



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 need 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	Vista Center Industrial West Palm Beach, Florida	30,000sf Industrial
Aventura Medical Center HCA Medical Campus Aventura, Florida	100,000sf	2400 Quantum Boynton Beach, Florida	70,000sf Office
University Hospital Tamarac, Florida	45,000sf	Centre Park West West Palm Beach, Florida	25,500sf Office Building
Jupiter Outpatient Center Jupiter, Florida	51,400sf Medical Office Building	SouthTrust Bank Boynton Beach, Florida	10,000sf Banking Facility
Westside Medical Arts Plantation, Florida	47,150sf Medical Office Building	SouthTrust Bank Pompano Beach, Florida	11,000sf Banking Facility
Palms West Phase 1,2,3 Wellington, Florida	55,500sf Medical Office Building	Bank of America Tequesta, Florida	5,900sf Banking Facility
Boynton Beach Medical Center Boynton Beach, Florida	50,000sf Medical Office Building	Bank of America West Palm Beach, Florida	4,700sf Banking Facility
Perrier Distribution Center Jupiter, Florida	30,000sf Industrial	Bank of America Boynton Beach, Florida	5,200sf Banking Facility
Banyan Court Boca Raton, Florida	31,200sf Office	Paradise Bank Boca Raton, Florida	12,548sf Banking Facility
Quantum Professional Building Boynton Beach, Florida	51,800sf Office	Belvedere Mini Storage West Palm Beach, Florida	85,000sf
Vista Center Industrial West Palm Beach, Florida	30,000sf Industrial	Survivor Charter School Palm Beach County, Florida	38,000sf
2400 Quantum Boynton Beach, Florida	70,000sf Office	Quantum Flex Building Boynton Beach, Florida	22,000sf
Centre Park West West Palm Beach, Florida	25,500sf Office Building	Barcelona Office Building Jupiter, Florida	18,000sf
Park Vista Place Lake Worth, FL	22,000sf	West Marion Medical Arts HCA Medical Campus Ocala, Florida	60,000sf
Orthopedic Center of PBC Boynton Beach, FL	18,000sf	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	Palm Beach School for Autism Lantana, FL	33,000sf
General Motors Acceptance Corp. Cypress Creek, Florida	8,000sf	Quest Diagnostics	30+ Locations
Motorola Boynton Beach, Florida	11,000sf Industrial	Block Group Boca Raton, Florida	14,000sf
Schonfeld Securities Boca Raton, Florida	11,000sf Financial	Facelifters Boca Raton, Florida	12,000sf
Schonfeld Securities Phase II Boca Raton, Florida	17,000sf Financial Office	CIBC/ Oppenheimer Boca Raton, Florida	10,000sf Financial
Mutual Service Corporation West Palm Beach, Florida	24,000sf Financial	Vincan Human Resources West Palm Beach, Florida	5,000sf General Office
Quantachrome Corporation Boynton Beach, Florida	22,500sf Industrial	EDS Phase I and II Boca Raton, Florida	33,000sf
Motorola Latin America Cypress Creek, Florida	60,000sf	Cintas Corporation West Palm Beach, Florida	10,000sf Retail
Apollo Eye Care Associates Various Locations	50,000sf Medical	Conroy Simberg Ganon West Palm Beach, Florida	14,000sf Law Office
Capital Asset Research Corp. West Palm Beach, Florida	16,000sf Financial	Debt Control West Palm Beach, Florida	40,000sf Data Center
Slavic Mutual Funds Boca Raton, Florida	12,000sf Common Area	Baby Superstore Plaza West Palm Beach, Florida	22,000sf Retail
Slawson & Cunningham Palm Beach Gardens, Florida	11,000sf	Ocwen West Palm Beach, Florida	25,000sf Office
Carmines Restaurant Palm Beach Gardens, Florida	6,500sf Restaurant	IKON Business Solutions West Palm Beach, Florida	14,000sf Office
Wholly Harvest Boca Raton, Florida	15,000sf Restaurant	Iron Mountain Riviera Beach, Florida	12,000sf Record Stage/Industrial
Connor Formed Metal Products Boynton Beach, Florida	6,000sf	Sports Trend West Palm Beach, Florida	9,000sf Office
Phynet Dermatology Boca Raton, FL	5,500sf	Katzen Eye Care Boynton Beach, Florida	7,500sf Medical
Phynet Dermatology Miami, FL	6,000sf	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	Baptist Surgery Center Palm Beach County	9,000sf
Concord Camera Hollywood, Florida	11,000sf Office	General Dynamics Phase II West Palm Beach, Florida	25,000sf Flight Services
WR Grace & Company Boca Raton, Florida	16,000sf Office	Broad and Cassel Boca Raton, Florida	11,000sf Law Office
Merrill Lynch St. Lucie West, Florida	3,000sf Office	Cunningham & Raskin Boynton Beach, Florida	5,000sf MRI Imaging Facility
Holland & Knight West Palm Beach, Florida	8,500sf Office	Flagler Opening Imaging West Palm Beach, Florida	15,000sf MRI Imaging Facility
Purity Wholesale Grocers Boca Raton, Florida	100,000sf Office	Gardens Open Imaging Palm Beach Gardens, Florida	10,000sf MRI Imaging Facility
Cedar Hospital Miami, Florida	35,000sf Ongoing Project	Jupiter Open Imaging Jupiter, Florida	7,000sf MRI Imaging Facility
Joseph E. Seagrams & Sons Delray Beach, Florida	14,500sf Office	Progressive Ventures Imaging Jupiter, Florida	4,000sf MRI Imaging Facility
Cyber Care Boynton Beach, Florida	17,000sf Office	Women's Center Margate, Florida	3,000sf Medical Office
Stratis Boynton Beach, Florida	11,000sf Office	Outpatient Rehab Imaging Margate, Florida	8,200sf Medical Office
Champion Computer Boca Raton, Florida	17,000sf Office	AG Edwards Boynton Beach, Florida	7,000sf Financial
Pegasus Boca Raton, Florida	13,600sf Office	Orthopedic Associates Jupiter, Florida	9,500sf Medical
Theis & Sons Boca Raton, Florida	8,000sf Office	Cybercare Phase II Boynton Beach, Florida	9,800sf Office
Outpatient Rehab Center Margate, Florida	8,200sf Medical Office	Hoard, Taub, Freedman & Rauch Boca Raton, Florida	11,000sf Medical
Florida Perinatal Boca Raton, Florida	5,900sf Medical Office	Oaks Medical Plaza Boca Raton, Florida	35,000sf+ 17 Medical Suites
JFK Vascular Atlantis, Florida	5,000sf Medical Office	Tropical Shipping Riviera Beach, Florida	70,000sf
Baptist Surgery Center Palm Beach County	16,000sf	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



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



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

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



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.

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.





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

3

EXIT

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

MATTRESSFIRM

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QUEEN
MATTRESS
\$169.99

SEMI-ANNUAL
SALE
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FOR 5
YEARS

R-PEDIC
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GIFT

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BODY
PILLOW
was \$30



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

