

CURRY LANE

MEDICAL OFFICE PARK · VENICE, FLORIDA

THE ADJACENCY

Directly adjacent to Sarasota Memorial Hospital — Venice

THE ACCESS

Minutes to Interstate 75 via the Laurel Road corridor

THE PARK

Class A MOB, free-standing ASC & inpatient rehab under development

Venice's next Class A *medical*
address.

±40,000 SF MOB · 14,000 SF ASC · NOW PRE-LEASING

LOCATION

Curry Lane · Venice, FL 34275

Adjacent to SMH Venice



A Class A office, *adjacent* to SMH Venice.

A ±40,000 SF Class A medical office building — part of the larger Curry Lane Medical Park, which will also include a 14,000 SF free-standing ASC and inpatient rehabilitation. Positioned directly beside the Sarasota Memorial Hospital – Venice campus, with excellent access to I-75 via the Laurel Road corridor.

40K_±

SF MEDICAL OFFICE

14K

SF FREE-STANDING ASC

SMH

DIRECTLY ADJACENT ·
VENICE

I-75

MINUTES AWAY

01 Directly Adjacent to SMH Venice

Share a campus edge with the Sarasota Memorial Hospital – Venice — a top-rated regional hospital.

02 Class A Development

A ±40,000 SF medical office building within the master-planned Curry Lane Medical Park.

03 Exceptional Access

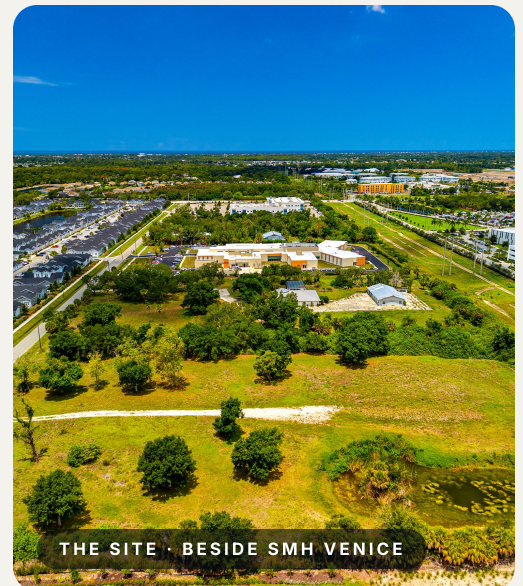
Minutes to I-75 via Laurel Road — easy reach from Venice, North Port, Englewood, and Osprey.

04 Built for Healthcare

Alongside a 14,000 SF free-standing ASC and inpatient rehabilitation services.

05 Surging Demand

A fast-growing, aging population driving long-term demand for specialty care, diagnostics & outpatient procedures.



THE SITE · BESIDE SMH VENICE



BUILDING RENDERING

Renderings & site plans conceptual and subject to change. Information from sources believed reliable; no guarantee of accuracy.



Connected & *convenient*

● Sarasota Memorial — Venice	ADJACENT
● Interstate 75	MINUTES
● Laurel Road Corridor	DIRECT
● Walmart & The Home Depot	NEARBY
● Wellen Park & North Port	GROWING

Curry Lane *Medical Park*

±40,000 SF MOB

14,000 SF ASC

Inpatient Rehab

Outpatient Services

Diagnostics

Rehabilitation

Specialty Care

Multifamily Adjacent

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A booming *Southwest Florida* catchment.

The SMH Venice campus sits at I-75 and Laurel Road, drawing patients from across South Sarasota County — a market defined by explosive residential growth and one of the region's largest retiree and aging populations.

196K+

REGIONAL RESIDENTS

Venice, North Port, Englewood, Wellen Park, Osprey & Nokomis combined.

240K

SOUTH SARASOTA COUNTY

A trade-area population that continues to grow rapidly.

Rising

AGING POPULATION

Strong demand for specialty care, diagnostics, rehab & outpatient procedures.

THE OPPORTUNITY

Explosive residential growth

+

A top-rated hospital next door

=

Exceptional healthcare demand.

Curry Lane *Medical Park*

SITE PLAN • VENICE



The medical office parcel fronts Curry Lane between adjacent outpatient/inpatient rehab and residential/multifamily, on the Sarasota Memorial – Venice campus edge. Conceptual site plan; subject to change.



Position your practice beside Venice's *newest*
hospital campus.

Strategically located medical office space empowers providers to expand their reach, elevate the patient experience, and meet the needs of a growing population.

PRESENTED BY

Liz Cook

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LEASE INQUIRY · AVAILABLE NOW

POWERED BY



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