

## MAXHEALTH CORPORATE & PRIMARY CARE

3844 Bee Ridge Road  
Sarasota, FL 34233



# \$10,514,875

SALES PRICE

## 22,206 SF

PROPERTY SIZE

## 100%

OCCUPANCY

## 6.41 YRS

WALT

## \$28.41

AVERAGE LEASE RATE

## \$630,892

CURRENT NOI

## 100%

MAXHEALTH BUILDING SHARE

### KEY TENANTS

# MaxHealth

### HIGHLIGHTS

Year Renovated	2021
Acres	1.58
Zoning	Sarasota County - Office, Professional, Institutional (OPI)
Traffic Count	43,000

# CORPORATE & PRIMARY CARE

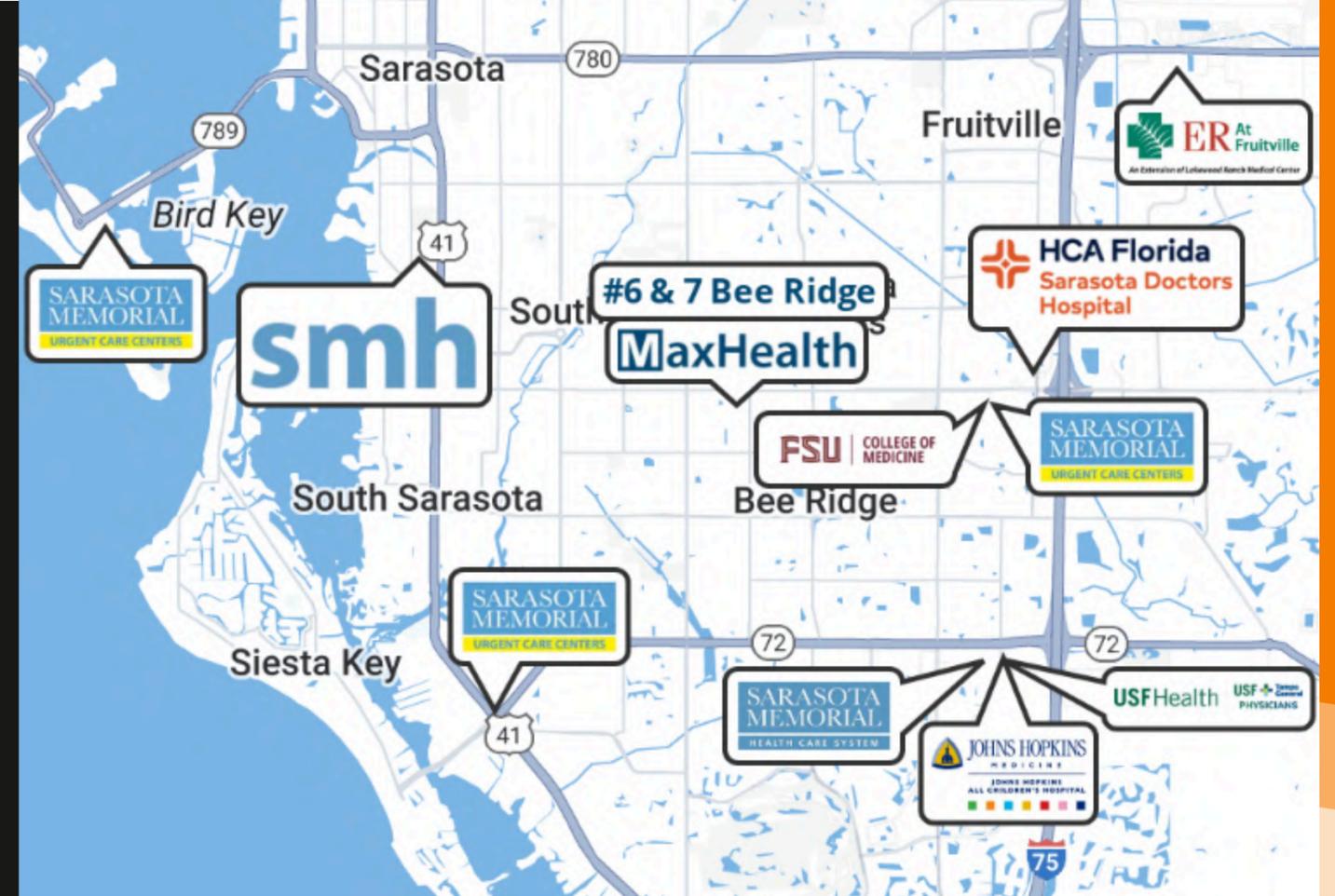
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## PROPERTY DESCRIPTION

This MaxHealth Corporate and Primary Care building is strategically located in the heart of Sarasota, along the highly-trafficked Bee Ridge Road. As one of the County's main east-west corridors, Bee Ridge provides seamless connectivity between Interstate 75 and US-41 (Tamiami Trail), offering exceptional accessibility for both patients and staff traveling from across the region.

This building was purchased in 2021 and the entire building was completely remodeled with MaxHealth Primary Care on the first floor, and the MaxHealth Corporate Offices on the second floor. Directly adjacent to the MaxHealth Medical Office Building, this property can be combined for a 2-building MaxHealth Sarasota portfolio located directly in between HCA Florida Sarasota Doctors Hospital and Sarasota Memorial's main Sarasota campus.

The surrounding area is home to a strong mix of complementary medical tenants including Advanced Dental Care, Aspire Dental and Orthodontics, In Focus Eye Care, Sarasota Children's Clinic, and Take Care Home Healthcare. This concentration of healthcare providers helps reinforce this property's role as a vital component of Sarasota's healthcare infrastructure.



MAXHEALTH PORTFOLIO

## PROPERTY LOCATION

With continued population growth in Sarasota—particularly among adults 55 and older—the demand for accessible, high-quality medical services remains strong. This location positions MaxHealth to serve a broad and growing patient base from a central, visible, and well-connected facility.

This thriving corridor is surrounded by dense residential neighborhoods, established commercial centers, and a strong mix of healthcare providers, including Sarasota Memorial Hospital and HCA Florida Sarasota Doctors Hospital, both within close proximity. The building benefits from its strategic position near key community institutions, shopping centers, and professional services, making it an ideal location for medical and wellness-related practices.

As one of the busiest and most developed medical corridors in Sarasota, Bee Ridge Road continues to see sustained demand for healthcare services, driven by a growing and aging local population. The MaxHealth Primary Care/Corporate Office would combine well with the adjacent MaxHealth Medical Office Building to create a fantastic Sarasota MaxHealth portfolio.



## AREA OVERVIEW

Florida remains one of the fastest-growing states in the U.S., with over 1,000 new residents per day. The state's pro-business climate, which includes no state income tax, ongoing infrastructure investments, rapid real estate expansion, and an enviable quality of life, continues to attract both residents and businesses alike.

The Bradenton/Sarasota area is located on Florida's beautiful West Coast on the Gulf of America about one hour south of Tampa. With a projected 6% population growth over the next five years, the region is well-positioned for continued expansion—making this portfolio a valuable asset within a thriving, high-demand healthcare market.

Both cities are best known for their beautiful beaches; Bradenton features Anna Maria Island with Holmes Beach, Bradenton Beach and Coquina Beach, while Sarasota is best known for Siesta Key and Lido Key Beach, with both Counties sharing Longboat Key.

Manatee County is an ideal spot for nature enthusiasts with attractions such as De Soto National Memorial, Robinson Preserve, Lake Manatee State Park, Palma Sola Botanical Park, Neal Preserve, Perico Preserve, Rye Preserve, Terra Ceia Preserve State Park, and the Bradenton Riverwalk, to name a few. Other attractions bringing visitors each year include the Village of the Arts, the Bishop Museum of Science, LECOM Park (Spring Training home of the Pittsburgh Pirates), the Florida Railroad Museum and the Florida Maritime Museum.

Manatee County draws national attention each year through the highly esteemed IMG Academy, which services elite athletes from around the world.

Vibrant hot spots in Sarasota County driving visitors to the area include St. Armands Circle, Mote Marine, Marie Selby Botanical Gardens, The Van Wezel Performing Arts Hall, Ed Smith Stadium (Spring Training home of the Baltimore Orioles), Sarasota Jungle Gardens, The John and Mable Ringling Museum of Art, Nathan Benderson Park and its internationally acclaimed rowing facility, Historic Downtown Venice, and CoolToday Park (Spring Training Home of the Atlanta Braves).

Many nationally recognized companies call the Bradenton/Sarasota Area home or have major facilities located here. These include Tropicana Products (PepsiCo), Air Products & Chemicals, Beall's Department Stores, Chris-Craft Boats, Yellowfin Yachts, Feld Entertainment (Ringling Brothers Circus / Monster Jam), Sunz Holdings, Sun Hydraulics, Sysco West Coast, and Pierce Manufacturing.



# AREA OFFICE MARKET

## NORTH PORT-BRADENTON-SARASOTA MSA OFFICE OVERVIEW

Demand for office space is stronger than the national average as this area has a very high residential in-migration resulting in faster absorption of office space. As a result, rent prices rose faster than the national average and vacancy rates are lower.

## LARGEST OF THE SOUTHWEST FLORIDA MARKETS

The North Port-Bradenton-Sarasota MSA office market is the largest of the Southwest Florida markets with over 28 million square feet of office inventory.

## CONSISTENT LEASING ACTIVITY

Office leasing activity has remained consistent over the last few years with medical office development leading the charge for new construction projects. This MSA has remained one of the more desirable office markets in all of Florida.

## HEALTHCARE REMAINS A LARGE COMPONENT OF THE REGIONAL ECONOMY

Healthcare is a large component of the region's economy, only behind the Trade, Transportation, and Utilities industry. Several hospital groups are expanding their offerings, either through new outpatient facilities or by upgrading existing hospitals.

**\$29.70**

MARKET ASKING RENT/SF

**2.6%**

ASKING RENT GROWTH PER YEAR

**5.4%**

MSA OFFICE VACANCY RATE

**14.1%**

NATIONAL OFFICE VACANCY RATE

**\$57 BILLION**

MSA GROSS DOMESTIC PRODUCT (GDP)

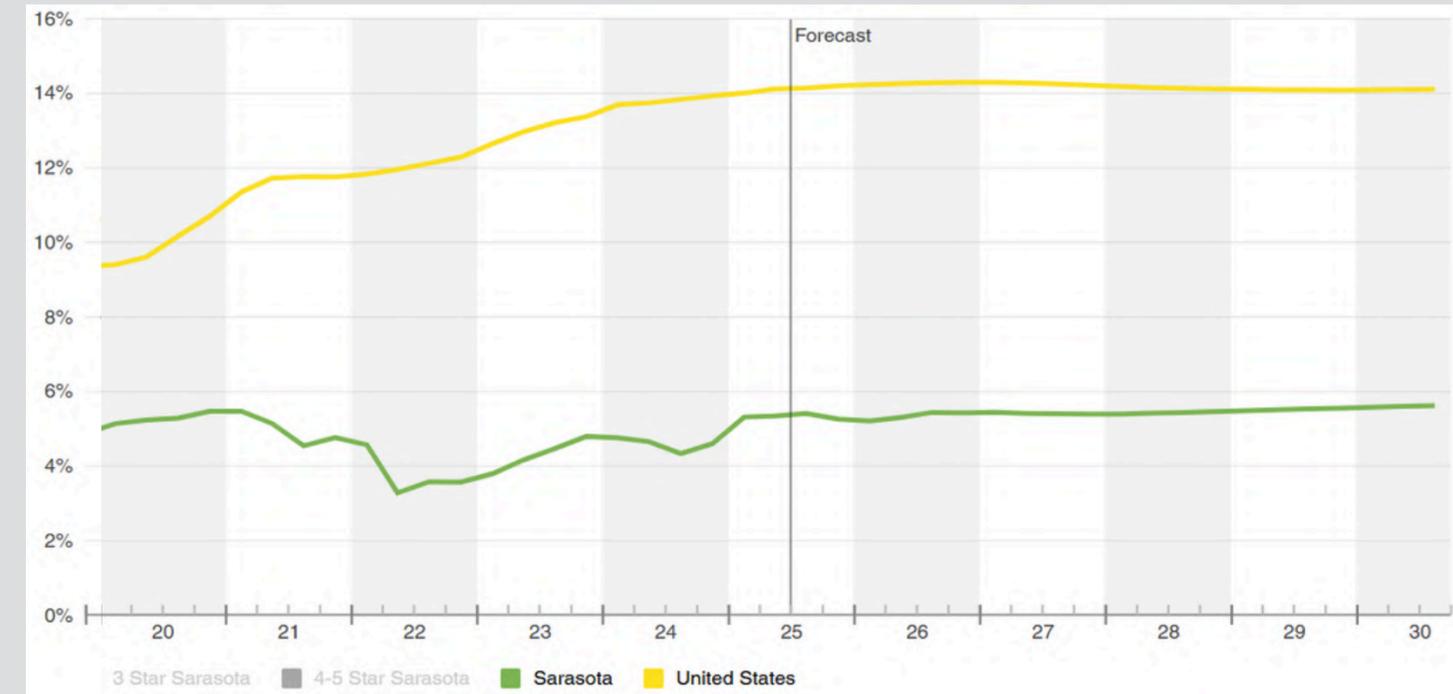
**28 MILLION**

OVERALL OFFICE INVENTORY SF

\*Data derived from CoStar & FRED



MSA OFFICE VACANCY RATES COMPARED TO NATIONAL AVERAGE



# HEALTHCARE ECOSYSTEM

## HEALTHCARE & EDUCATION LEADING JOB GROWTH

The Education and Health Services Industry in the North Port-Bradenton-Sarasota MSA is the fastest growing industry in the area with a 2.78% current growth rate. This industry includes services pertaining to hospitals, physician offices, schools, colleges, universities, training centers, and more.



## GROWTH AND EXPANSION

### SARASOTA MEMORIAL HEALTH CARE SYSTEM (SMH)

Established in 1925, SMH remains one of the largest healthcare providers in the region, operating two major hospitals—one in Sarasota and one in Venice—and currently constructing a third in North Port. The network also includes seven urgent care centers and numerous physician offices throughout the area.



### HCA FLORIDA

HCA Florida is a statewide network of hospitals and healthcare facilities, operating 50 hospital campuses and more than 90 urgent care centers. The network continues to grow along Florida's west coast, with a new hospital proposed in Parrish and numerous newly-built Freestanding Emergency Departments around the two-county region.



### BAYCARE

Founded in 1997, Central Florida-based BayCare is a leading not-for-profit, community-based healthcare system. Its network now includes 16 hospitals, recently expanding into Manatee County with the addition of the first hospital north of the Manatee River.



### UNIVERSAL HEALTH SERVICES (UHS)

UHS, one of the nation's largest healthcare providers, operates in 39 states and owns Manatee Memorial Hospital & Lakewood Ranch Medical Center. As the primary hospital east of I-75, LWRMC is currently expanding with a new tower that will add 60 in-service beds with the opportunity to add 60 more at a later date.

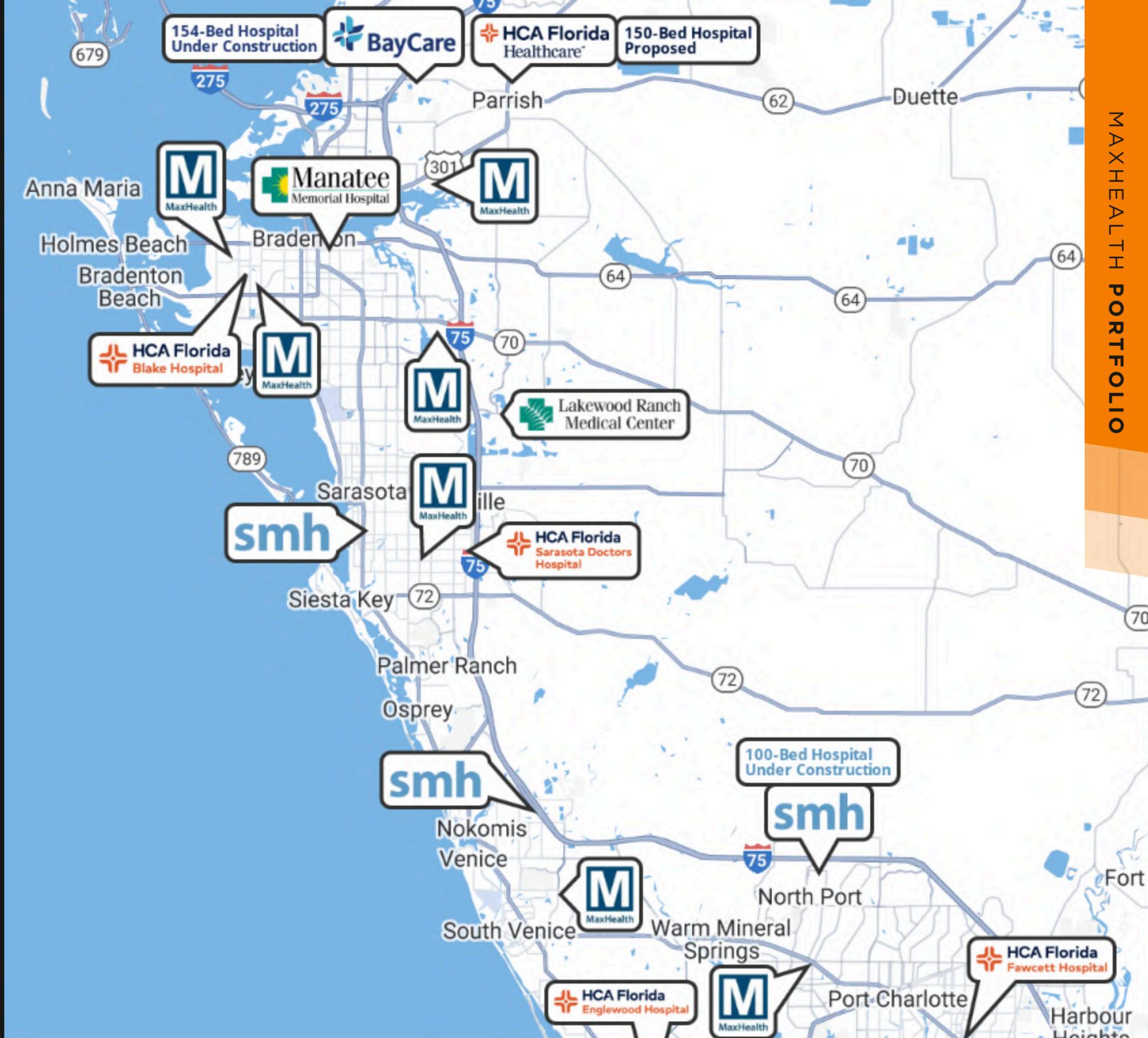


PROVIDERS PER 100,000 RESIDENTS

322.7      199.3

SARASOTA COUNTY      MANATEE COUNTY

\*Data derived from Florida Department of Health



# DEMOGRAPHICS



930,000

2023 MSA TOTAL POPULATION

1.07 MIL

PROJECTED 2030 POPULATION



1.54%

POPULATION GROWTH/YR

4.2%

UNEMPLOYMENT RATE



\$82,683

MEDIAN HHI

0.9%

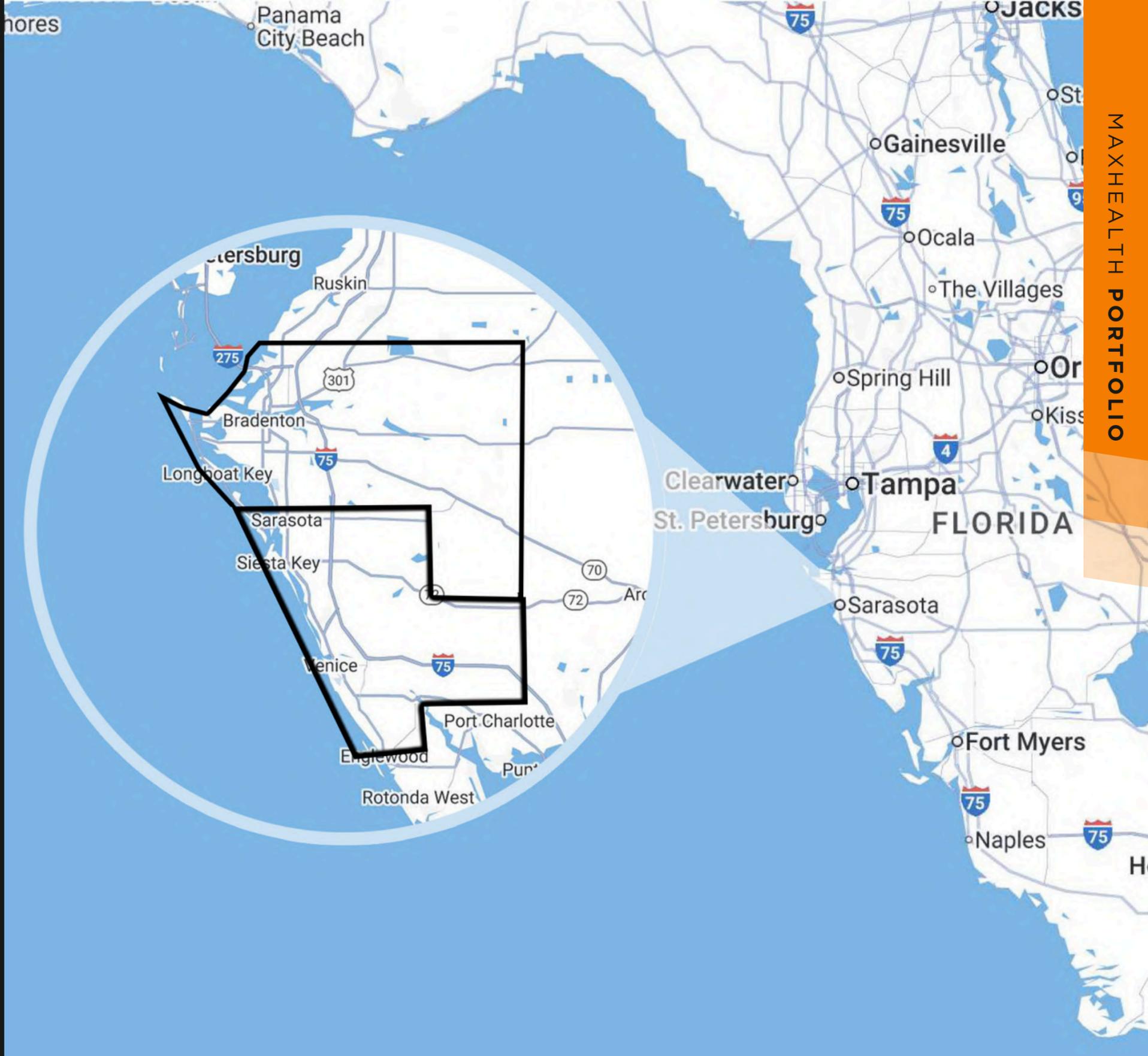
JOB GROWTH YOY

\*Data derived from CoStar

## EDUCATION & HEALTH SERVICES EMPLOYMENT

Current Number of Health Services Jobs	64,800
Overall Nonfarm Jobs	353,500
Health Services as % of Overall Nonfarm Jobs	18.3%
12-Month % Health Services Job Growth	1.1%

\*June 2025 employment data from the U.S. Bureau of Labor Statistics



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