



DOCTORS MEDICAL PLAZA

Doctors Medical Plaza is a four-story medical office building located on the campus of St. Petersburg General Hospital in St. Petersburg, Florida. The property is comprised of 41,512 SF and offers a covered drop-off area at the building's front entrance. Its free surface parking and high parking ratio surpass the total allotted when compared to surrounding properties. In addition, the building's interior and common areas were recently upgraded, adding a modern, clean feel. The site is favorably positioned in Pinellas County, which is the 5th largest county in the State and is also the most densely populated. Furthermore, the city of St. Petersburg is the largest city in Pinellas County, with more than a quarter-million full-time residents and a large seasonal tourist influx.



LEASING CONTACT

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St. Petersburg General Hospital is a Joint Commission accredited full-service 215-bed acute care facility, providing comprehensive emergency, diagnostic, medical, surgical and women's services including labor and delivery, post-partum and nursery. St Petersburg General Hospital is a designated Blue Distinction Center + for Maternity Care; accredited as a Breast Center with Digital Imaging and Computer Aided Detection; Chest Pain Center; Certified Advanced Primary Stroke and AFib Center; Accredited Cancer Center and a GYN Robotic Surgery Training Epicenter. Other services include The Pelvic Pain and Incontinence Center and The Orthopedic Center for Joint Replacement and Spine Surgery.

BUILDING HIGHLIGHTS

- Hospital Affiliation: St Petersburg General Hospital
- Total SF: 41,512 SF
- Asking Rate: \$22.25/SF Gross

PROPERTY FEATURES

- On-Campus to St. Petersburg General Hospital
- Recent interior renovations completed
- Covered drop-off area
- Covered parking spaces available
- Parking Ratio of 5 per 1,000 SF

COMMUNITY

- Nearly 46,000 Daytime Employees within a three-mile radius
- 20 minutes to St. Pete-Clearwater International Airport
- Located 4 miles to I-275
- Located 3 miles to US Hwy 19



AVAILABLE SPACE

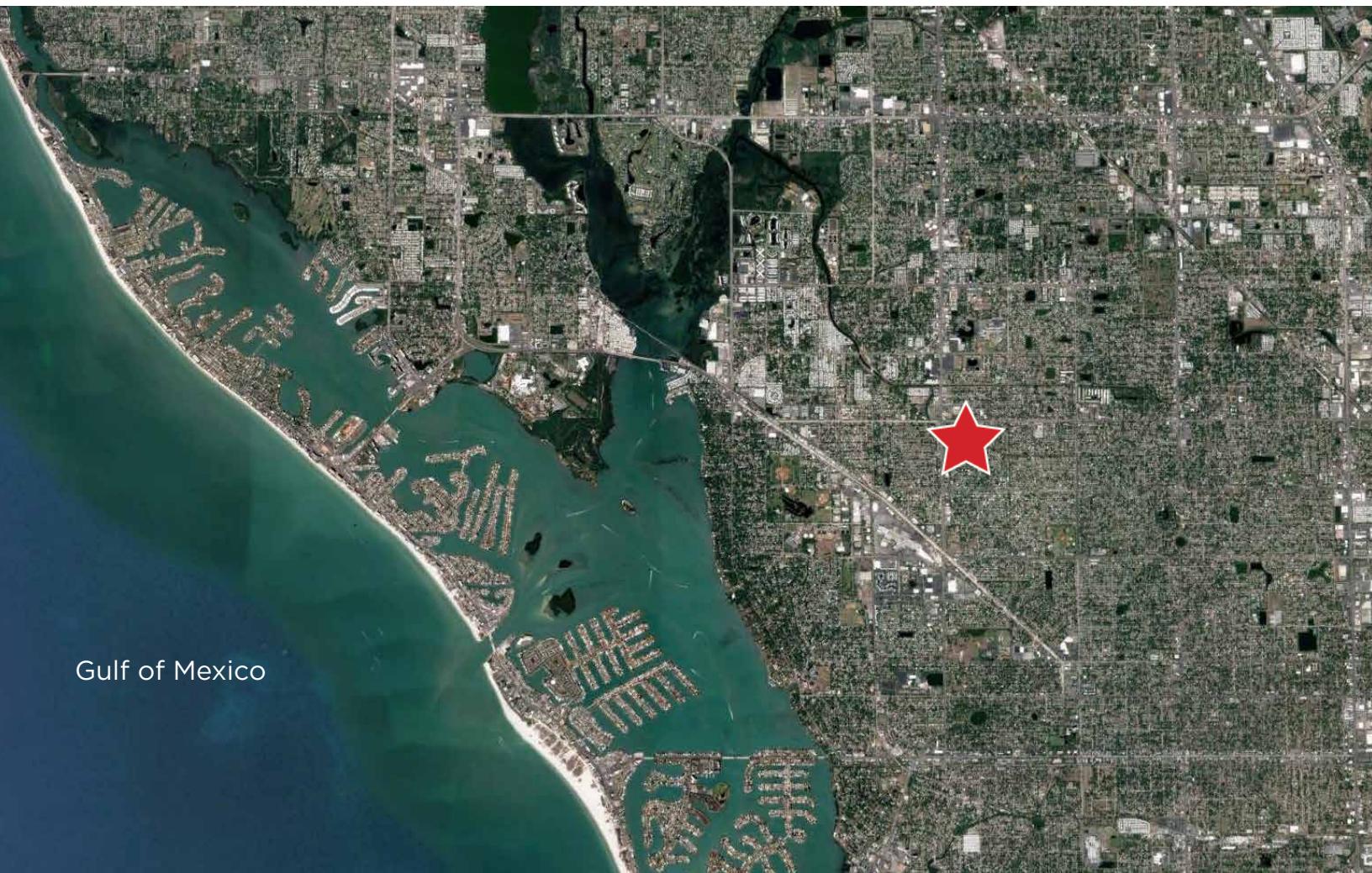
FIRST FLOOR
Suite 110: 2,585 SF

SECOND FLOOR
Suite 200 & 210: 10,513 SF
(Can Subdivide)

THIRD FLOOR
Suite 310: 2,755 SF



6450 38th Avenue North, St Petersburg, FL 33710



Gulf of Mexico

DEMOGRAPHICS

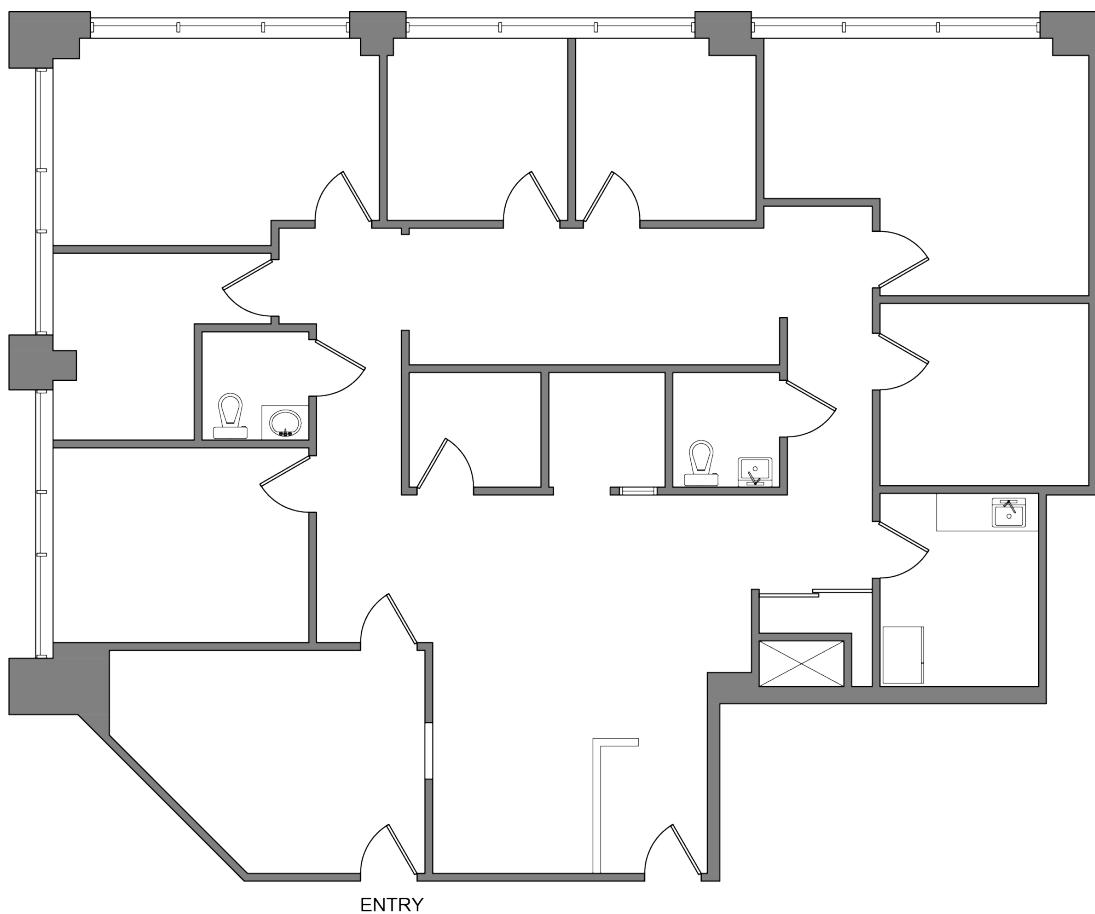
	5 Miles	10 Miles	
Population	277,465	643,989	
Pop. Growth 2018-2023	4.92%	5.23%	
Households	123,024	292,596	

TRAFFIC COUNTS

	VPD
38th Ave N & 66th St N	21,115
43rd Ave N & 66th St N	37,264

Floor Plans

Suite 110: 2,585 SF

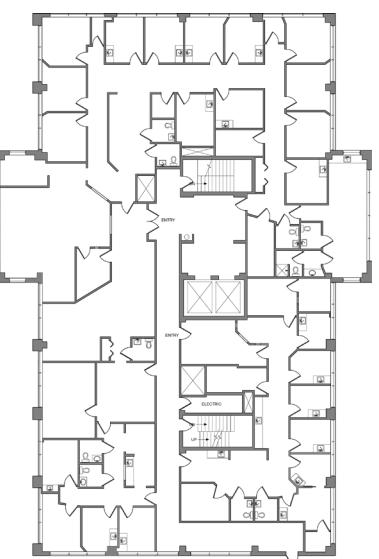


Floor Plans

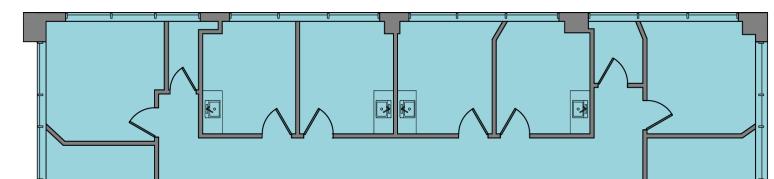
Second Floor 10,513 SF

Suite 200 & 210

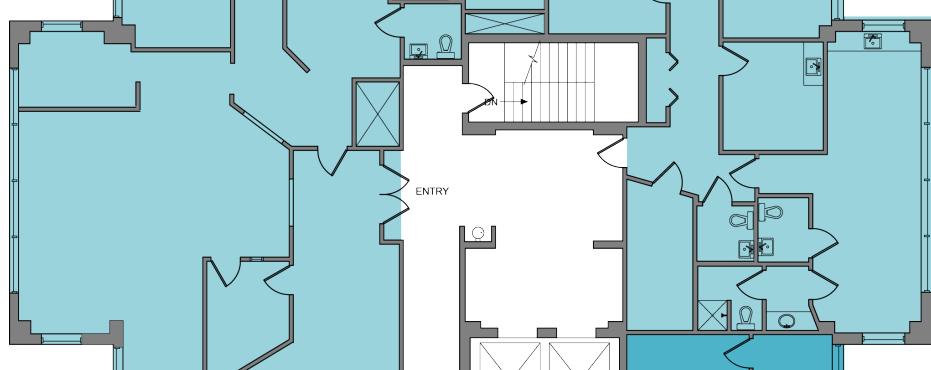
Actual



Conceptual



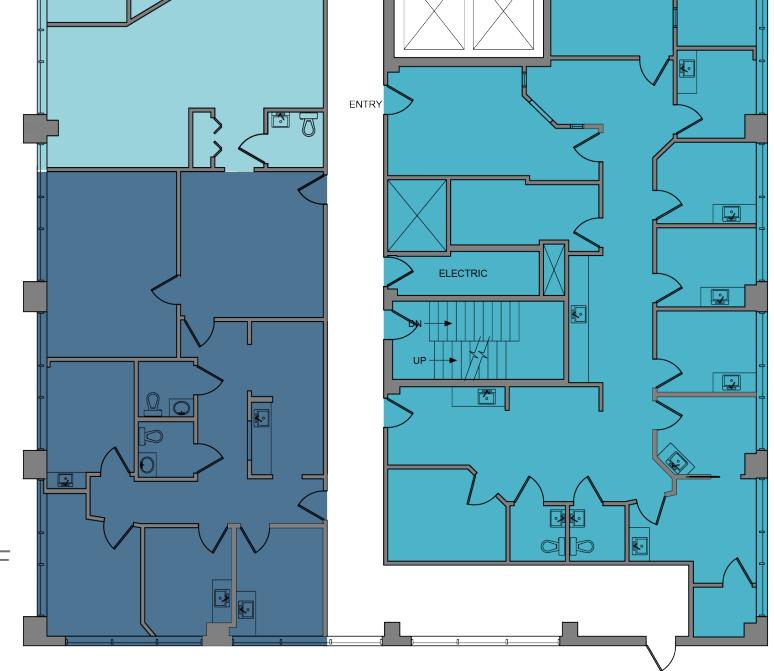
Suite 200: +/- 6,811 SF



ENTRY

ENTRY

ELECTRIC



Suite 200A: +/- 1,401 SF

Suite 210: +/- 2,293 SF

Floor Plans

Suite 310: 2,755 SF





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