,000sf Medical Office
GEO Group Deerfield Beach, Florida	23,000sf Design

## Selected Projects

### Tenant Improvements

Outpatient Center Margate, Florida	5,000sf Medical Office
Concord Camera Hollywood, Florida	11,000sf Office
WR Grace & Company Boca Raton, Florida	16,000sf Office
Merrill Lynch St. Lucie West, Florida	3,000sf Office
Holland & Knight West Palm Beach, Florida	8,500sf Office
Purity Wholesale Grocers Boca Raton, Florida	100,000sf Office
Cedar Hospital Miami, Florida	35,000sf Ongoing Project
Joseph E. Seagrams & Sons Delray Beach, Florida	14,500sf Office
Cyber Care Boynton Beach, Florida	17,000sf Office
Stratis Boynton Beach, Florida	11,000sf Office
Champion Computer Boca Raton, Florida	17,000sf Office
Pegasus Boca Raton, Florida	13,600sf Office
Theis & Sons Boca Raton, Florida	8,000sf Office
Outpatient Rehab Center Margate, Florida	8,200sf Medical Office
Florida Perinatal Boca Raton, Florida	5,900sf Medical Office
JFK Vascular Atlantis, Florida	5,000sf Medical Office
Baptist Surgery Center Palm Beach County	16,000sf

Baptist Surgery Center Palm Beach County	9,000sf
General Dynamics Phase II West Palm Beach, Florida	25,000sf Flight Services
Broad and Cassel Boca Raton, Florida	11,000sf Law Office
Cunningham & Raskin Boynton Beach, Florida	5,000sf MRI Imaging Facility
Flagler Opening Imaging West Palm Beach, Florida	15,000sf MRI Imaging Facility
Gardens Open Imaging Palm Beach Gardens, Florida	10,000sf MRI Imaging Facility
Jupiter Open Imaging Jupiter, Florida	7,000sf MRI Imaging Facility
Progressive Ventures Imaging Jupiter, Florida	4,000sf MRI Imaging Facility
Women's Center Margate, Florida	3,000sf Medical Office
Outpatient Rehab Imaging Margate, Florida	8,200sf Medical Office
AG Edwards Boynton Beach, Florida	7,000sf Financial
Orthopedic Associates Jupiter, Florida	9,500sf Medical
Cybercare Phase II Boynton Beach, Florida	9,800sf Office
Hoard, Taub, Freedman & Rauch Boca Raton, Florida	11,000sf Medical
Oaks Medical Plaza Boca Raton, Florida	35,000sf+ 17 Medical Suites
Tropical Shipping Riviera Beach, Florida	70,000sf
Boynton Beach Medical Center Boynton Beach, Florida	50,000sf 15 Medical Suites
AVM Boca Raton, Florida	25,000sf Design/ Build



# Diagnostic Clinic Medical Group Largo

Medical / 160,000 sq. ft. / Largo, FL







## Aventura Medical Center

*Medical Office Building / Design Build*

The Aventura Medical Center was constructed to meet the ever-increasing need for space at Aventura Hospital. The building is 100,000 square feet and connected by walkway to the newly constructed parking garage. The building program called for a Class A level finish to match the recently renovated hospital. Leighton McGinn completed the building and tenant space in 13 months from breaking ground.



# Baptist Health Care Surgery Center Bethesda West Campus

Medical / 16,000 sq. ft. / Boynton Beach, FL





# Baptist ASC - Bethesda West Campus

Medical / 18,000 sq. ft. / Boynton Beach , Florida





# Park Ridge Church

*Design Build / 33,000 sq. ft. / Coral Springs, FL*







## Park Ridge Church

*Design Build / 33,000 sq. ft. / Coral Springs, FL*





Park Ridge Church  
Design Build / 33,000 sq. ft. / Coral Springs, FL



# Belvedere Office / Warehouse

*Design Build / 85,000 sq. ft. / West Palm Beach, FL*







Baptist Health Care Surgery Center Bethesda West Campus  
Medical / 16,000 sq. ft. / Boynton Beach, FL





## Summit Plaza

Retail / Design Build / 110,000 sq. ft. / West Palm Beach, FL





Barrel of Monks Brewery  
Design Build / 9,136 sq.ft. / Boca Raton, FL



# Radiology, Palm Beach Gardens

Medical / Design Build / 7,500 sq.ft. / Palm Beach Gardens, FL





Sperling Prostate Center  
Medical / 4,300 sq. ft. / Delray Beach, FL







Aventura Medical Center  
Medical / 100,000 sq. ft. / Aventura, FL





JFK North Hospital - Vascular Imaging  
Design Build / 10,000 / West Palm Beach, Florida





DCA Boca  
Medical / 8,000 sq. ft. / Boca Raton, FL





## Paradise Bank

*Financial Services / Design Build / 12,500 sq.ft. / Boca Raton, FL*

*Leighton McGinn has completed numerous banking facilities throughout the tri-county area. Photographs presented show the ground floor interior of Paradise Bank and the high level of custom finishes as well as a stunning curbside appeal. Leighton McGinn worked closely with and coordinated the demanding requirements of both the Interior Designer and Architect.*



Bethesda Urgent Care  
Medical / 8,300 sq. ft. / Wellington, FL







OBGYN Specialists  
Medical / 12,000 sq. ft. / Wellington, FL






## Sailfish Marina

*Ship Store.Marina / 33,000 sq. ft. / Singer Island, FL*



A modern, minimalist interior space, likely a reception area for a spa or aesthetic clinic. The foreground features a long, white reception counter with a dark base and a decorative marble-like pattern. Behind the counter is a wall with a complex, geometric, 3D tile pattern in shades of grey and white. The ceiling is white with recessed lighting and a long, narrow light fixture. The floor is made of large, light-colored marble tiles. In the background, a hallway leads away, featuring a long, dark patterned rug and a wall-mounted light fixture.

Ageless Aesthetics  
*Remodel / 10,000 sq. ft. / Vero Beach, FL*





## Yoway

Retail / 2,500 sq. ft. / Jupiter, FL

## TLE Learning Center

Design Build / 5,000 sq. ft. / Palm Beach Gardens, FL







Private Estate  
18,000 sq. ft. / Homeland, FL



# Equestrian Training Facility

10,000 sq.ft. / Homeland, FL





# Equestrian Training Facility - 80% Completion

10,000 sq. ft. / Homeland, FL





# Equestrian Training Facility - Completed

10,000 sq.ft. / Homeland, FL







## Trillium Medical Center

Medical / 8,300 sq. ft. / Boynton Beach, FL





Trillium Medical Center  
Medical / 8,300 sq. ft. / Boynton Beach, FL





Leighton McGinn was given the task of delivering a completed branch bank building at an accelerated schedule of 90 calendar days, while maintaining a high level of quality including full compliance with the client's "zero punch list" policy. Due to permitting issues the schedule was accelerated to 80 calendar days. Leighton McGinn completed the project in a record 77 calendar days.



## Bank of America

*Financial Services / 4,700 sq.ft. / West Palm Beach*

Three separate bank locations were required to be built all within an 80 calendar day completion schedule from the ground up. These projects required an uncompromising degree of coordination and cooperation as let by Leighton McGinn.



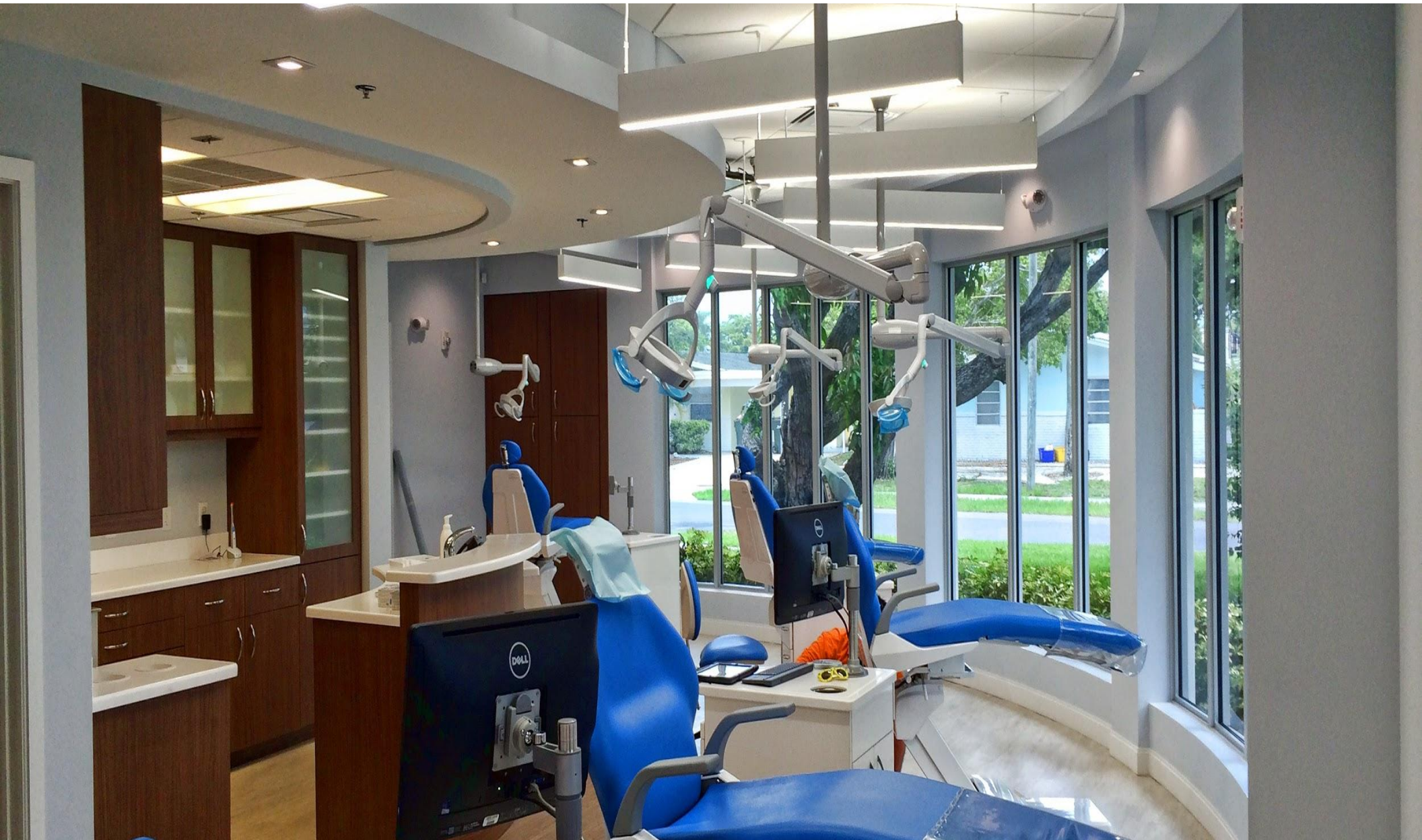


## Broad and Cassel Law Office

Tenant Improvement / Design Build / 11,000 sq.ft. / Boca Raton, FL



Dr. Young Pediatric Dentist  
*Dentistry/ 4,3000 sq. ft. / Delray Beach, FL*







## Addison Courtyard

Office Building / Design Build / 35,000 sq.ft. / Boca Raton, FL



JFK Cancer Institute  
*Medical / 19,000 sq. ft. / Lake Worth, FL*







CHECK IN

OBGYN Specialists  
Medical / 12,000 sq. ft. / Wellington, FL



# Survivor Charter School

*Design Build / 38,000 sq.ft. / West Palm Beach, FL*





# Survivor Charter School

*Design Build / 38,000 sq.ft. / West Palm Beach, FL*





# JFK Hospital Campus

*Medical Building / Design Build / 48,000 sq. ft.  
Atlantis, FL*





# Jupiter Outpatient Center

*Medical / Design Build / 51,400 sq. ft. / Jupiter, FL*





# Orthopedic Center of Palm Beach County

Medical / Design Build / 18,000 sq. ft. / Boynton Beach, Florida







## Boca Regional Hospital Outpatient Center

Medical / 24,000 sq. ft. / Boca Raton, FL



# Westine Medical Office Building

*Medical Office / 8,300 sq. ft. / Delray Beach, FL*





# Sykes Tile

Office / 30,000 sq. ft. / West Palm Beach, FL







Signature Flight - Palm Beach International Airport  
*Design Build / 30,000 sq.ft. / West Palm Beach, FL*



Delray Square - Various Tenants  
Retail / 16,000 sq. ft. / Delray Beach, FL







Berlin Dermatology  
Medical / 18,000 sq. ft. / Boynton Beach, FL



Broward College of Aviation Institute  
*Specialty Build / 12,000 sq. ft,*





# Coastal Cyberknife & Radiation Oncology Center

Medical / 8,300 sq. ft. / Fort Pierce, FL





# Dean Dental

Medical / 6,300 sq. ft. / Boca Raton, FL





# Palm Beach School for Autism

*Design Build / 38,000 sq. ft. / Lake Worth, FL*





Chen Dental Health  
Dentistry / 5,000 sq. ft. / Palm Beach Gardens, FL







Orthopedic Surgery Center - Bethesda West  
Medical / 16,000 sq. ft. / Boynton Beach, FL





Golden Anvil  
Retail / 2,000 sq. ft. / Jupiter, FL



# West Marion Medical Center

*Design Build / 60,000 sq. ft. / Ocala, FL*







Westside Medical - BiPlane  
Medical / 12,000 sq. ft. / Plantation, FL



# Gateway Plaza

*Design Building / 120,000 sq.ft. / Boynton Beach, FL*





# Quantum Park Boynton

General Office / Design Build / 35,000 sq.ft. / Boynton Beach, FL







## Burco Industrial Center

*Office / Warehouse / Design Build / 60,000 sq.ft. / Coral Springs, FL*





Jupiter Hematology  
Medical Office / 11,000 sq.ft. / Jupiter, FL



# Wuesthoff Port St. John

Medical Office Building / Design Build / 45,000 sq.ft. / Port St. John, FL





# Northwest Medical Center

*Medical Office Building / Design Building / 37,900 sq. ft. / Margate, FL*





Westside Regional Hospital  
Design Building / 47,150 sq.ft. / Plantation, FL





# University Medical Center

*Medical Office Building / Design Build / 32,000 sq.ft. / Tamarac, FL*

