

Sarasota MOB

2851 Height Street, Sarasota FL 34240

FOR LEASE
9,700 SF



Sarasota MOB For Lease

2851 HEIGHT STREET
2nd FLOOR
SARASOTA, FL 34240



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FLAGSHIP
HEALTHCARE PROPERTIES

PROPERTY OVERVIEW

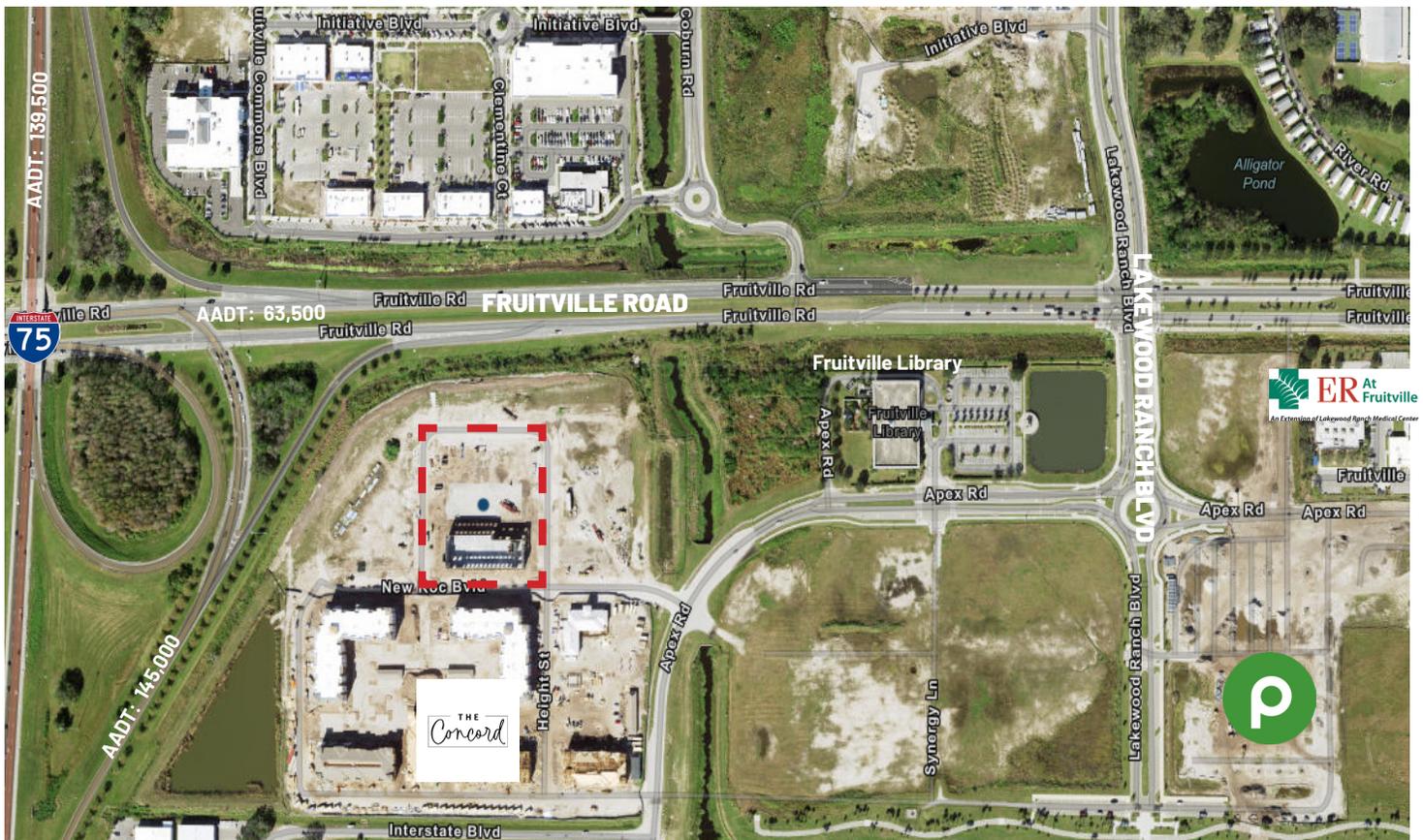
Prime Medical Office Space for lease on the second floor. An exceptional opportunity to lease medical office space at the newly constructed Kennedy White Orthopedic Surgery Center. Shell space on the second floor is ready for interior build-out, allowing customization to meet your specific medical practice needs.

Prime Location & High Visibility:

- Strategically positioned at the I-75 and Fruitville Road interchange, offering excellent visibility from I-75.
- Ideal for medical specialists, outpatient services, imaging centers, and multi-physician practices
- Adjacent to 600 newly built apartments and a brand-new Publix, with additional retail and dining developments planned ensuring a strong patient base.

This premier medical office space provides high exposure, convenience, and the flexibility to design your ideal practice environment in a rapidly growing medical and residential corridor.

Contact us today to secure your space in this state-of-the-art medical hub!



SUMMARY

Sarasota, Florida, has become one of the more dynamic secondary markets for commercial real estate (CRE) in the southeastern U.S. Its appeal lies in a combination of demographic growth, wealth migration, business-friendly policies, and a high quality of life. Here's a breakdown of Sarasota's CRE landscape by sector as of mid-2025:

Office Market

Demand: Modest but stable, with hybrid work patterns still affecting net absorption.

Trends: Stronger demand in Class A suburban offices, especially near Lakewood Ranch and downtown Sarasota.

Medical office buildings (MOBs) are a hot sub-sector, benefiting from the area's growing senior population.

Vacancy Rates: Holding steady, slightly below national averages (~8-10% depending on submarket).

Rents: Gradual increases, particularly for well-located and recently renovated buildings.

Currently, the building is Owner Occupied by Kennedy White. The building was built in 2024, CO issued April 2025 and is located in the southeast quadrant of Fruitville Road and I-75 in Sarasota, Florida.

SARASOTA FL

Sarasota, Florida, is a vibrant coastal city located on the Gulf of Mexico, renowned for its stunning beaches, cultural attractions, and relaxed lifestyle. With a population of approximately 60,000, it is part of the larger Sarasota-Bradenton metropolitan area.

The city is perhaps best known for Siesta Key Beach, famous for its powdery white quartz sand and clear waters. Sarasota is also a hub for arts and culture, boasting institutions like the John and Mable Ringling Museum of Art, Sarasota Opera, and numerous galleries and theaters. Its historic downtown area offers a mix of boutiques, fine dining, and lively entertainment.

Sarasota is a haven for outdoor enthusiasts, offering activities such as kayaking through mangroves, birdwatching, and boating. Its year-round warm climate and natural beauty attract retirees, families, and visitors alike. Additionally, the area has a rich history tied to the circus, as it served as the winter quarters for the Ringling Bros. and Barnum & Bailey Circus for many years.

With a blend of natural beauty, culture, and recreational opportunities, Sarasota is a desirable destination for residents and tourists.



NEARBY COMMUNITY

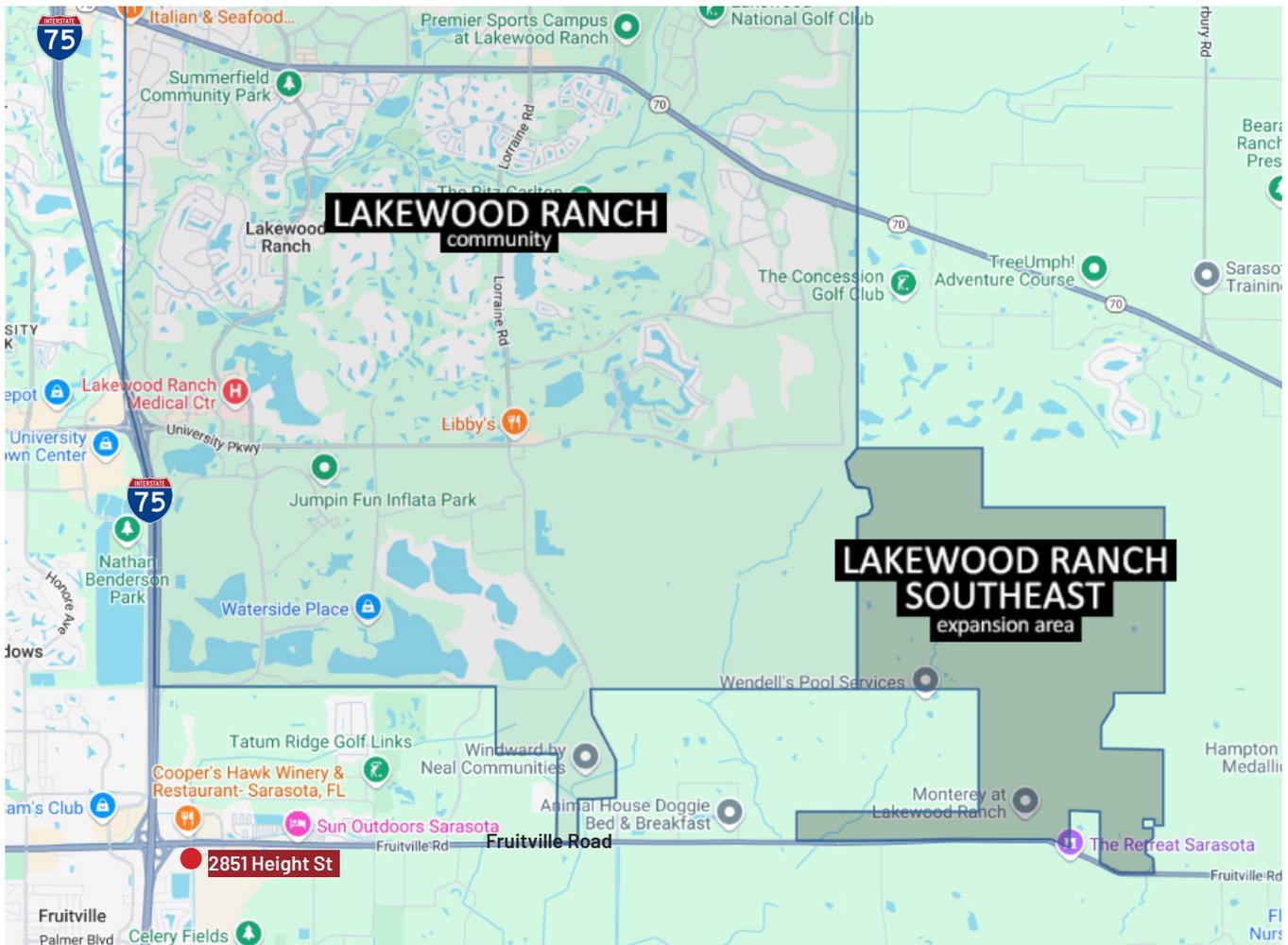
Lakewood Ranch Southeast Achieves County Approval

The Lakewood Ranch Community expands east adding up to 5,000 more homes in Sarasota County.

The proposed expansion of the Lakewood Ranch master-planned community to include a new area called Lakewood Ranch Southeast received approval from the Sarasota County commissioners on Jan 28, 2025. Lakewood Ranch Southeast, situated on 4,120 acres from University Parkway south to Fruitville Road, is projected to add up to 5,000 more homes in east Sarasota County going forward.

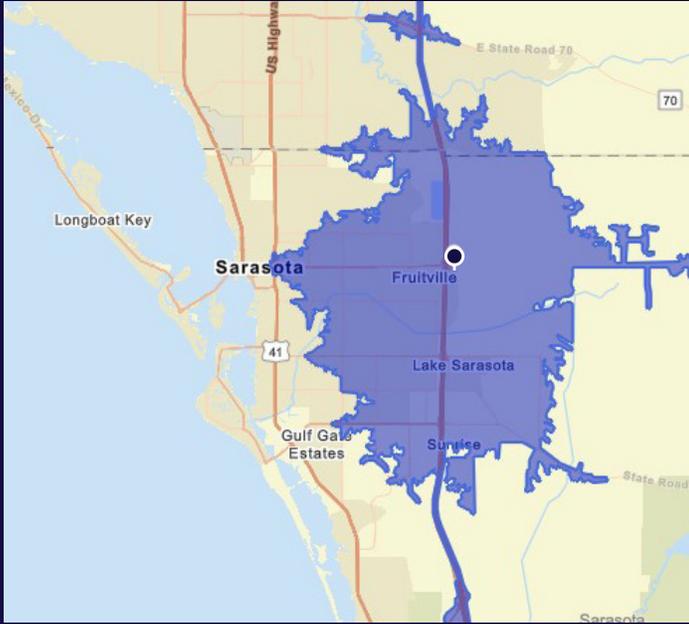
Overview of Lakewood Ranch Southeast

- Spans from University Pkwy south to Fruitville Road, in east Sarasota County
- Situated on 4,120 acres
- Allows up to 5,000 additional homes to be built



AREA DEMOGRAPHICS

15 MINUTE DRIVE TIME



AREA DEMOGRAPHICS 15 Minute Drive Time

TOTAL POPULATION

2025 - 130,863
2030 - 139,597

TOTAL HOUSEHOLD

2025 - 58,157
2030 - 62,457

AVG HOUSEHOLD INCOME

2025 - \$ 124,998
2030 - \$141,335

Position Your Practice in a Thriving Medical Hub.

This state-of-the-art ambulatory surgery center (ASC) is designed to serve a high volume of patients in need of orthopedic and specialty medical care.

Why This Location is Ideal for Your Practice - Unmatched Synergy & Referral Opportunities.

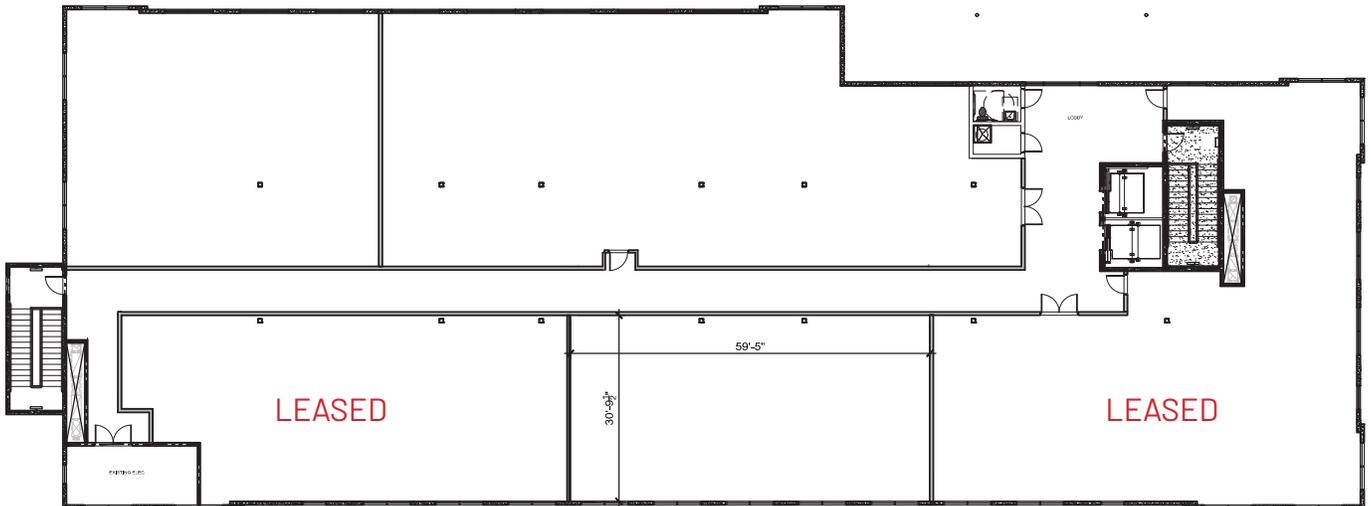
- Co-locate with a leading orthopedic surgery center. The Kennedy White Orthopedic Surgery Center attracts a steady flow of patients who may require post-operative care, imaging, rehabilitation, pain management, or other specialty medical services.
- The opportunity to be part of a collaborative healthcare ecosystem, where providers benefit from shared patient traffic, and the credibility of being in a Class A medical facility.
- Ideal for primary care providers, cardiac providers, imaging center services and other complementary healthcare services.

FLOOR PLANS

1st FLOOR



2nd FLOOR



ABOUT KWOC

ABOUT KENNEDY WHITE ORTHOPAEDIC CENTER (KWOC)

Premier Anchor Tenant:

Kennedy-White Orthopaedic Center is one of the most respected and established orthopedic and neurosurgical practices in Florida, serving the Sarasota region for over 40 years. The group is composed of 14 board-certified and fellowship-trained physicians across multiple subspecialties, including orthopedics, spine surgery, neurology, neurosurgery, and pain management. Their integrated care model, combined with a 5-operating room ambulatory surgery center (ASC) on the first floor, makes them a destination practice for both patients and referring physicians throughout the Gulf Coast.

Key Strengths and Investment Highlights:

- **High Clinical Reputation:** Kennedy-White is consistently ranked among the top providers in the region, known for their advanced surgical techniques, rapid recovery protocols, and subspecialized care in total joint replacement, sports medicine, spine, hand, and neuro.
- **Strong Regional Referral Network:** With decades of service and deep ties to primary care providers, urgent care centers, and hospital systems, the practice benefits from a highly stable and growing referral base. Their central location near Sarasota Memorial Hospital enhances their visibility and accessibility.
- **High Patient Volume and Market Dominance:** The group sees thousands of patients monthly, with over 10,000 annual surgical procedures performed between clinic and ASC volumes, representing a significant share of the orthopedic and neurosurgical market in Sarasota County.
- **Anchored by a Class-A ASC:** The first-floor ambulatory surgery center, wholly owned and operated by Kennedy-White physicians, features five state-of-the-art operating rooms. This on-site surgical capacity supports outpatient procedures with enhanced efficiency, lower overhead, and continuity of care—all key metrics driving modern healthcare delivery.
- **Long-Term Tenancy and Facility Investment:** Kennedy-White's significant capital investment into the ASC and clinical areas demonstrates long-term commitment to the property and ensures a sophisticated medical buildout that mitigates near-term capex for investors.
- **Patient Satisfaction and Quality of Care:** The group maintains some of the highest patient satisfaction scores in the region, with positive online reviews, high CMS ratings where applicable, and strong outcomes data that reflect their reputation for quality.

Conclusion:

Kennedy-White Orthopaedic Center brings unparalleled stability, patient draw, and institutional-grade clinical quality to the asset. Their presence as the anchor tenant with a surgery center on-site materially enhances the long-term value and marketability of the property, positioning it as a trophy healthcare real estate asset in a high-growth Florida submarket.

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
Advanced Practitioner	33.58	20.15	30,220
Psychiatry, Psychology & Social Services	11.40	6.84	10,258
Dentistry	7.20	4.32	6,482
Primary Care	6.92	4.15	6,230
Orthopedics	5.46	3.28	4,913
Cardiovascular	5.01	3.00	4,507
Emergency Medicine	3.38	2.03	3,044
General Surgery	3.17	1.90	2,849
Obstetrics & Gynecology	2.79	1.67	2,512
Pediatrics & Neonatology	2.56	1.53	2,301
Oncology & Hematology	2.39	1.43	2,148
Gastroenterology	2.11	1.26	1,896
Hospitalist	1.73	1.04	1,559
Pulmonology	1.59	0.95	1,432
Urology	1.36	0.81	1,222
ENT	1.31	0.79	1,179
Neurosciences	1.25	0.75	1,122

6.92
Additional Demand
Primary Care

X

60%
Total Market Share

X

1,500 SF
Avg SF Per
Physician

=

6,230 SF
Additional Medical
Office Needed to
Meet Demand

*Advisory Board



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