

WIREGRASS RANCH MEDICAL PAVILION I



FLAGSHIP
HEALTHCARE PROPERTIES

BROKE
GROUND
Dec 9, 2025



Conceptual Rendering

46,000 SF

MEDICAL OUTPATIENT OFFICE FOR LEASE

TIMELINE

11/17/2025

GROUND
BREAKING

01 2026

FOUNDATIONS
& PADS

02 2026

COMPLETE
SHELL

03 2026

START
T.I.

04 2026

TENANT
OCCUPANCY

WIREGRASS RANCH MEDICAL PAVILION I

Strickland Ave & Wiregrass Ranch Blvd
Wesley Chapel, FL 33543

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WIREGRASS RANCH MEDICAL PAVILION I
WESLEY CHAPEL FLORIDA 33543



WHY WIREGRASS RANCH MEDICAL PAVILION

THE RIGHT PLACE FOR MEDICAL OFFICE

In Wiregrass Ranch, you'll find not only a variety of health and wellness providers, but also some of the most respected facilities in the area. It's no wonder Wiregrass Ranch is becoming a destination for those seeking the best possible care.

Tremendous residential growth in Wiregrass Ranch and the surrounding submarkets is driving Physician Demand. The market needs over 280 physicians in multiple specialties over the next five years.

See detailed list of Physician demand on page 3.

THE RIGHT DESIGN AT THE RIGHT COST

Wiregrass Ranch Medical Pavilion has a thoughtful, functional, efficient design and is located on a high visibility corner with abundant parking for patients, providers, and staff.

The campus offers a competitive lease rate, a generous tenant improvement allowance for customized build outs, plus building and pylon signage are available.

The campus does not have any ancillary restrictions.

THE RIGHT NEIGHBORS

Wiregrass Ranch Medical Pavilion is located on Strickland Ave. & Wiregrass Ranch Blvd., a major north/south connector within Wiregrass Ranch.

The site is across from the New Orlando Health Hospital which is under construction and opening in 2025.

The site is also across from the new Wiregrass Ranch Legacy Town Center which is planned for over 3,000 residential units, plus hotels, office and retail.

The site is directly adjacent to the Wiregrass Ranch Sports Complex which last year hosted five large sporting events including elite volleyball and basketball tournaments as well as a USA gymnastics meet and just received a \$15.2M budget approval from Pasco County to expand.

AREA DEMOGRAPHICS

15 Minute
Drive Time



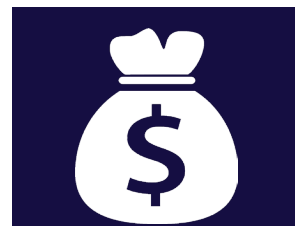
TOTAL POPULATION

2025 - 76,489
2030 - 89,092



TOTAL HOUSEHOLD

2025 - 27,710
2030 - 33,122



AVG HOUSEHOLD INCOME

2025 - \$ 139,680
2030 - \$ 153,328



ABOUT WIREGRASS RANCH

Located just 30 minutes outside of Downtown Tampa, Wiregrass Ranch is 5,000 acres of life teeming with lifestyle opportunity.

The Porter Family established Wiregrass Ranch in 1942 where they raised cattle and grew citrus orchards. The family cared about a vision for the land more than ranching. The Porters imaged a vibrant mix of residential neighborhoods, schools, greenspace, trails and premier institutions that could serve growing family community for generations to come.

After years of careful stewardship, Wiregrass Ranch has become an amenity rich master-planned community with beautiful neighborhoods, trails, parks and a Sports Complex. Today the Ranch offers residential, retail, an array of cultural and dining options, commercial office, hotels, new medical centers, K-12, and college campuses.

While the vision of a thriving family community is reality, the family continues to implement their vision by expanding residential options, adding retail, parks and trails, shopping, dining, and additional medical facilities. A vibrant town center in the heart of the community is in development at Wiregrass Ranch.

So much has been thoughtfully accomplished but the family's vision has the opportunity and significant room to grow in serving the community for generations.

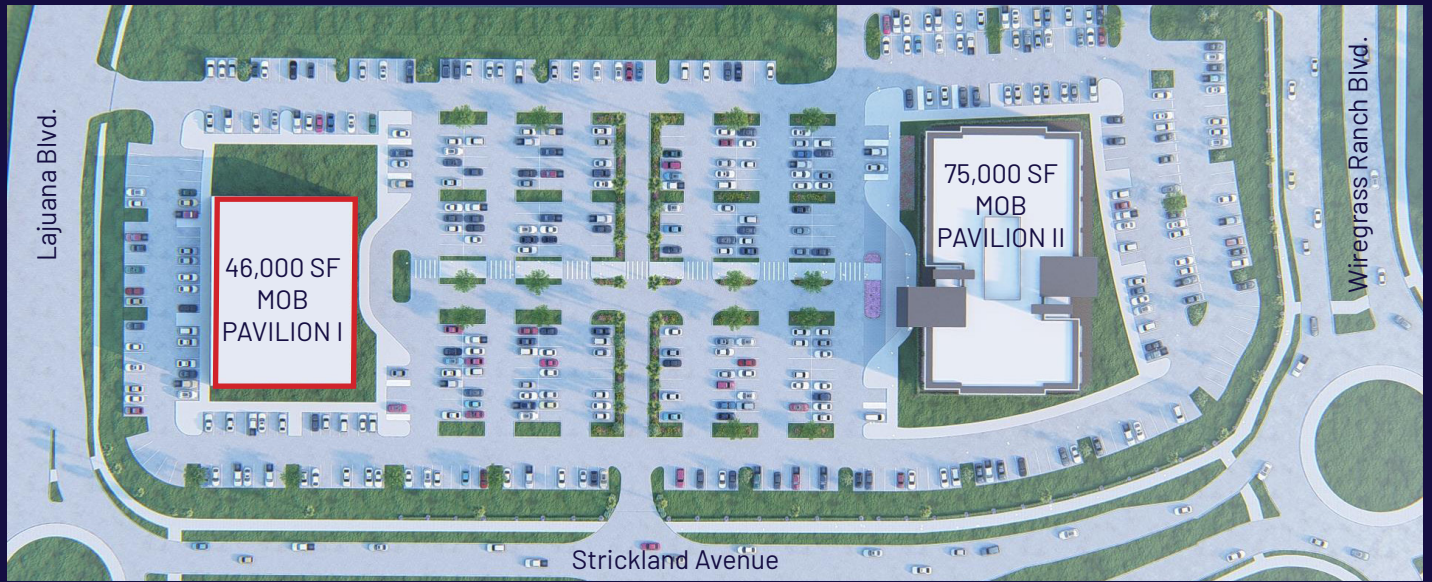




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SITE PLAN



RENDERINGS





CLINICIAN SF FOR UNDERSERVED DEMAND BY SPECIALTY *

SPECIALTY	NEED IN PROVIDERS 5 YEAR POP GROWTH	60% OF TOTAL MARKET SHARE	SF NEEDED TO SATISFY REQUIREMENTS
Physical Medicine & Rehabilitation	37.01	22.21	33,310
Primary Care	32.31	19.38	29,077
Dentistry	27.34	16.40	24,602
Optometry	15.10	9.06	13,590
Emergency Medicine	9.79	5.87	8,807
Pediatrics & Neonatology	9.76	5.86	8,785
General Surgery	9.43	5.66	8,491
Ophthalmology	9.40	5.64	8,460
Orthopedics	8.61	5.16	7,746
Obstetrics & Gynecology	8.28	4.97	7,452
Radiology	7.95	4.77	7,159
Cardiovascular	7.70	4.62	6,933
Oncology & Hematology	6.75	4.0	6,075
Hospitalist	5.90	3.5	5,307
Pathology & Laboratory Medicine	5.12	3.07	4,607
Neurosciences	4.55	2.73	4,091
Gastroenterology	3.21	1.93	2,891
Pulmonology	2.53	1.52	2,281
Urology	2.46	1.48	2,213
ENT	2.03	1.22	1,829
Nephrology	1.88	1.13	1,694
Endocrinology, Diabetes & Metabolism	1.73	1.0	1,558

32.31		60%		1,500 SF		29,077 SF
Additional Demand Primary Care	X	Total Market Share	X	Avg SF Per Physician	=	Additional Medical Office Needed to Meet Demand

9.76		60%		1,500 SF		8,785 SF
Additional Demand Pediatrics & Neonatology	X	Total Market Share	X	Avg SF Per Physician	=	Additional Medical Office Needed to Meet Demand

9.61		60%		1,500 SF		7,746 SF
Additional Demand Orthopaedics	X	Total Market Share	X	Avg SF Per Physician	=	Additional Medical Office Needed to Meet Demand

*Advisory Board





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CALL US ABOUT WIREGRASS RANCH MEDICAL PAVILION I

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BUILDING IN THE HEART
OF WESLEY CHAPEL!



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