



## CLASS A MEDICAL OFFICE SPACE ON DOCTOR'S HOSPITAL

5831 Bee Ridge Rd, Sarasota, FL 34233



### PROPERTY OVERVIEW

Class A Medical Office Space located across from the Doctors Hospital Medical Campus at the corner of Bee Ridge Road and Cattlemen Road in Sarasota, FL

- Medical Office space ready for your custom build-out
- TI allowance by negotiation
- Located adjacent to Doctor's Hospital campus, a 155 bed acute care hospital with 550 physicians and 24/7 emergency
- Join Choice Diagnostic Imaging, Sforzo Dillingham Stewart Orthopedics, Neurosurgery & Spine Specialists and other medical professionals

### PROPERTY SUMMARY

Lease Rate:	Contact Agent for Pricing
Available SF:	2,159 - 6,578 SF
Market:	North Port-Sarasota-Bradenton
Submarket:	Bee Ridge at Cattlemen Road
Building Class:	Class A



STEVE HORN, CCIM  
941.906.8688 x107  
steve@ian-black.com



MELISSA HARRIS, SIOR  
941.906.8688 x114  
Melissa@ian-black.com



# Class A Medical Office Space on Doctor's Hospital Campus

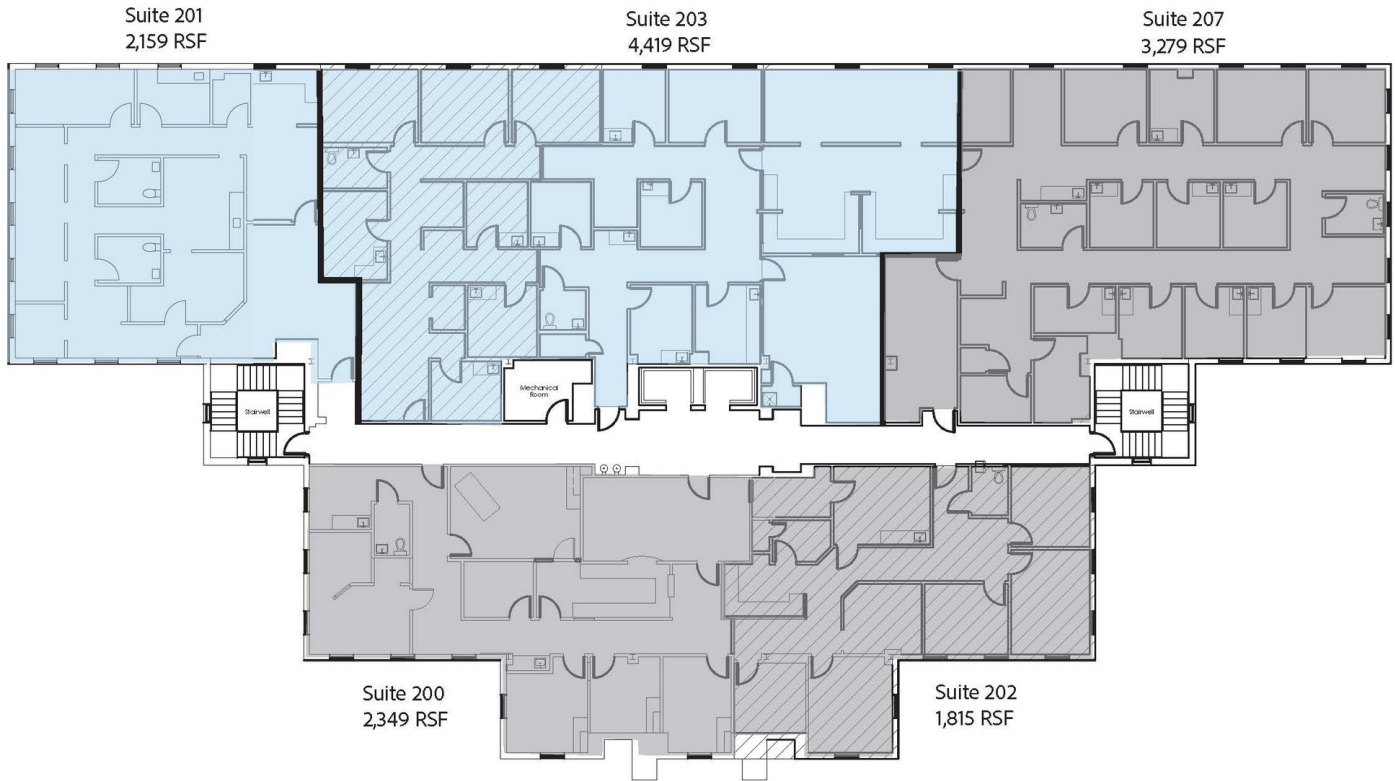
5831 Bee Ridge Rd, Sarasota, FL 34233

**LEASE TYPE** | NNN

**TOTAL SPACE** | 2,159 - 6,578 SF

**LEASE TERM** | Negotiable

**CAM & TAX** | Negotiable



MAXFIELD MEDICAL OFFICE - 2ND FLOOR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 201	Available	2,159 - 6,578 SF	NNN	Contact Agent for Pricing
Suite 203	Available	4,419 - 6,578 SF	NNN	Contact Agent for Pricing



STEVE HORN, CCIM  
941.906.8688 x107  
steve@ian-black.com



MELISSA HARRIS, SIOR  
941.906.8688 x114  
Melissa@ian-black.com

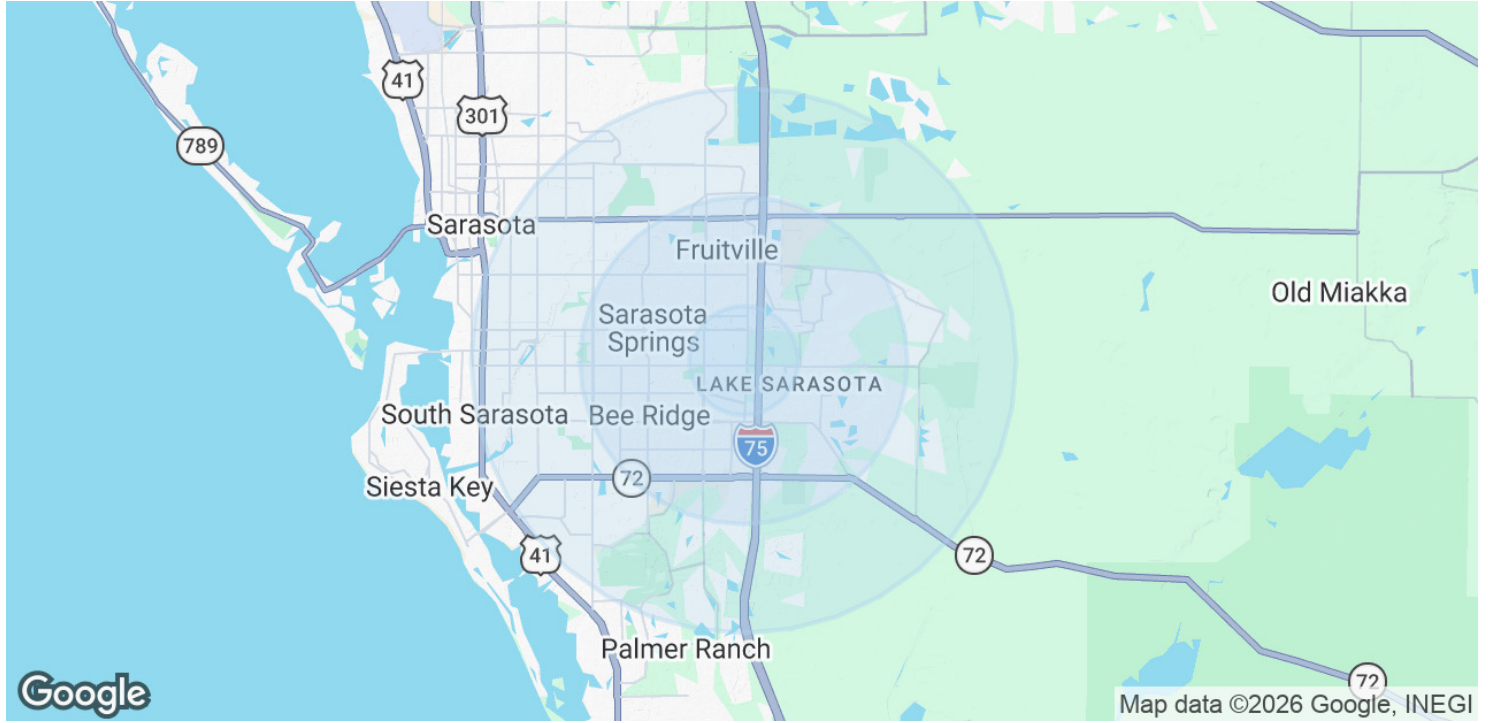
**IAN BLACK**  
REAL ESTATE  
THE PLACE FOR SPACE

# CLASS A MEDICAL OFFICE SPACE ON DOCTOR'S HOSPITAL CAMPUS

## DEMOGRAPHICS MAP & REPORT

### Class A Medical Office Space on Doctor's Hospital Campus

5831 Bee Ridge Rd, Sarasota, FL 34233



#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,361	54,755	130,479
Average age	44.1	46.3	48.1
Average age (Male)	43.8	44.4	46.4
Average age (Female)	44.6	47.8	49.6

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,627	22,448	56,228
# of persons per HH	2.6	2.4	2.3
Average HH income	\$68,710	\$75,355	\$70,548
Average house value	\$228,866	\$254,399	\$273,206

\* Demographic data derived from 2020 ACS - US Census



STEVE HORN, CCIM  
941.906.8688 x107  
steve@ian-black.com



MELISSA HARRIS, SIOR  
941.906.8688 x114  
Melissa@ian-black.com

**IAN BLACK**  
REAL ESTATE  
THE PLACE FOR SPACE