



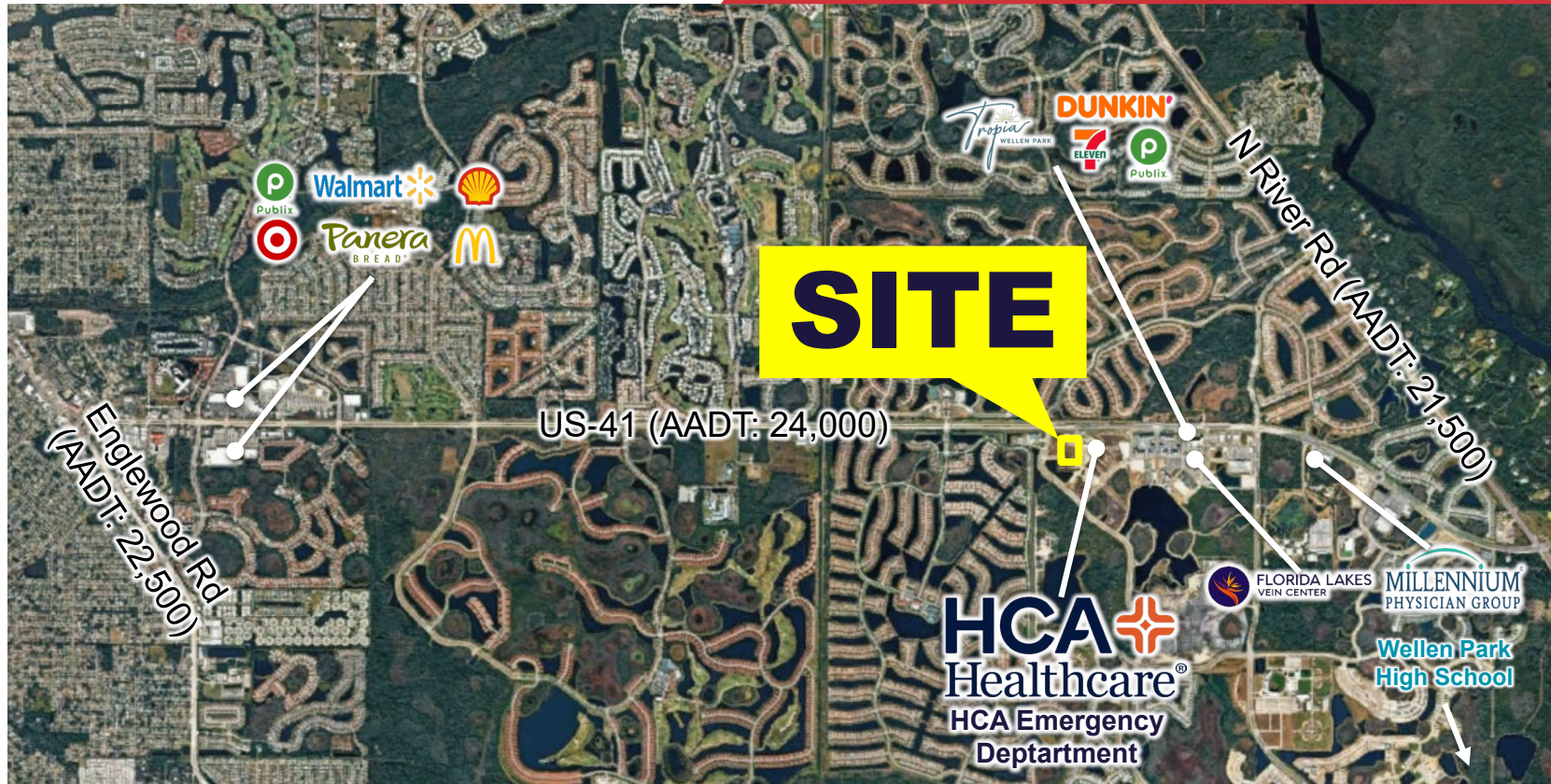
HCA Wellen Park Medical Office Building

Venice, FL 34293

Coming Spring 2028

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Medical Neighbors

MILLENNIUM
PHYSICIAN GROUP
Radiology

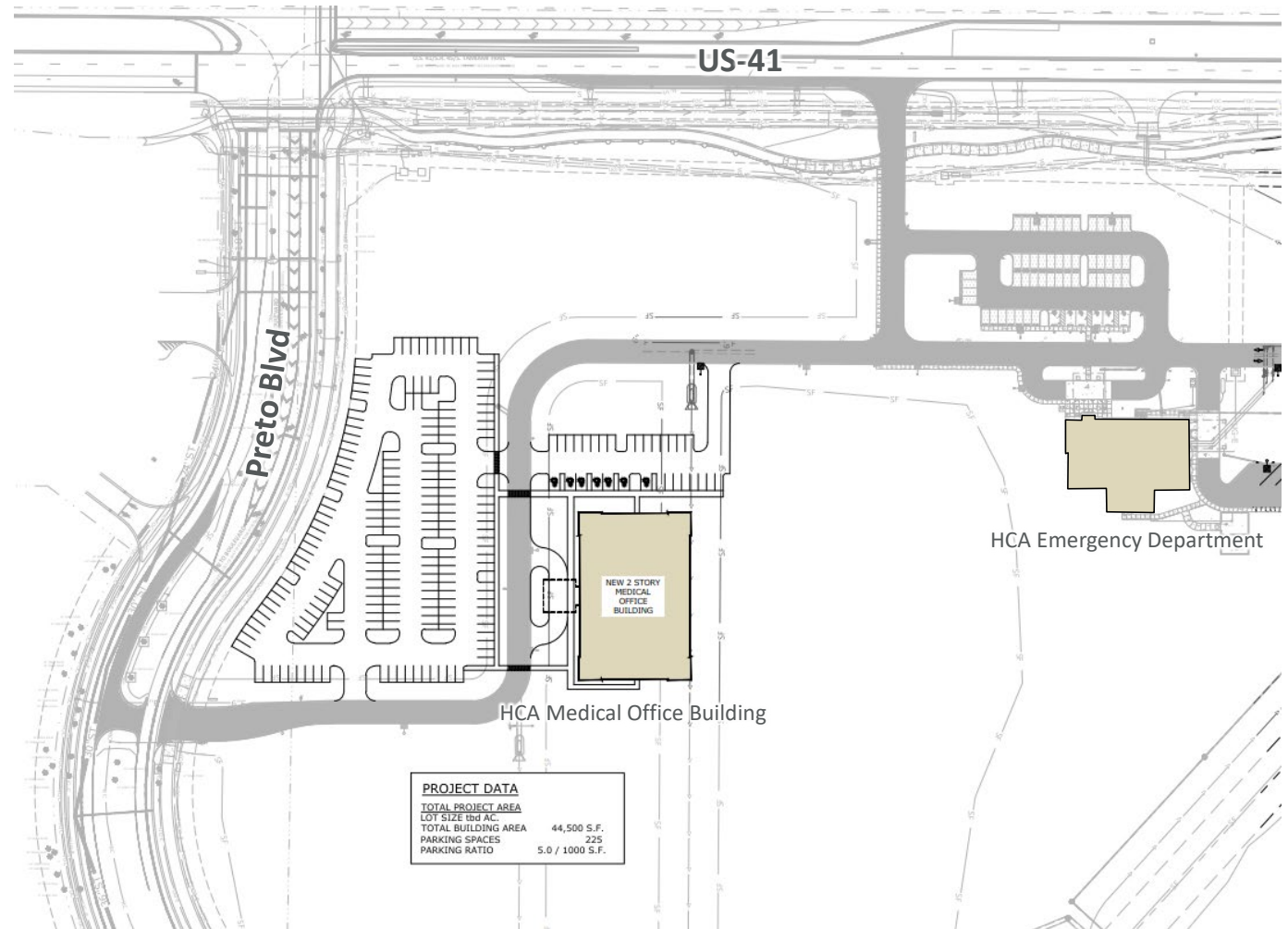
HCA
Healthcare
Emergency Department

FLORIDA LAKES
VEIN CENTER

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Site Plan



Property Features



New construction medical office building coming Spring 2028



Located within Wellen Park



Strategic adjacency to the HCA freestanding emergency department



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



Competitive parking ratio



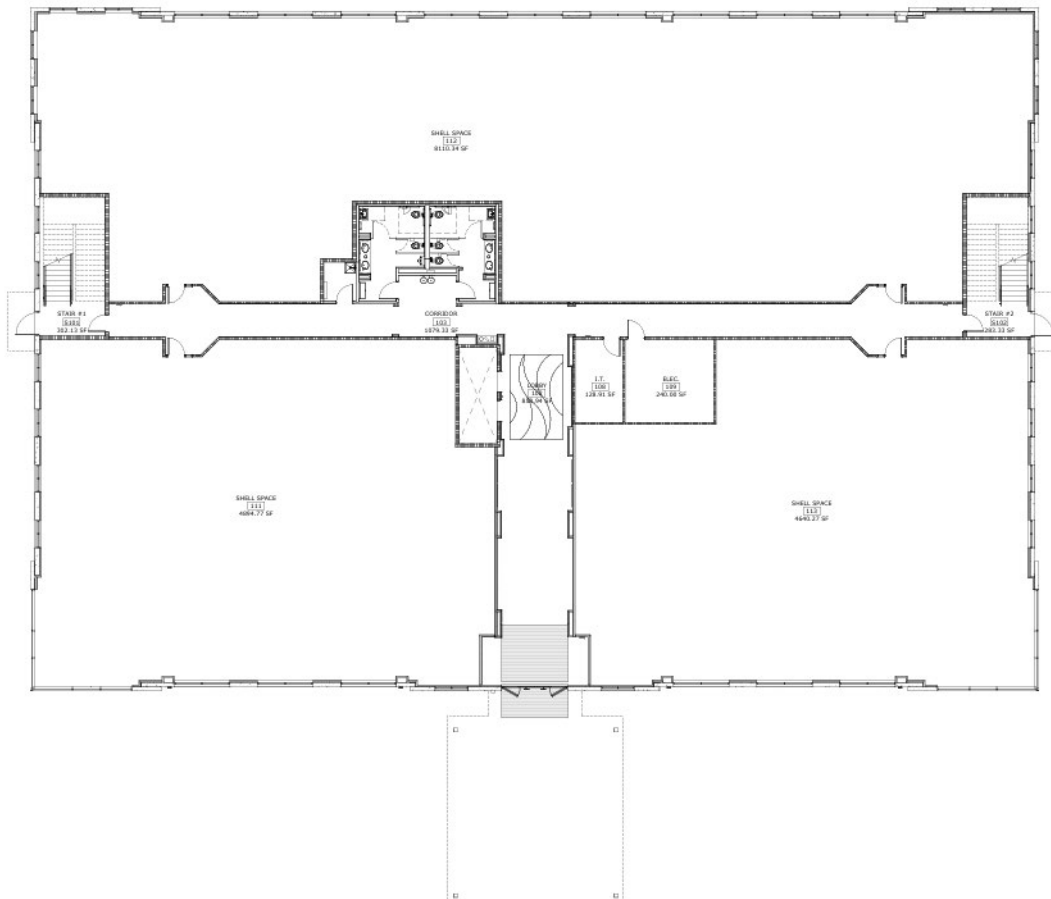


Property Description

- 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

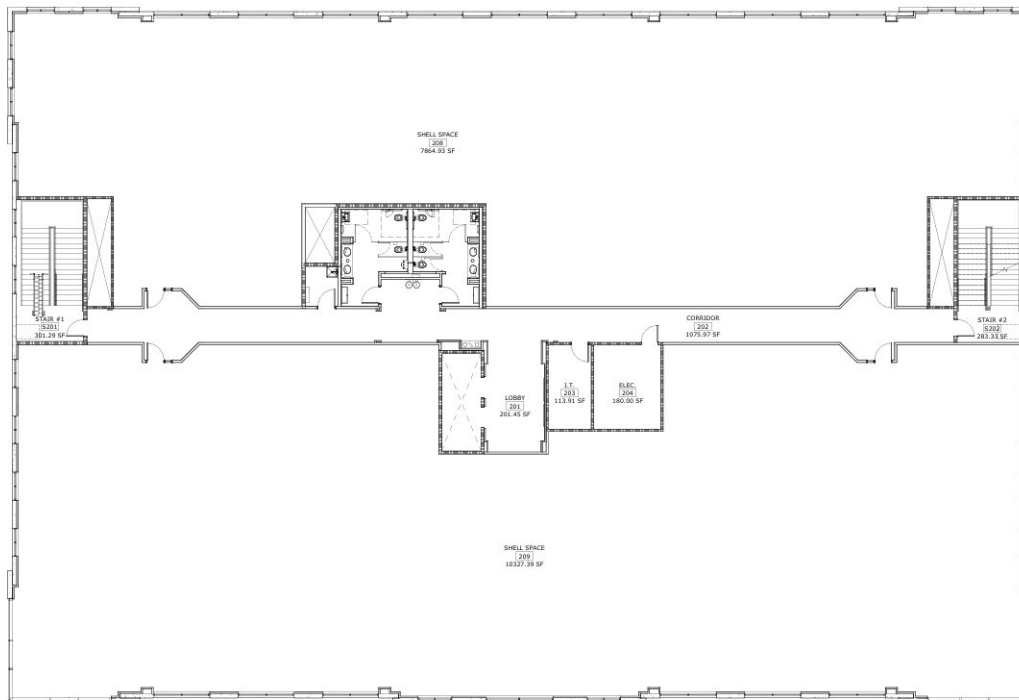
Use	Rent	CAM	GLA
Medical Office	\$37/SF/YR	TBD	± 17,646 SF



Highlights

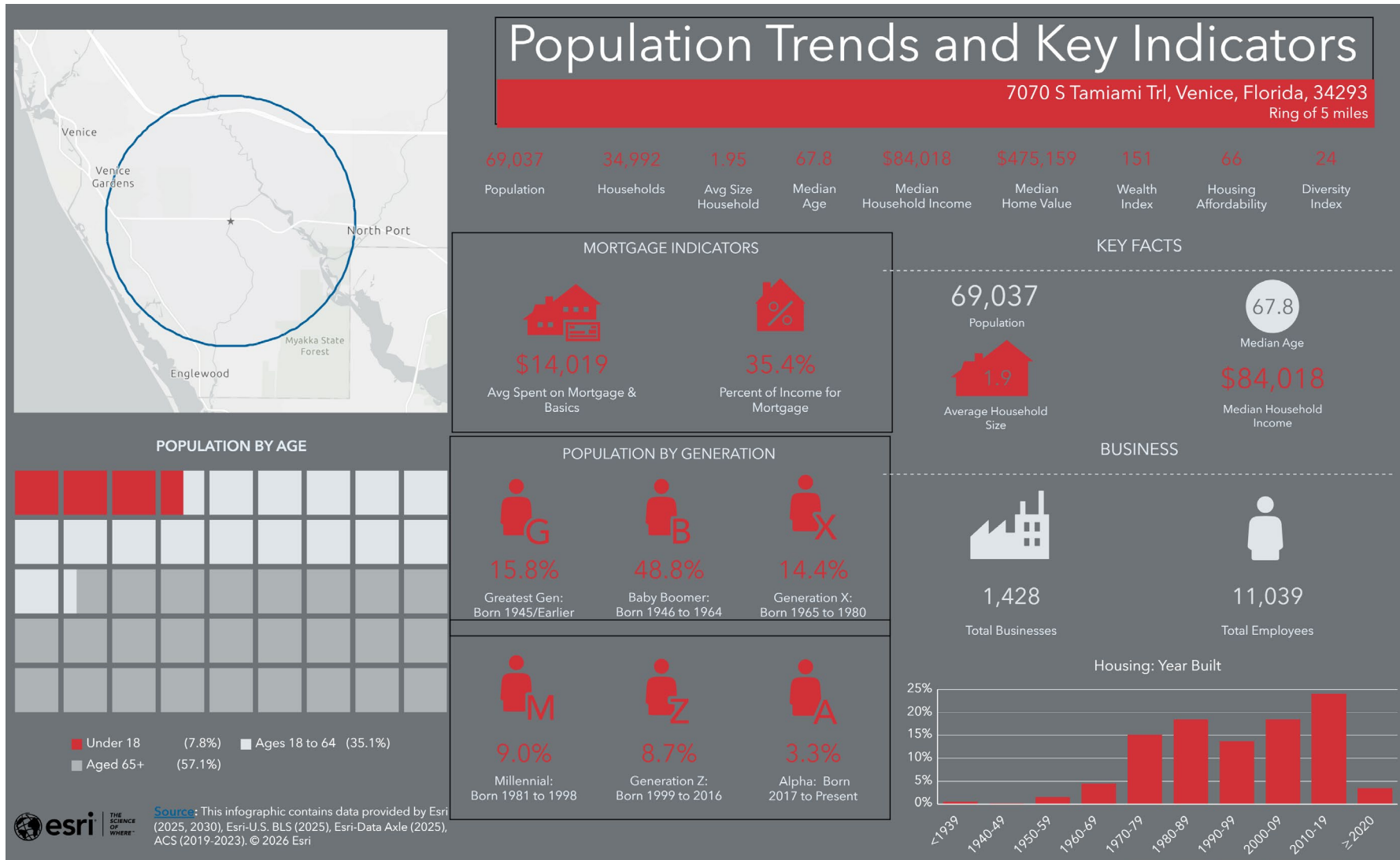
- Shell spaces demisable to tenant demand
- Lobby
- Two restrooms
- Tenant Improvements are negotiable

Use	Rent	CAM	GLA
Medical Office	\$37/SF/YR	TBD	± 19,269 SF



Highlights

- Shell spaces demisable to tenant demand
- Lobby
- Two restrooms
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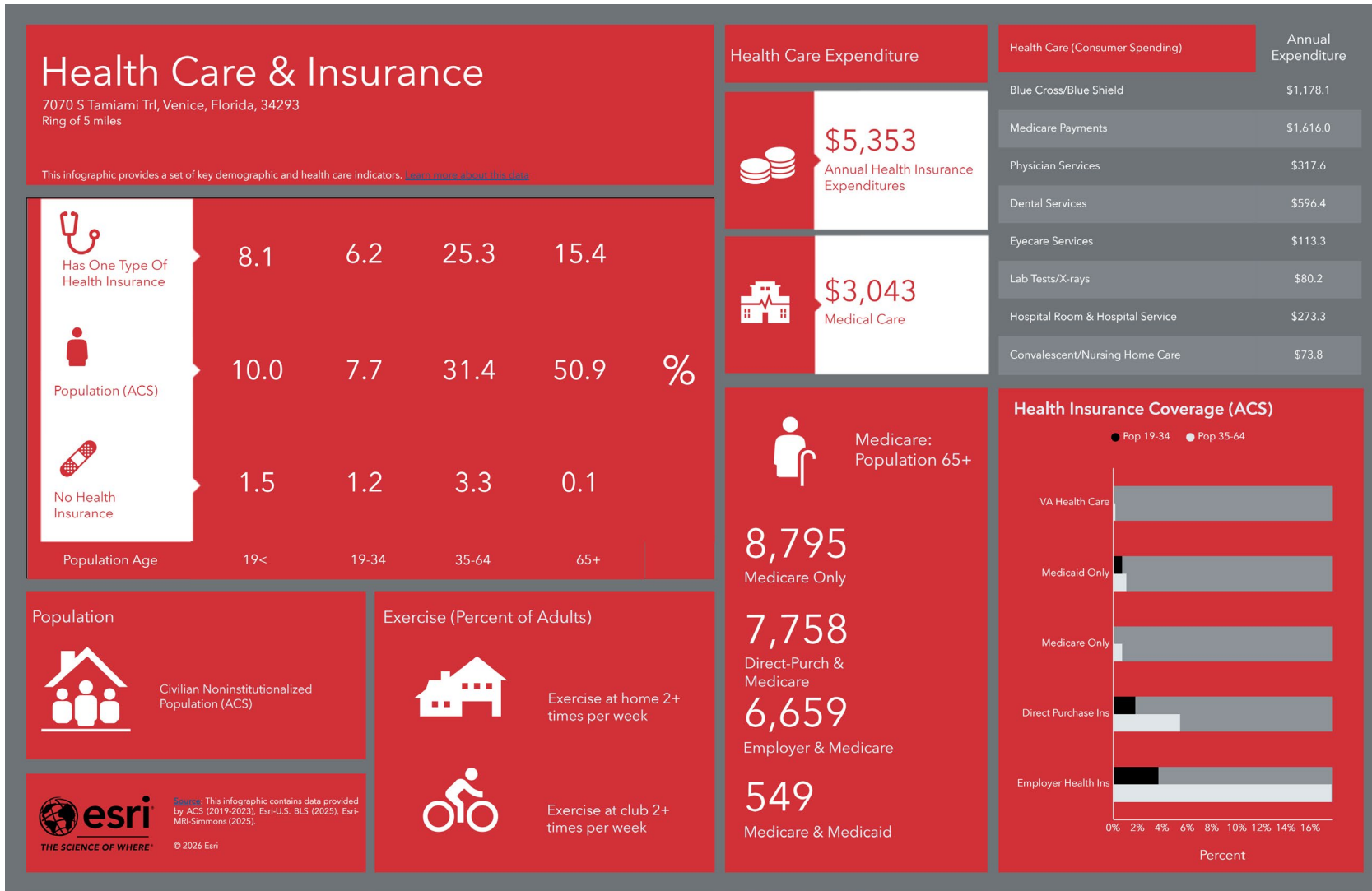


Housing: Year Built



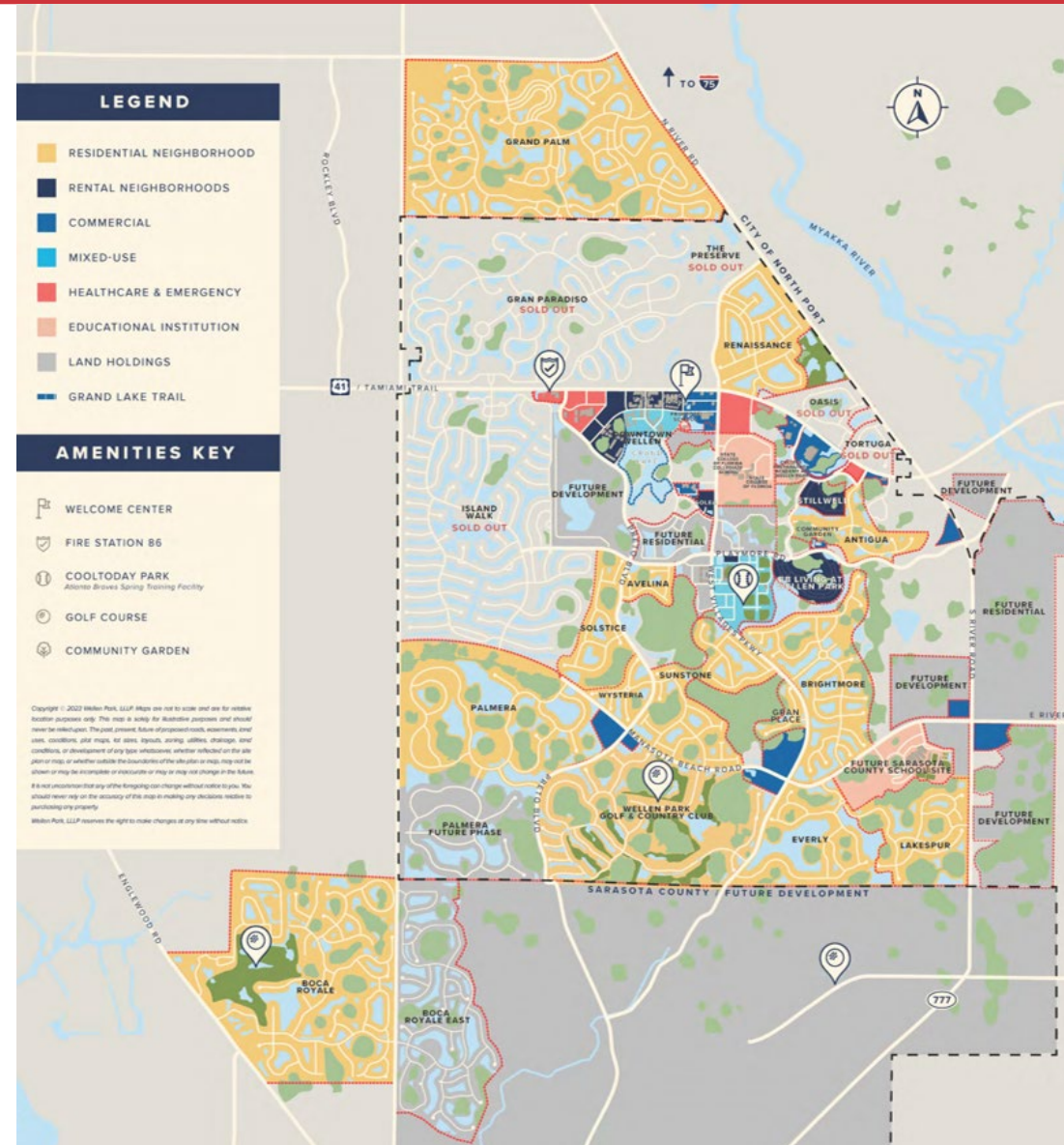


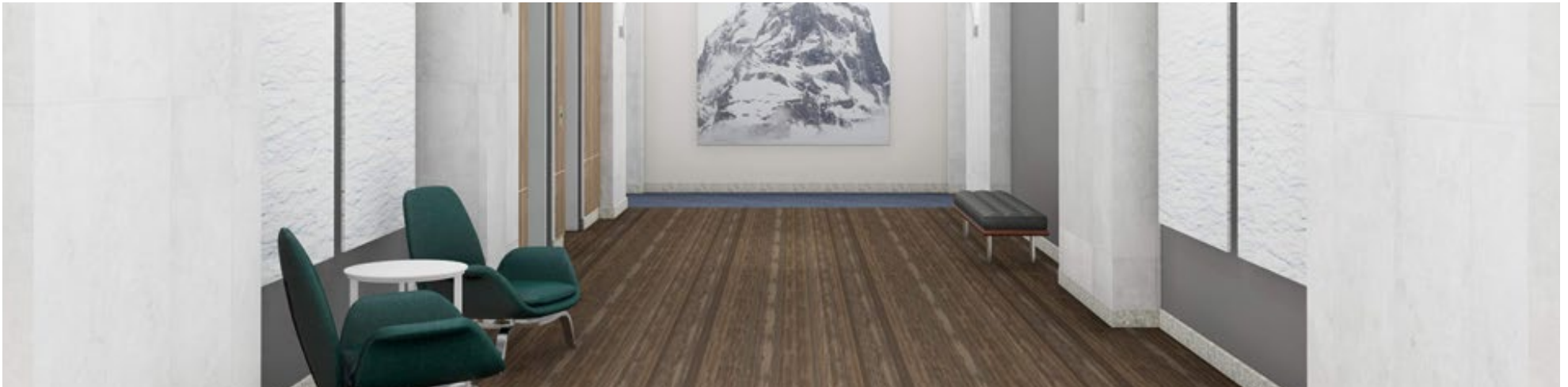
Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-Data Axle (2025), ACS (2019-2023). © 2026 Esri



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







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