

# MEDICAL OFFICE SPACE FOR LEASE

RENT STARTS AT \$17/SF NNN

## OVERVIEW

- Rent starts at \$17/SF NNN for the first year of the lease
- Turn-key Space renovated in 2023
- Brand New Roof Installed
- Newly Improved Parking Lot
- Parking Ratio: 4.15 : 1,000 SQ FT (61 parking spaces)
- Updated Electrical
- Private Patio Space
- 5,400 Rentable Square Footage
- Minimum Term 3-5 Years
- Zoning: Commercial Office/Medical
- Annual Increases CPI or 3%
- Monumental Signage Available
- Not in a Flood Zone

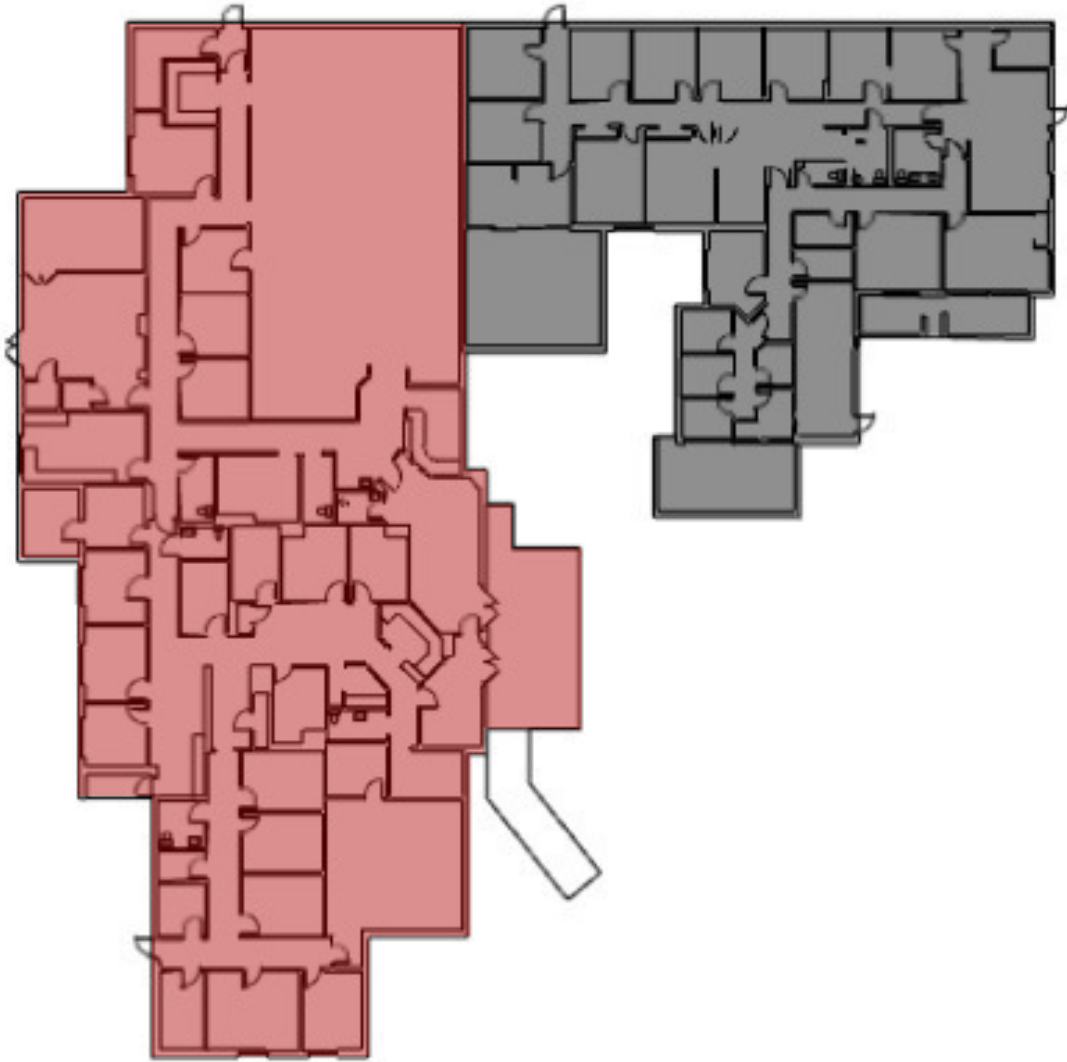


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# FLOOR PLAN



**Vacant**

5,400 SF

SUITE A



**FRESENIUS  
KIDNEY CARE**

11,055 SF

SUITE B, C, D

# SITE PLAN



# AERIAL VIEW



# AERIAL VIEW

CHASE

FedEx

WELLS FARGO



Downtown Clearwater

Morton Plant Mease Health Care Foundation

BayCare Laboratories

Morton Plant Hospital  
BayCare Health System

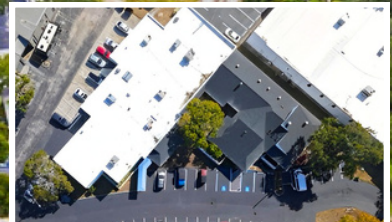


BAY AREA CHEST PHYSICIANS, P.A.  
PULMONARY DISEASES · CRITICAL CARE MEDICINE · SLEEP MEDICINE

Pinellas Arrhythmia Associates  
CARDIAC ELECTROPHYSIOLOGY  
Equipment, leading edge care for the heart's electrical system.

THEEXIT GAMES

TERRAPIN RIDGE FARMS



617 LAKEVIEW RD

# INTERIOR PHOTOS



# CLEARWATER, FLORIDA

## Prime Healthcare Corridor in Clearwater's Urban Core

Located in Pinellas County, Clearwater is a vibrant coastal city with a population exceeding 116,850 residents and a median household income of \$64,440. The subject properties at 616 E Street and 617 Lakeview Road are positioned within Clearwater's established medical corridor, just blocks from Morton Plant Hospital, a 687-bed regional facility. The area supports over 1,000 active businesses and benefits from initiatives like the US 19 Corridor redevelopment, driving demand for outpatient and healthcare-related services. The site is just 18 miles from Tampa International Airport via State Road 60 West, offering strong regional accessibility for both providers and patients.

### CLEARWATER BY THE NUMBERS

**116,850+**  
RESIDENTS  
within 26 sq. mi.



**\$64,440**  
MEDIANHOUSEHOLD INCOME



**\$42,934**  
PER CAPITA INCOME



**1,000+**  
ACTIVE BUSINESSES

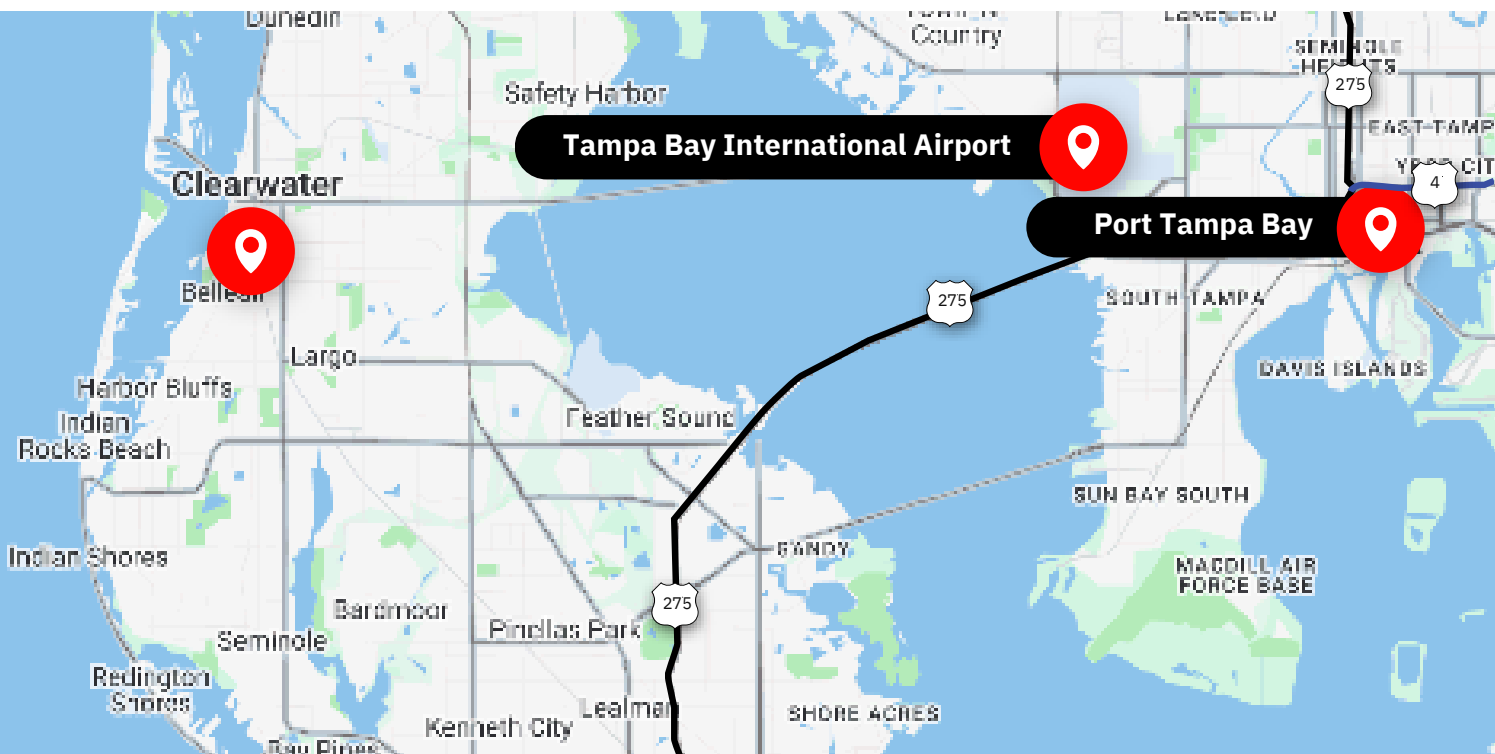


**US 19 CORRIDOR  
REDEVELOPMENT**



# STRATEGIC LOCATION

Strategically located on Florida's Gulf Coast, the Tampa Bay Area offers a modern, multi-modal transportation infrastructure that supports efficient access to domestic and international markets. Its proximity to Latin America and access to global trade routes via the Panama Canal make it a key hub for export activity. As the commercial and industrial center of Florida, Tampa Bay is well-positioned for continued growth in trade and business development, serving as a gateway between the southeastern U.S. and global markets.



## Extensive Road Network

The Tampa Bay Area is served by five major highways, including I-275 through downtown, I-4 linking to St. Petersburg, and I-75 running north-south through East Tampa, along with toll routes FL 589 and FL 618. Four main east-west roads—Kennedy Boulevard, Gandy Boulevard, Hillsborough Avenue, and Fowler Avenue—connect various parts of Tampa to surrounding cities and key highways. Two primary north-south roads, Dale Mabry Highway and Florida/Nebraska Avenue, provide critical access through West and East Tampa, respectively.



## Tampa Bay International Airport

Tampa International Airport (TPA) is a top-ranked airport known for its efficiency, convenience, and strong global connectivity. Located just 15 minutes from downtown Tampa, TPA served 25.2 million passengers in 2024, including 1.4 million international travelers, and offers nonstop service to 90 destinations with 257 daily departures. The airport is undergoing a long-term expansion plan to accommodate over 39 million passengers by 2042, including the addition of a new Airside D terminal with 16 gates.



## Port Tampa Bay











Port Tampa Bay is Florida's largest seaport by both tonnage and geographic area, handling over 37 million tons of cargo annually across more than 5,000 acres. Strategically positioned near the Panama Canal and with direct rail access through the CSX network, the port connects to major U.S. markets and Latin America. In 2023, it supported over 192,000 jobs and generated \$34.6 billion in total economic value, with ongoing infrastructure investments aimed at further boosting its capacity and regional impact.



# MAJOR EMPLOYERS

The Tampa Bay Area boasts a strong and dynamic labor market, with an unemployment rate of 3.8% as of January 2025—below the national average of 4.4%. Supported by a workforce of over 1.6 million people, the region leads the state in job creation and demand, particularly in high-growth sectors such as cybersecurity, life sciences, healthcare, advanced manufacturing, and financial services. A young, educated talent pool, along with access to top-tier universities and robust workforce development programs, positions Tampa Bay as one of the most competitive employment hubs in the nation.

NUMBER OF EMPLOYEES

	<b>State of Florida</b>	34,700
	<b>MacDill Air Force Base</b>	31,000
	<b>BayCare Health System</b>	29,500
	<b>Hillsborough County Public Schools</b>	23,750
	<b>HCA West Florida Division</b>	17,000
	<b>University of South Florida</b>	15,000
	<b>Pinellas County Schools</b>	12,865
	<b>Hillsborough County</b>	11,100
	<b>H. Lee Moffitt Cancer Center &amp; Research Institute</b>	8,135
	<b>Pinellas County</b>	6,200

Source: Tampa Bay Business Journal

## TAMPA BAY ACCOLADES

**#1**  
EMERGING TECH CITY IN THE U.S.  
*Forbes, 2021*

**#3**  
MOST FISCALLY FIT CITY  
*BestPlaces*

**#4**  
MOST CUTTING-EDGE METRO IN THE U.S. FOR STARTUPS  
*Commercial Cafe (2022)*

**3.8%**  
UNEMPLOYMENT RATE  
*January 2025*

**#5**  
BEST PLACES TO LIVE IN THE U.S.  
*Bankrate, 2022*

### High Growth Sectors

- Cybersecurity
- Life Sciences
- Healthcare
- Manufacturing
- Financial Services

**#5**  
TOP RELOCATION DESTINATION IN THE U.S.  
*Redfin, 2023*

**ONE**  
OF THE TOP 15 METROS FOR TECH JOB GROWTH  
*Brookings Institution, 2023*

**#2**  
LARGEST METRO AREA IN FLORIDA



# KEY INDUSTRIES

The Tampa Bay Area is home to a diverse and growing range of key industries, including defense and security, information technology, financial and professional services, life sciences and healthcare, manufacturing, and distribution and logistics. The region has become a prime location for corporate expansion and relocation, with nearly one in four business and information services firms in Florida based in Tampa Bay. This strong industry presence contributes significantly to the area's economic vitality and continued growth.

**92,000**  
WORKFORCE

**\$14B**  
INDUSTRY

## Defense and Security

The defense and security industry in the Tampa Bay area is bolstered by MacDill Air Force Base and two four-star Combatant Commands: USCENTCOM and USSOCOM. With a military workforce of around 92,000, the region contributes to a \$14 billion industry, encompassing cybersecurity, intelligence, training, and advanced manufacturing. The area also benefits from a large veteran workforce and a focus on defense-related education programs.

**50K+**  
EMPLOYMENT

**14%**  
JOB GROWTH (2027)

## Information Technology

Tampa Bay's information technology industry is one of the fastest-growing in the country, with over 50,000 residents employed in tech occupations and a projected 14% job growth by 2027. The region is a recognized hub for cybersecurity innovation and startup activity, supported by accelerators like Tampa Bay Wave and Embarc Collective. With strong university partnerships and national rankings for tech job growth, Tampa Bay continues to attract and develop top IT talent.

**344K+**  
EMPLOYMENT

**3.9%**  
ANNUAL EMPLOYMENT  
INCREASE

## Financial & Professional Services

Tampa Bay is a major center for financial and professional services, home to nearly one in four of Florida's business and information services firms. The sector employs over 344,000 people locally and continues to grow with a 3.9% annual increase in employment. With a pro-business environment, low cost of living, and strong corporate presence, Tampa Bay offers a competitive alternative to traditional financial hubs.

**30+**  
HOSPITALS

## Life Sciences and Healthcare

The healthcare system in the Tampa Bay area is home to over 30 hospitals, hundreds of physicians, and leading specialty care facilities, offering world-class treatment and services. It is known for having some of the most affordable healthcare costs in the Southeast, lower than cities like Atlanta, Austin, and Denver. Notable institutions include BayCare, Tampa General Hospital, All Children's Hospital, and Moffitt Cancer Center, contributing to the region's prominent life sciences sector.

**3.5K+**  
MANUFACTURERS

**68K+**  
EMPLOYEES

## Manufacturing

The manufacturing industry in the Tampa Bay area is a key driver of innovation, with over 3,500 manufacturers and 68,000+ workers. It is home to global leaders like Jabil and supports sectors including aerospace, aviation, boat building, and medical devices. The region also attracts significant foreign investment, with nearly 500 foreign-owned companies operating in the area.

**550M+**  
SQUARE FEET OF DISTRIBUTION SPACE



## Distribution and Logistics

Tampa Bay's distribution and logistics industry is driven by Port Tampa Bay, Tampa International Airport, and its strategic location along the I-4 corridor. With over 550 million square feet of distribution space, the region houses the state's largest concentration of distribution centers. The area's robust infrastructure and proximity to a large consumer base support significant growth in logistics employment, which has increased by 54% in the past five years.

# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Population	13,022	94,098	233,032
2029 Population Projection	13,154	95,326	235,885
Annual Growth 2024-2029	0.2%	0.3%	0.2%
Median Age	44.4	49.5	49.9
<b>Households</b>			
2024 Households	5,837	42,085	108,137
2029 Household Projection	5,895	42,666	109,463
Annual Growth 2024-2029	0.2%	0.3%	0.2%
<b>Income</b>			
Average Household Income	\$74,199	\$82,460	\$79,100
Median Household Income	\$47,999	\$56,985	\$56,441
<b>Daytime Demographics</b>			
Total Businesses	1,811	6,735	14,273
Total Employees	11,272	53,454	117,965
<b>Labor Force</b>			
Labor Force	6,225	43,814	111,801
Unemployed	206	1,378	3,275
Unemployment Rate	1.89%	1.69%	1.63%

Source: CoStar

<p><b>233,032</b> 2024 POPULATION 5-MILE RADIUS</p> 	<p><b>\$79,100</b> AVG. HOUSEHOLD INCOME 5-MILE RADIUS</p> 
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