





Building owned and managed by **HEALTHCARE REALTY**

BRIAN BREEDING, CCIM

Managing Director +1 813 204 5369 brian.breeding@cushwake.com

WENDY GIFFIN

Executive Director

+1 727 599 3799 wendy.giffin@cushwake.com

Opportunity

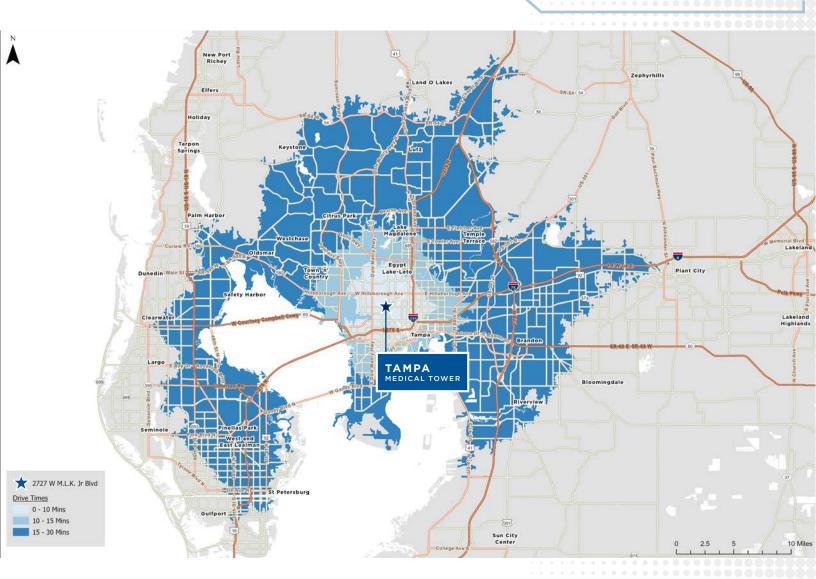
- Class A, 8-story, 115,708 RSF medical office building
- Adjacent to campus of St. Joseph's Hospital (Baycare)
- Ample parking for patients and staff
- On-site security
- Convenient covered entryway
- Future interior improvements planned

SIZE

115,708 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2022 TOTAL POPULATION	15,541	127,254	299,985
2022 MEDIAN AGE	42.5 Yrs	37.7 Yrs	37.7 Yrs
2022 AVERAGE HOUSEHOLD INCOME	\$45,740	\$52,444	\$57,918





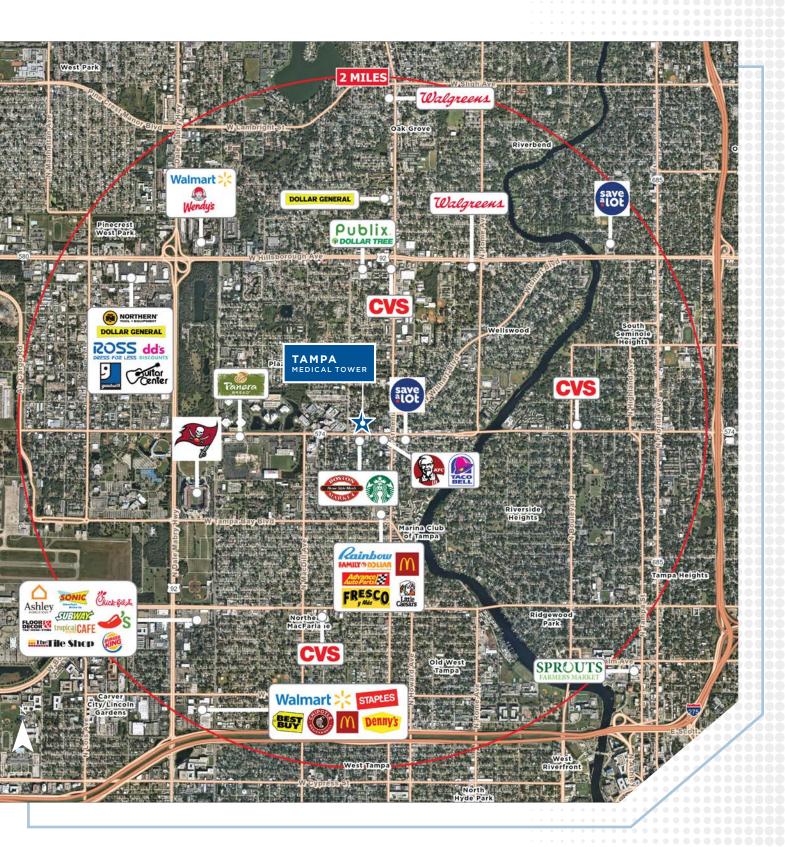
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Nearby Amenities





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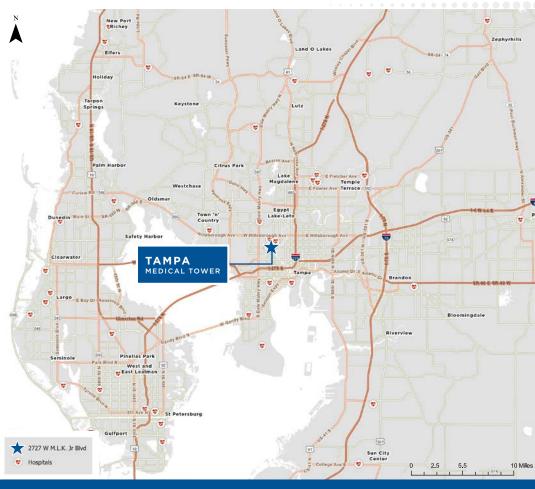


Nearby Medical









Premier Medical Office Space for Lease

BRIAN BREEDING, CCIM

Managing Director Florida Healthcare Advisory Practice +1 813 204 5369 brian.breeding@cushwake.com

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