

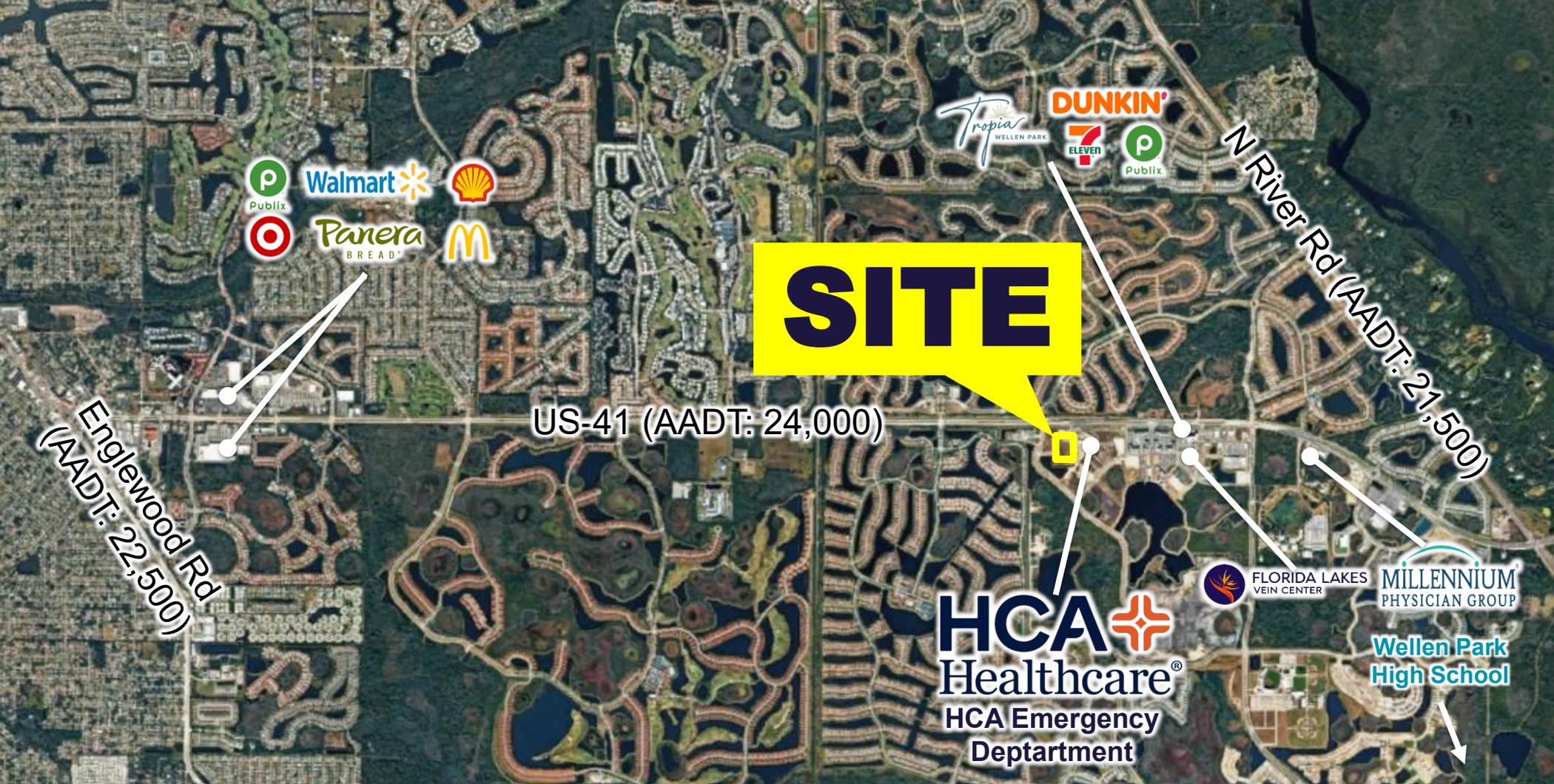
HCA Wellen Park Medical Office Building

Venice, FL

Coming Spring 2028



**Demisable to
Tenant Demand
Up to 40,000 SF
Medical Office**



// MEDICAL NEIGHBORS

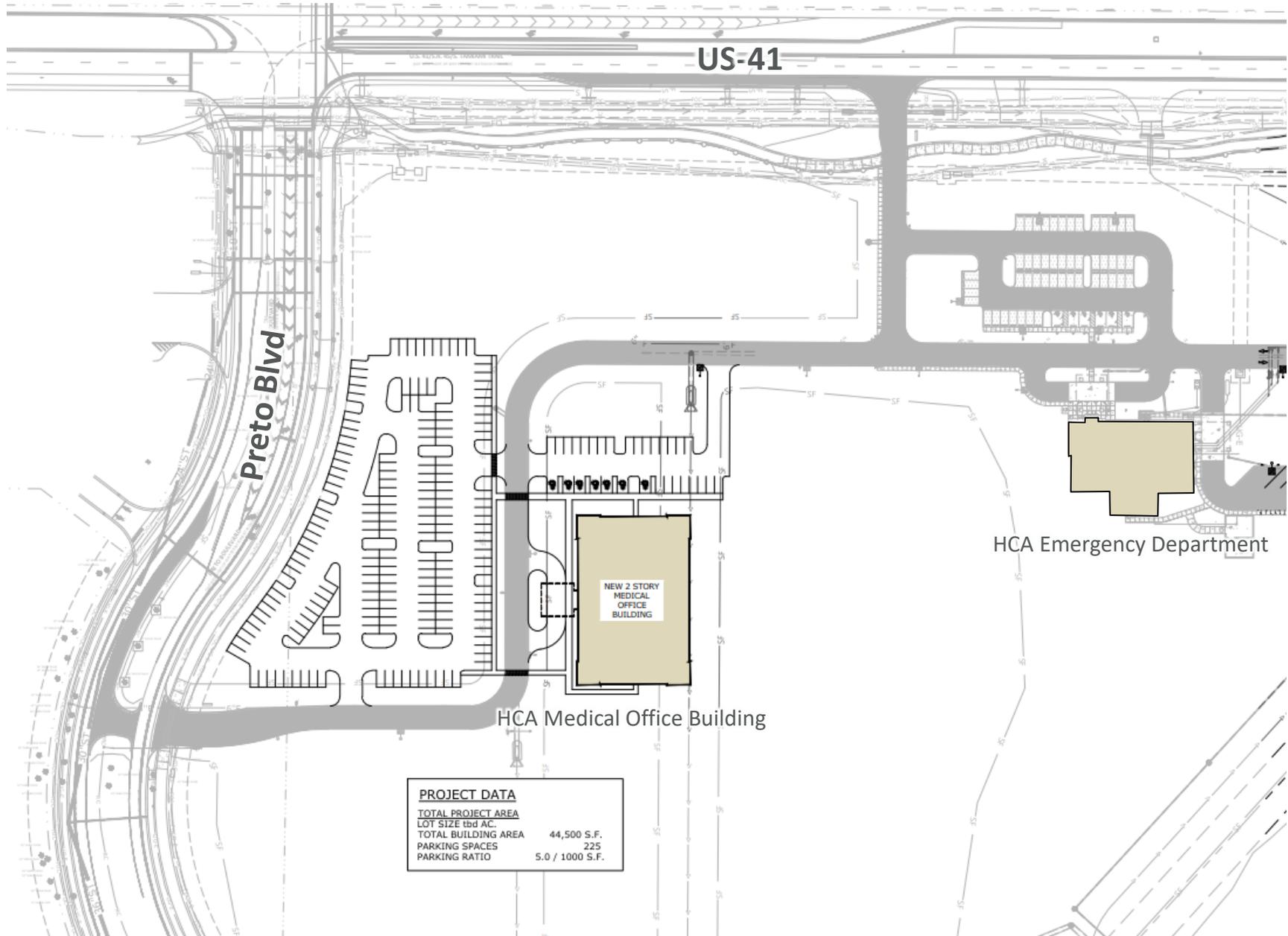
MILLENNIUM
PHYSICIAN GROUP
Radiology

HCA
Healthcare
Emergency Department

FLORIDA LAKES
VEIN CENTER

// HCA Wellen Park MOB, Venice, FL

// Site Plan



// PROPERTY HIGHLIGHTS



New construction medical office building coming Spring 2028



Located within Wellen Park



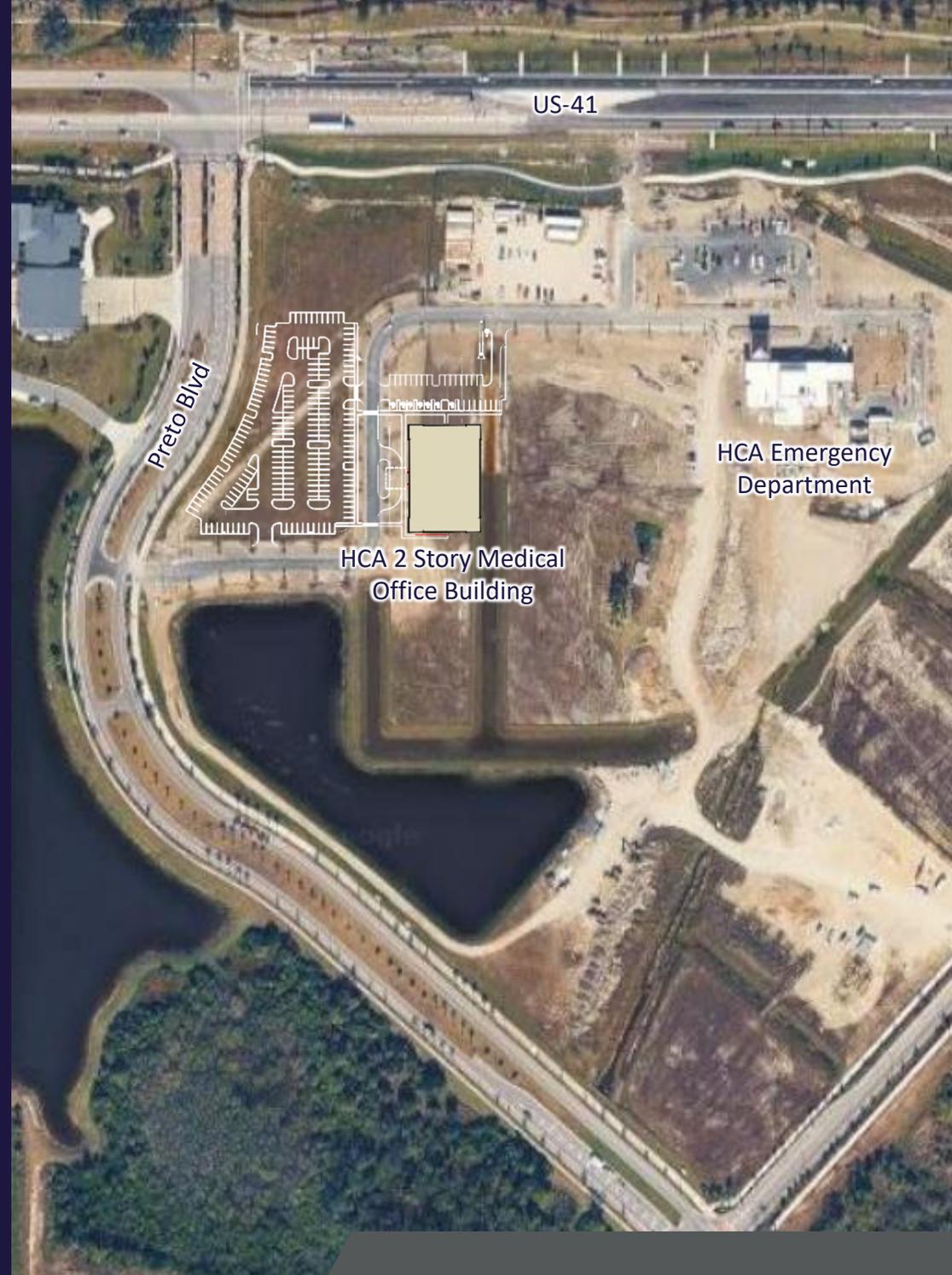
Strategic adjacency to the HCA freestanding emergency department



Competitive parking ratio



Surrounded by fast residential growth, Wellen Park currently has around 12,000 residents and will have 50,000 + at full build-out





// PROPERTY DESCRIPTION

Now pre-leasing, this planned 40,000 square foot, two-story medical office building will be located in Wellen Park, Venice, adjacent to an existing HCA freestanding emergency department, creating strong synergy and referral potential for healthcare providers.

Demisable to tenant demand, and delivered in a warm dark shell condition, the building allows tenants to design customized, efficient medical layouts. Approximately 9,000-10,000 square feet is reserved for HCA, further strengthening the project's healthcare presence and built-in patient draw. The remaining space offers a rare opportunity for new-construction medical office space within one of the region's fastest-growing master-planned communities. Zoned for medical use within the North Port zoning district (PUD approval required), the project accommodates a wide range of medical specialties, excluding surgical centers, advanced imaging, radiation therapy, and birthing centers (subject to limited exceptions with HCA approval).

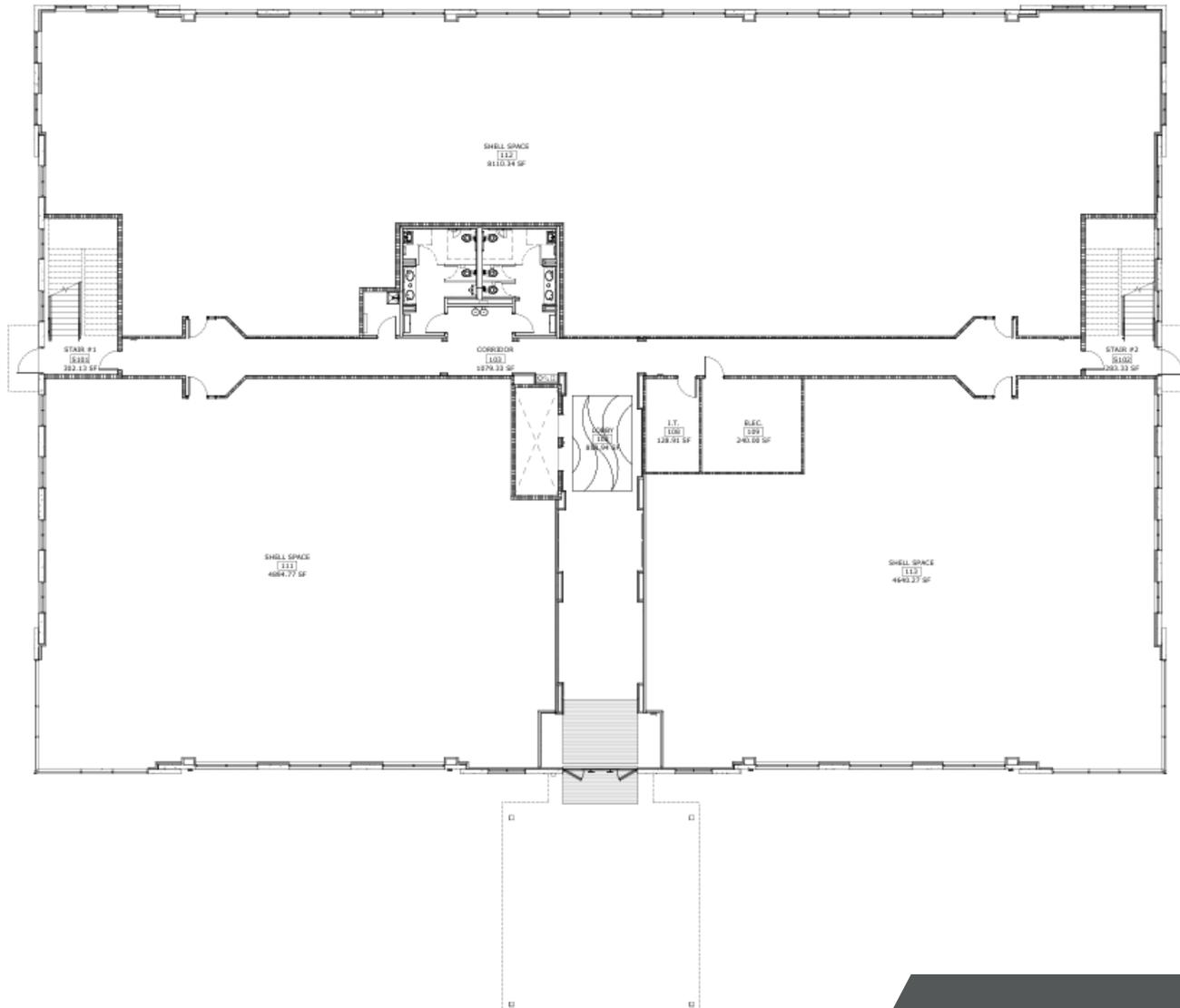
RBA	Demisable to Tenant Demand up to 40,000 SF
PROPERTY TYPE	Medical Office (new construction)
EST. OCCUPANCY	Spring 2028
PARKING	5.00 / 1,000 SF
ZONING	Medical, PUD Approval Required (North Port Zoning District)
SUBMARKET	Sarasota Outlying
DELIVERY CONDITION	Warm Dark Shell

// 1ST FLOOR

USE	RENT	CAM	GLA
Medical Office	\$37/SF/YR	TBD	± 17,646 SF

Highlights

- Shell spaces demisable to tenant demand
- Lobby
- Two restrooms
- Tenant Improvements are negotiable

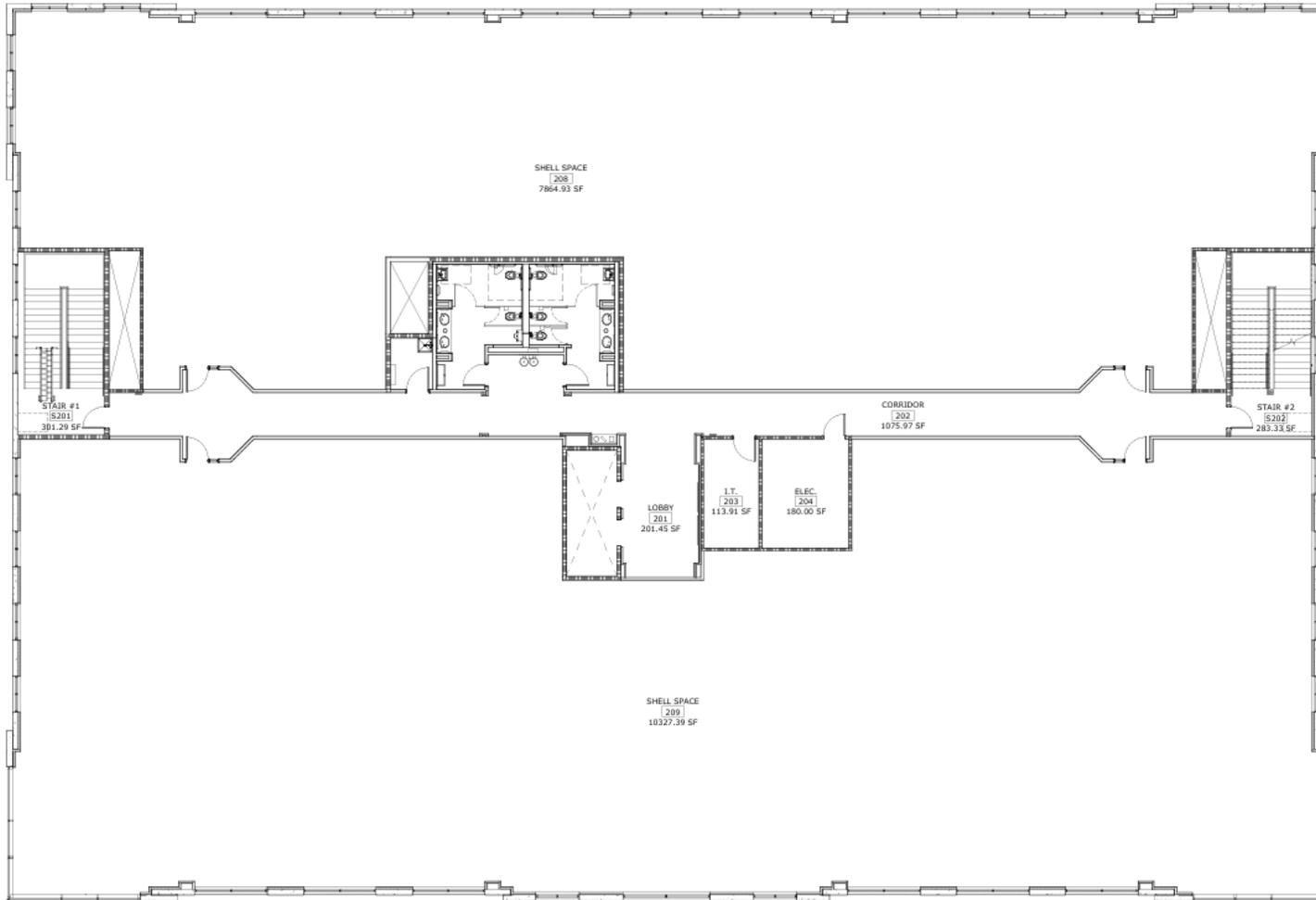


// 2ND FLOOR

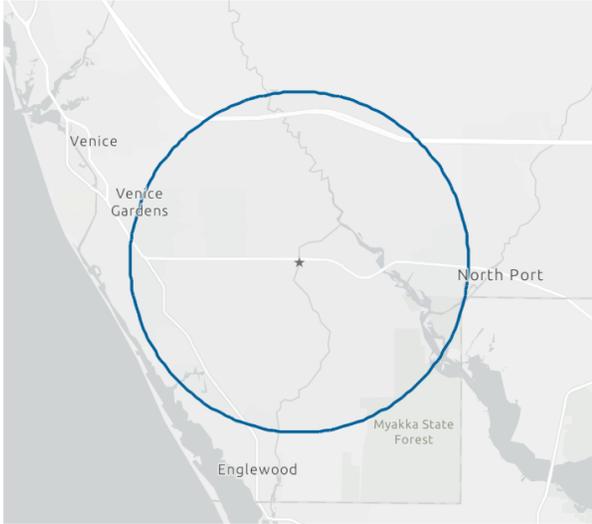
USE	RENT	CAM	GLA
Medical Office	\$37/SF/YR	TBD	± 19,269 SF

Highlights

- Shell spaces demisable to tenant demand
- Lobby
- Two restrooms
- Tenant Improvements are negotiable



// 2025 DEMOGRAPHICS

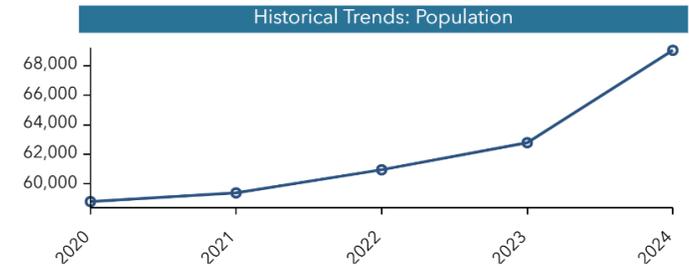


Population Trends and Key Indicators

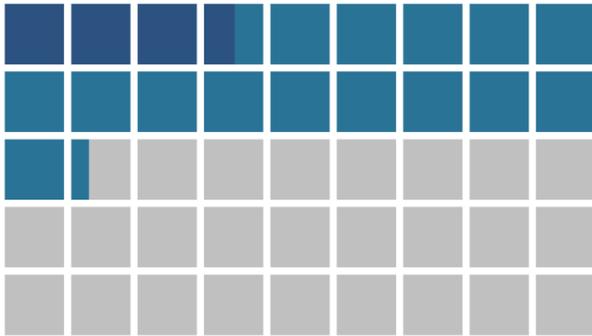
7070 S Tamiami Trl, Venice, Florida, 34293 2
Ring of 5 miles

69,037	34,992	1.95	67.8	\$84,018	\$475,159	151	66	24
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

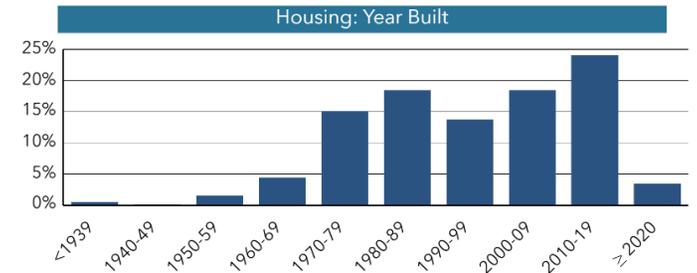
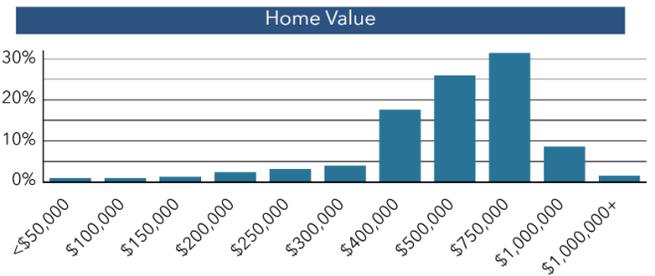
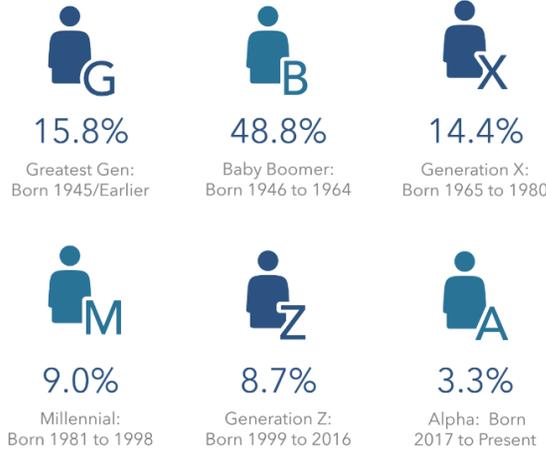


POPULATION BY AGE



■ Under 18 (7.8%) ■ Ages 18 to 64 (35.1%)
■ Aged 65+ (57.1%)

POPULATION BY GENERATION



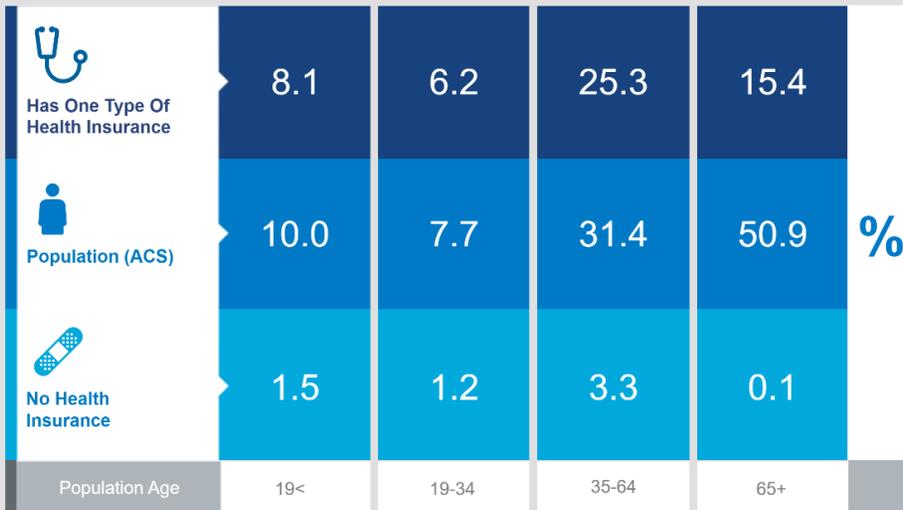
Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri

// 2025 DEMOGRAPHICS

Health Care & Insurance

7070 S Tamiami Trl, Venice, Florida, 34293 2
Ring of 5 miles

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Population



60,646
Civilian Noninstitutionalized Population (ACS)

Exercise (Percent of Adults)



50.5%
Exercise at home 2+ times per week



14.5%
Exercise at club 2+ times per week

Health Care Expenditure



\$5,353
Annual Health Insurance Expenditures



\$3,043
Medical Care



Medicare:
Population 65+

8,795
Medicare Only

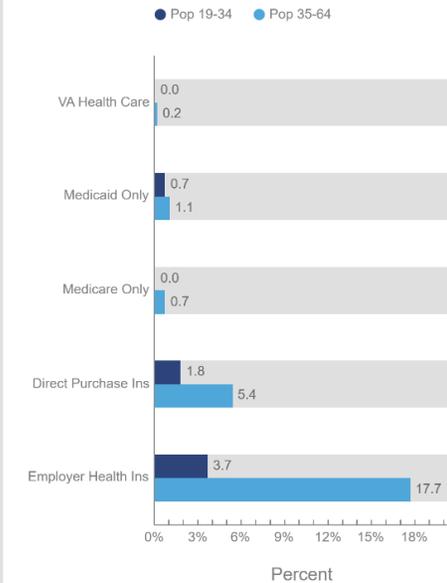
7,758
Direct-Purch & Medicare

6,659
Employer & Medicare

549
Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,178.1
Medicare Payments	\$1,616.0
Physician Services	\$317.6
Dental Services	\$596.4
Eyecare Services	\$113.3
Lab Tests/X-rays	\$80.2
Hospital Room & Hospital Service	\$273.3
Convalescent/Nursing Home Care	\$73.8

Health Insurance Coverage (ACS)

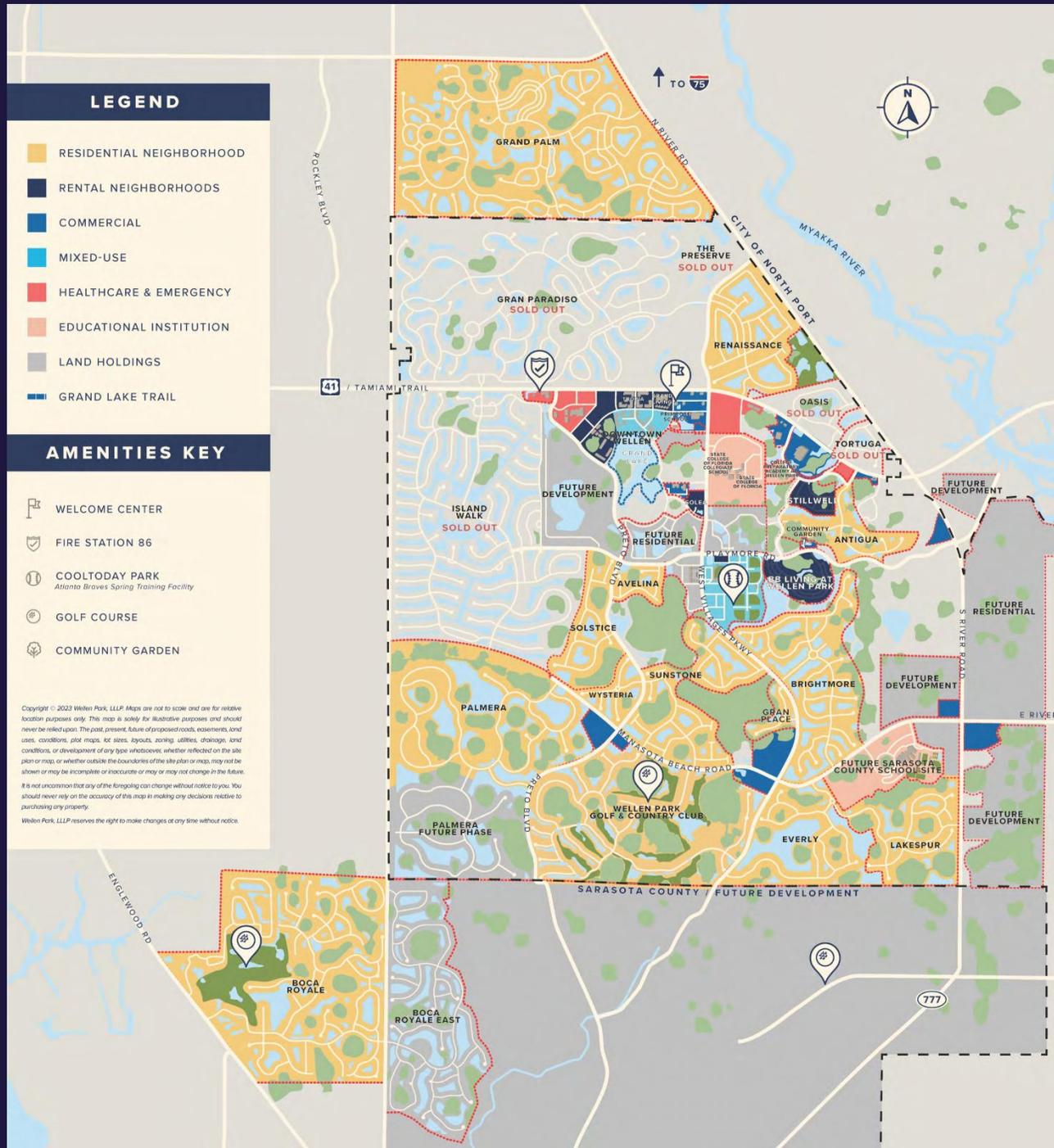


Source: This infographic contains data provided by ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

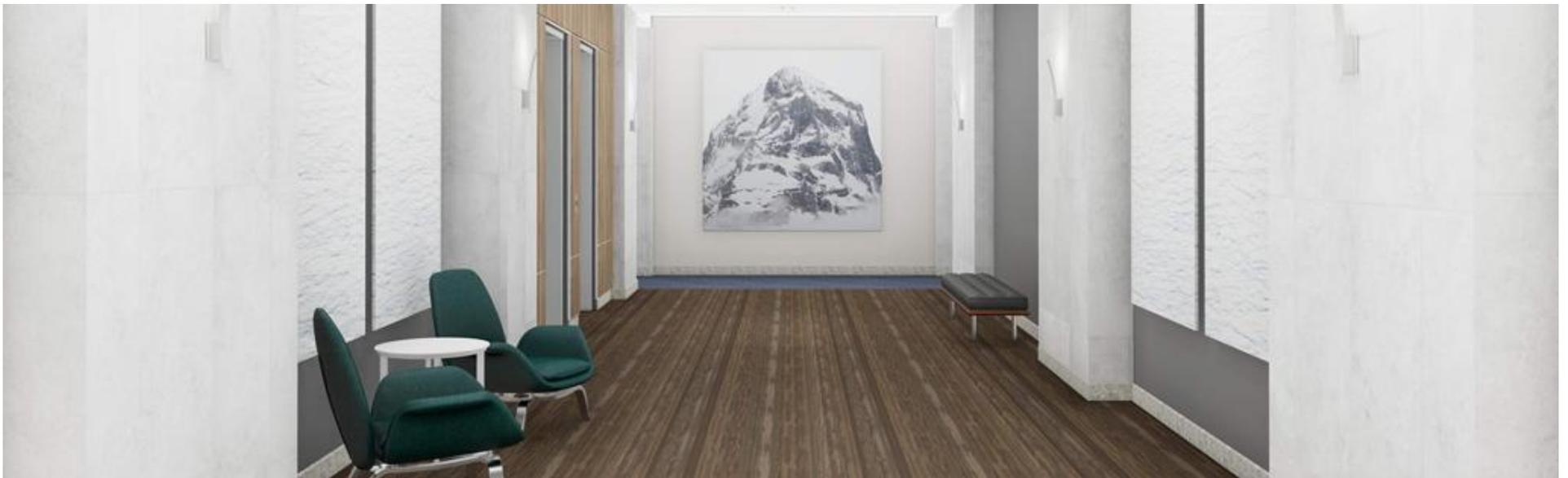
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// HEALTHCARE-DRIVEN GROWTH QUICK STATS

- 960 new home sales in 2024 within Wellen Park (nationally ranked master-planned community), 10% increase from 2023
- Located in the rapidly expanding North Port market (ranked 2nd fastest-growing U.S. city)
- Significant commercial expansion underway in Legacy North Port (healthcare, hospitality, industrial)
- Enhanced I-75 connectivity supporting regional patient access
- Strong demographic growth driving long-term demand for medical services
- North Port provides a range of business incentives, including deferred impact fees and targeted economic development tax benefits



// RENDERINGS



HCA Wellen Park Medical Office Building

Venice, FL



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COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

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