

MEDICAL OFFICE LEASING OPPORTUNITY



# TMH Medical Office Plaza

1002 North Arnold Road · Panama City Beach, FL 32413

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# PROPERTY HIGHLIGHTS

**80,000 SF**

**Total Building Size**

Class A Medical Office

**6,000 SF**

**Available to Lease**

Min. 2,000 SF Divisible

**2024**

**Year Built**

Brand New Construction

**5:1,000**

**Parking Ratio**

16 ADA-Dedicated Spaces



**Anchor your practice at the only Class A medical building on a landmark 87-acre FSU/TMH campus.** Located at Hwy 79 & Philip Griffiths Sr. Pkwy — less than 1 mile from Highway 98.

# PRIME LOCATION & ACCESS



## STRATEGIC ACCESS

- Highway 98 < 1 mile
- Scenic Highway 30A 10 min
- Rosemary Beach 12 min
- NW FL Beaches Intl. Airport 15 min
- Downtown Panama City 20 min

# ON-SITE MEDICAL SERVICES



*Established medical tenants already driving traffic to you.*



Ambulatory Surgery



Primary Care



Dermatology



Urgent Care



Bone & Joint Care



Cardiology Services by Southern Medical Group

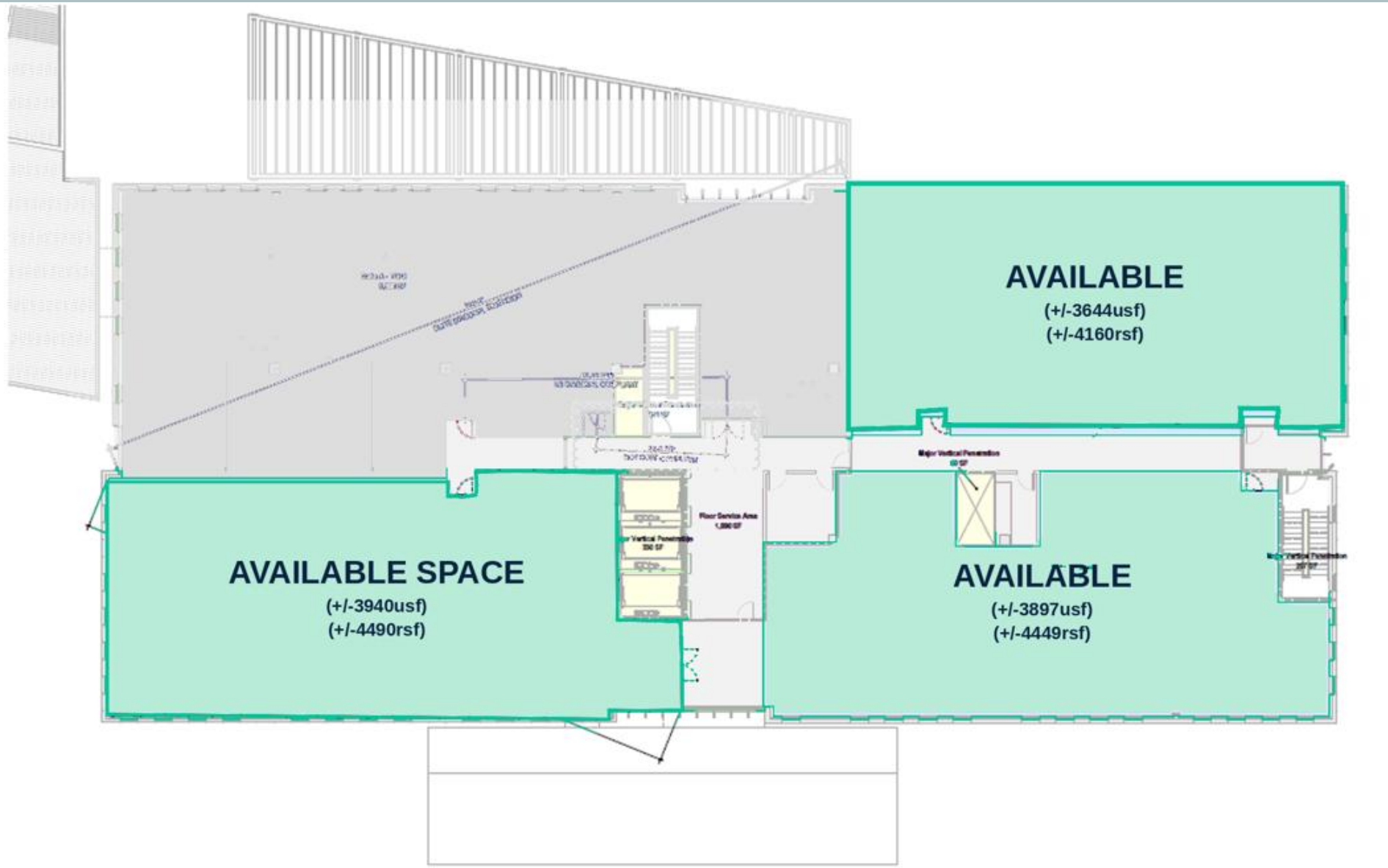


Women's Health



Pulmonary, Critical Care & Sleep

## AVAILABLE SPACE



THE BIGGER PICTURE

# A \$414 Million Medical Campus Is Being Built Around You

**\$414M**

Hospital Investment

**87 Acres**

Master-Planned Campus

**180–500**

Hospital Beds

**2028**

Hospital Opens

**FSU • Tallahassee Memorial HealthCare • The St. Joe Company**

*TMH Medical Office Plaza is the FIRST building on this landmark campus — secure your space before the hospital opens and patient volumes surge.*

# WHY CHOOSE THIS LOCATION?

01

## First-Mover Advantage

Be established before the \$414M hospital opens in 2028. Early tenants capture patient relationships before competition intensifies.

02

## Institutional Anchor Tenants

TMH drives daily foot traffic. Patients already coming to the building are your future patients.

03

## Fastest-Growing Medical Market

Panama City Beach is one of Florida's fastest-growing communities. Medical demand far outpaces current supply. Capture patients from Latitude Margaritaville, Watersound, Breakfast Point East, and thousands of new homes planned.

04

## Class A, Future-Proof Location

Brand new construction on an 87-acre planned campus backed by FSU, TMH, and The St. Joe Company. Convenient access from Panama City Beach, Lynn Haven, and Walton County, expanding your reach across multiple high-growth markets.

READY TO TOUR?

# Let's Talk About Your Space

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*Spaces are limited — secure your position before the hospital opens in 2028.*