

Ciminelli Real Estate Services is proud to offer a select group of tenants the ability to lease 7,900 square feet of class A medical space located in close proximity to two large hospitals in the heart of Jacksonville, Florida.

The building is a roughly 24,000 square foot, single story medical facility located at 5742 Booth Road in Jacksonville, FL. A new tenant will be occupying this facility with only one other tenant.

Institutionally owned by Welltower (NYSE: WELL) a ~\$48B publicly traded medical company, tenants are assured of the highest attention to detail of any landlord.

Welltower

 **Ciminelli**
REAL ESTATE SERVICES



BROOKS
Rehabilitation.

 **HCA Florida**
Healthcare

5742 Booth Road



Size: 7,900 SF

Lease Rate: Negotiable

Additional Rent: NNN structure;
Tenant pays their pro-rata share of
all operating costs

Utilities: Electric, water/sewer is
included in Additional Rent above.

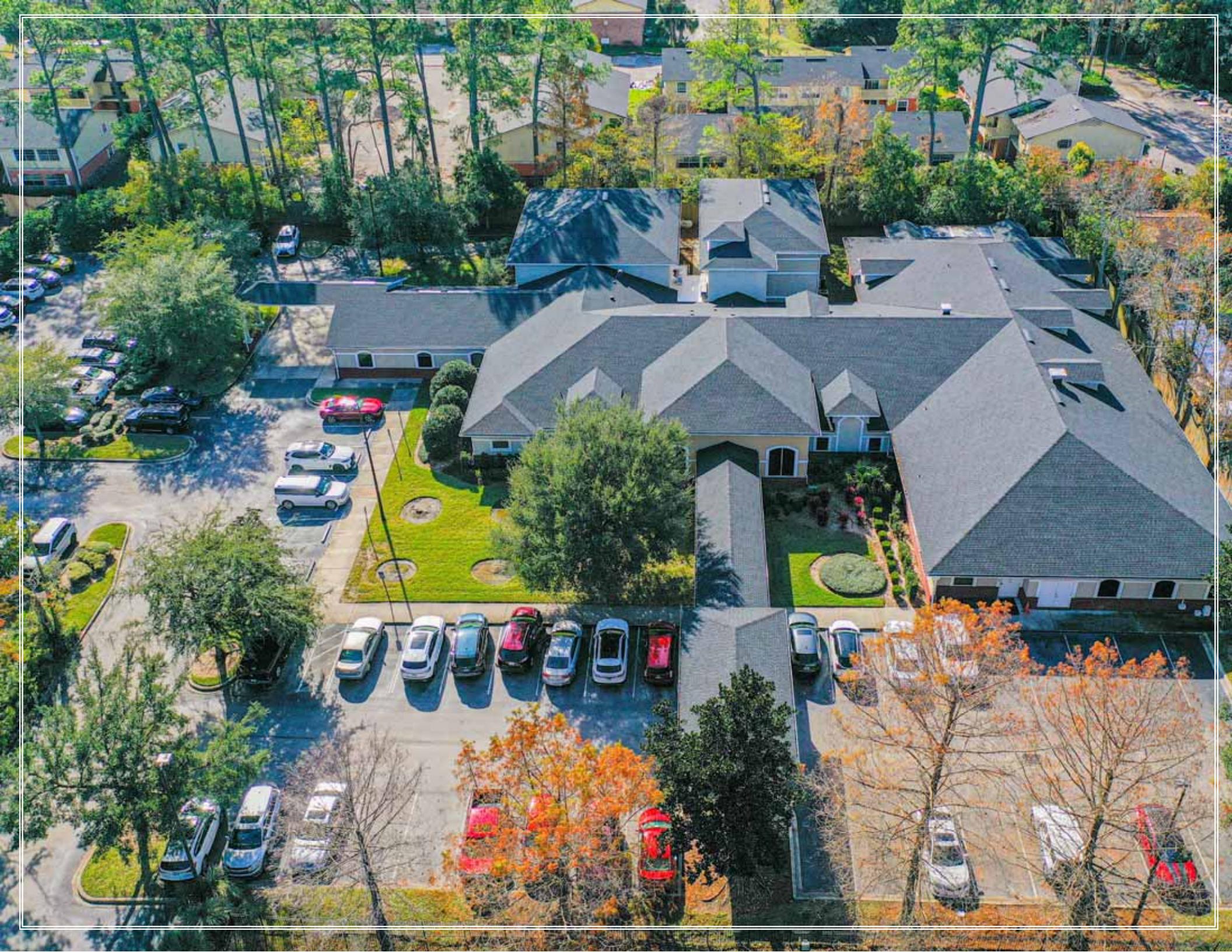
Timing: Immediate; space is
currently vacant

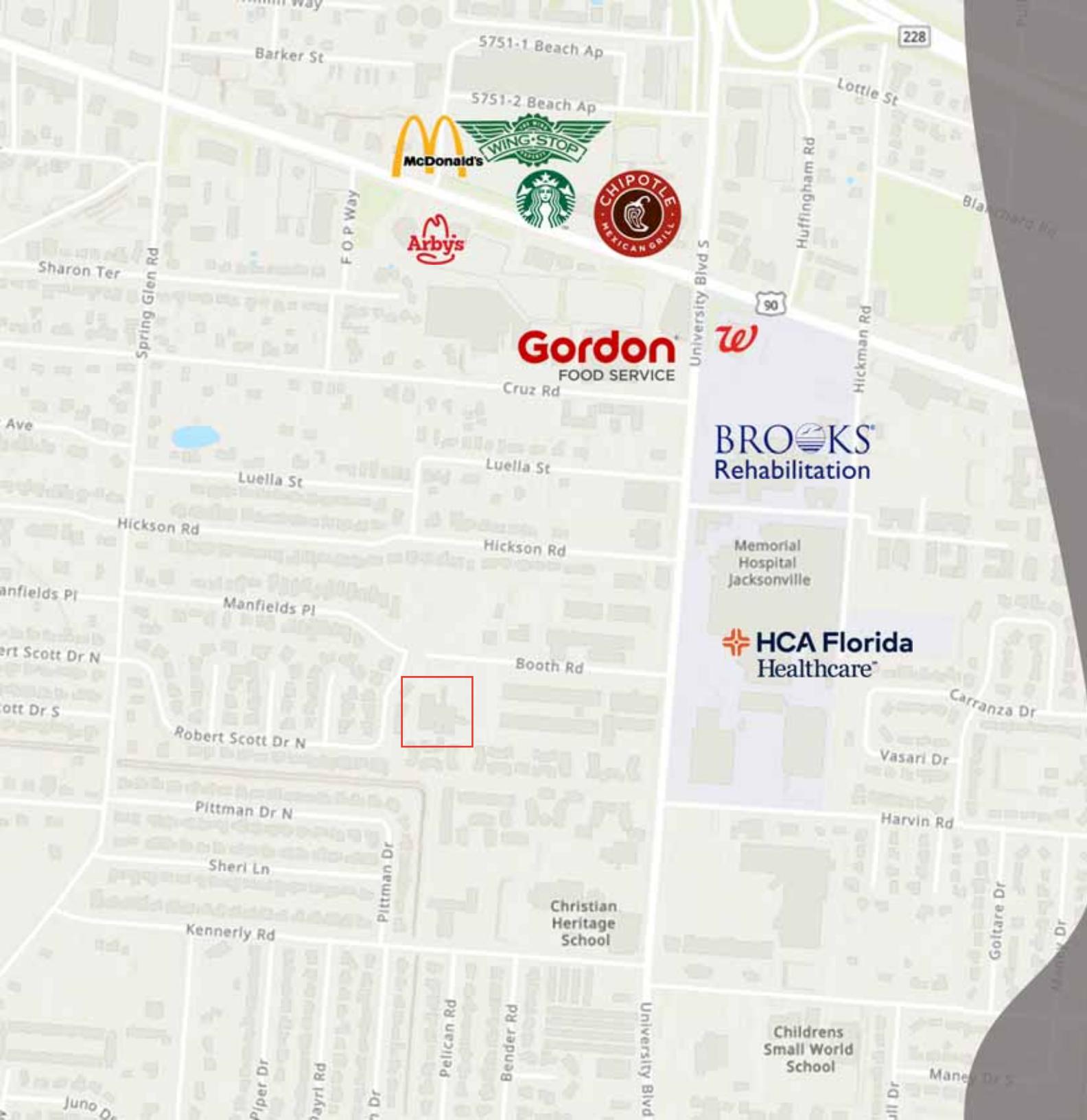
Desired Term: 7 Years

Incentives: Landlord will contribute
significant capital to tenant
improvements

Additional Space Highlights:
45' x 29' (1,320 SF) Room formerly
housing a Linear Accelerator (LINAC)
with 3' concrete walls, floors, and
ceiling; 3 Phase Power; CT Scanning
room; new roof







4 Miles to downtown Jacksonville

3 Miles to Baptist Health, MD Anderson Cancer Center, Wolfson Children's Hospital

3 Miles to San Marco

14 Miles to Mayo Clinic

12 Miles to the beach

15 Miles to JAX International Airport



Brooks operates a 160-bed inpatient rehabilitation hospital that provides innovative care for people with traumatic injuries or life-changing illness including stroke, spinal cord injury, brain injury or complex neurological and orthopedic conditions.

Their highly skilled and knowledgeable team of doctors, therapists, nurses, neuropsychologists, case managers and more provide compassionate care and each patient receives an individualized care plan to help empower them to reach their highest level of recovery.

Brooks Rehabilitation Hospital is ranked #1 in Florida by U.S. News & World Report's "Best Rehabilitation Hospital" list. The hospital is also CARF-accredited in stroke, spinal cord injury, brain injury, pain, pediatrics and general medical rehabilitation. This accreditation reflects proven outcomes achieved through evidence-based practice.



For over 45 years, HCA Florida Memorial Hospital has been providing high-quality, patient-focused healthcare to Northeast Florida. HCA Florida Memorial Hospital is a 454-bed acute care hospital offering a full line of services, including 24-hour emergency care at three different locations. We feature an accredited Chest Pain Center, certified Stroke Center, Bone and Joint Center and our maternity center, Special Beginnings.

They have a team of over 1,800 employees and 800 physicians on staff and are certified as a Primary Stroke Center by The Joint Commission. In 2023 they received a "A" safety grade by Leapfrog as well as one of the best 100 Bariatric Centers.



Why lease with Welltower?

Your Vision...Our Space

Welltower delivers the health care infrastructure necessary to facilitate better treatment at lower costs and keep patients out of the hospital. Our business is centered on a relationship-based investing platform. We provide real estate capital to leading seniors housing operators, post-acute care providers and health systems. Through our capital, these companies are able to grow, innovate and ultimately provide better care.

We take pride in cultivating trusted relationships with the leading health systems, hospitals, practices, and providers across the country. Since healthcare real estate is all we do, we remain persistent, passionate, and more creative than ever before to ensure that we exceed the expectations of our partners to meet the growing demand of outpatient care.

36 States with Welltower Properties

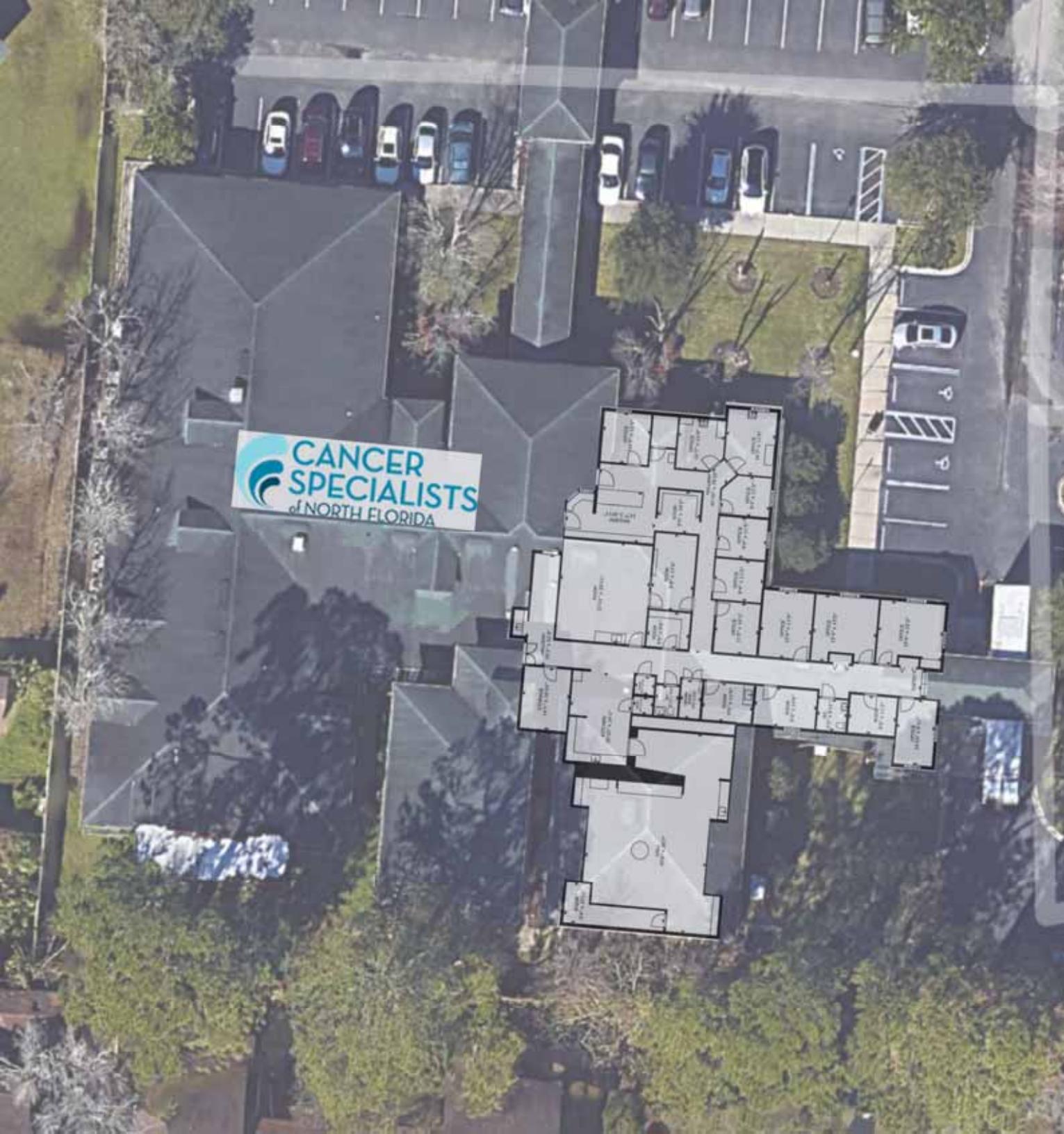
100+ Health Systems Served

~26M SF of Outpatient Facilities

NYSE: WELL

~\$48 Billion Market Cap





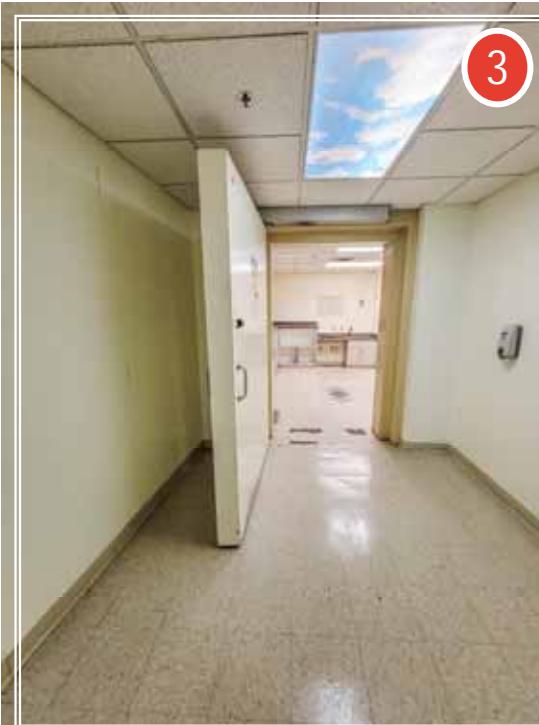
The 7,900 square foot space is located along the Eastern side of the single story facility.

A private, covered entrance allows for ease of accessibility for both patrons and employees.

The Western portion of the building is occupied by a single tenant, Cancer Specialists of North Florida.

The parking lot consists of 104 spaces for a 4.3/1,000 parking ratio.

The building is fully sprinklered and has 3 phase power.





For Additional Information and to arrange a personal tour,
please contact:

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