



WIREGRASS RANCH MEDICAL PAVILION I & II  
WESLEY CHAPEL, FLORIDA

# 121,000 SF

**NEW MEDICAL OFFICE  
CAMPUS FOR LEASE**

MOB I: 46,000 SF 2 story MOB

MOB II: 75,000 SF 3 story MOB



**WIREGRASS RANCH  
MEDICAL PAVILION  
I & II**

Strickland Ave & Wiregrass Ranch Blvd  
Wesley Chapel, FL 33543



**FLAGSHIP**  
HEALTHCARE PROPERTIES

# WHY WIREGRASS RANCH MEDICAL PAVILION

## THE RIGHT PLACE FOR MEDICAL OFFICE

In Wiregrass Ranch, you'll find not only a variety of health and wellness providers, but also some of the most respected facilities in the area. It's no wonder Wiregrass Ranch is becoming a destination for those seeking the best possible care.

Tremendous residential growth in Wiregrass Ranch and the surrounding submarkets is driving Physician Demand. The market needs over 280 physicians in multiple specialties over the next five years.

**See detailed list of Physician demand on page 3.**

## THE RIGHT DESIGN AT THE RIGHT COST

Wiregrass Ranch Medical Pavilion has a thoughtful, functional, efficient design and is located on a high visibility corner with abundant parking for patients, providers, and staff.

The campus offers a competitive lease rate, a generous tenant improvement allowance for customized build outs, plus building and pylon signage are available.

**The campus does not have any ancillary restrictions.**

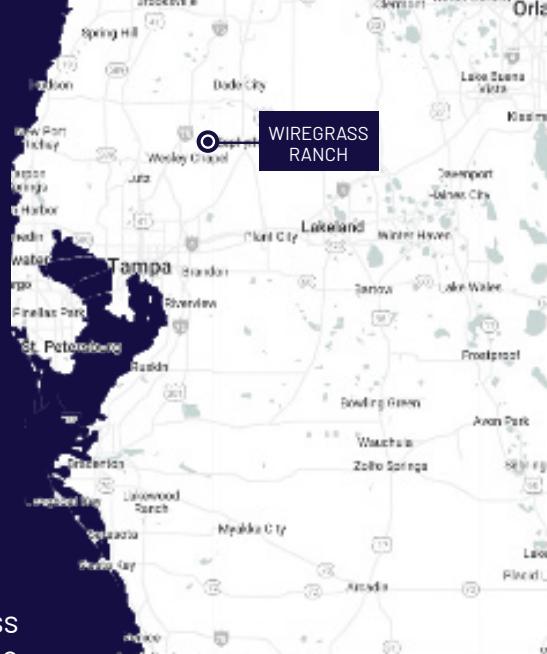
## THE RIGHT NEIGHBORS

Wiregrass Ranch Medical Pavilion is located on Strickland Ave. & Wiregrass Ranch Blvd., a major north/south connector within Wiregrass Ranch.

The site is across from the New Orlando Health Hospital which is under construction and opening in 2025.

The site is also across from the new Wiregrass Ranch Legacy Town Center which is planned for over 3,000 residential units, plus hotels, office and retail.

The site is directly adjacent to the Wiregrass Ranch Sports Complex which last year hosted five large sporting events including elite volleyball and basketball tournaments as well as a USA gymnastics meet and just received a \$15.2M budget approval from Pasco County to expand.



## AREA DEMOGRAPHICS

15 Minute Drive Time



### TOTAL POPULATION

2025 - 88,763

2030 - 102,146



### TOTAL HOUSEHOLD

2025 - 32,071

2030 - 37,369



### AVERAGE HOUSEHOLD INCOME

2025 - \$144,154

2030 - \$158,479



## ABOUT WIREGRASS RANCH

Located just 30 minutes outside of Downtown Tampa, Wiregrass Ranch is 5,000 acres of life teeming with lifestyle opportunity.

The Porter Family established Wiregrass Ranch in 1942 where they raised cattle and grew citrus orchards. The family cared about a vision for the land more than ranching. The Porters imaged a vibrant mix of residential neighborhoods, schools, greenspace, trails and premier institutions that could serve growing family community for generations to come.

After years of careful stewardship, Wiregrass Ranch has become an amenity rich master-planned community with beautiful neighborhoods, trails, parks and a Sports Complex. Today the Ranch offers residential, retail, an array of cultural and dining options, commercial office, hotels, new medical centers, K-12, and college campuses.

While the vision of a thriving family community is reality, the family continues to implement their vision by expanding residential options, adding retail, parks and trails, shopping, dining, and additional medical facilities. A vibrant town center in the heart of the community is in development at Wiregrass Ranch.

So much has been thoughtfully accomplished but the family's vision has the opportunity and significant room to grow in serving the community for generations.

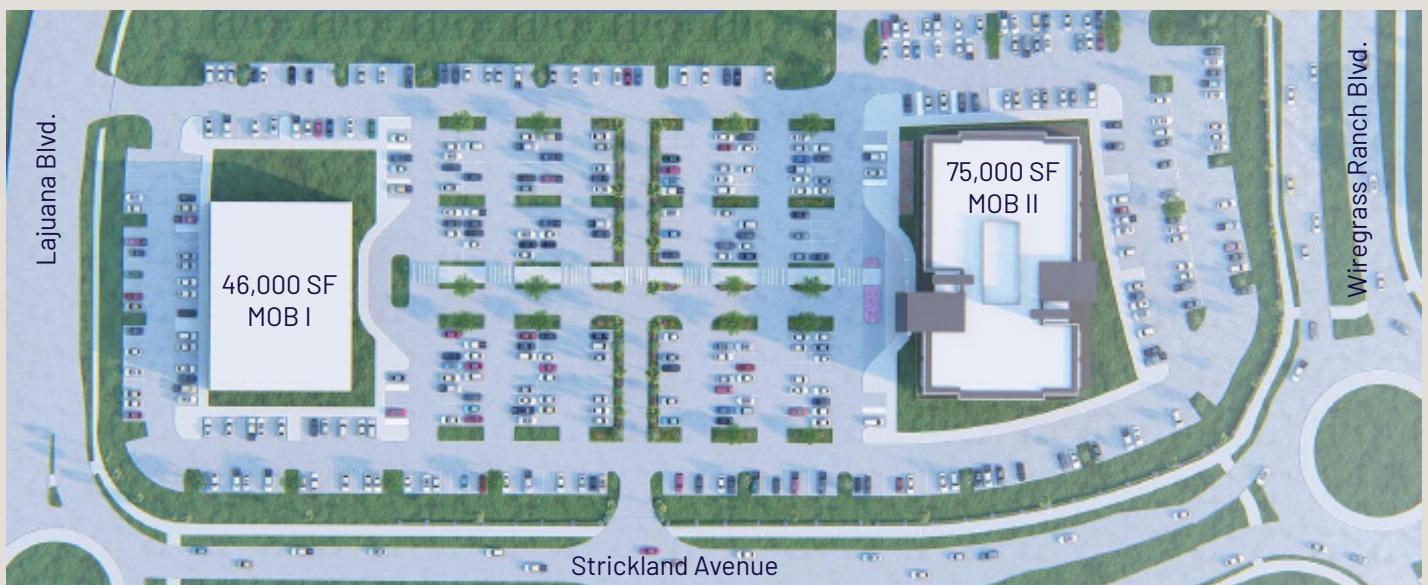




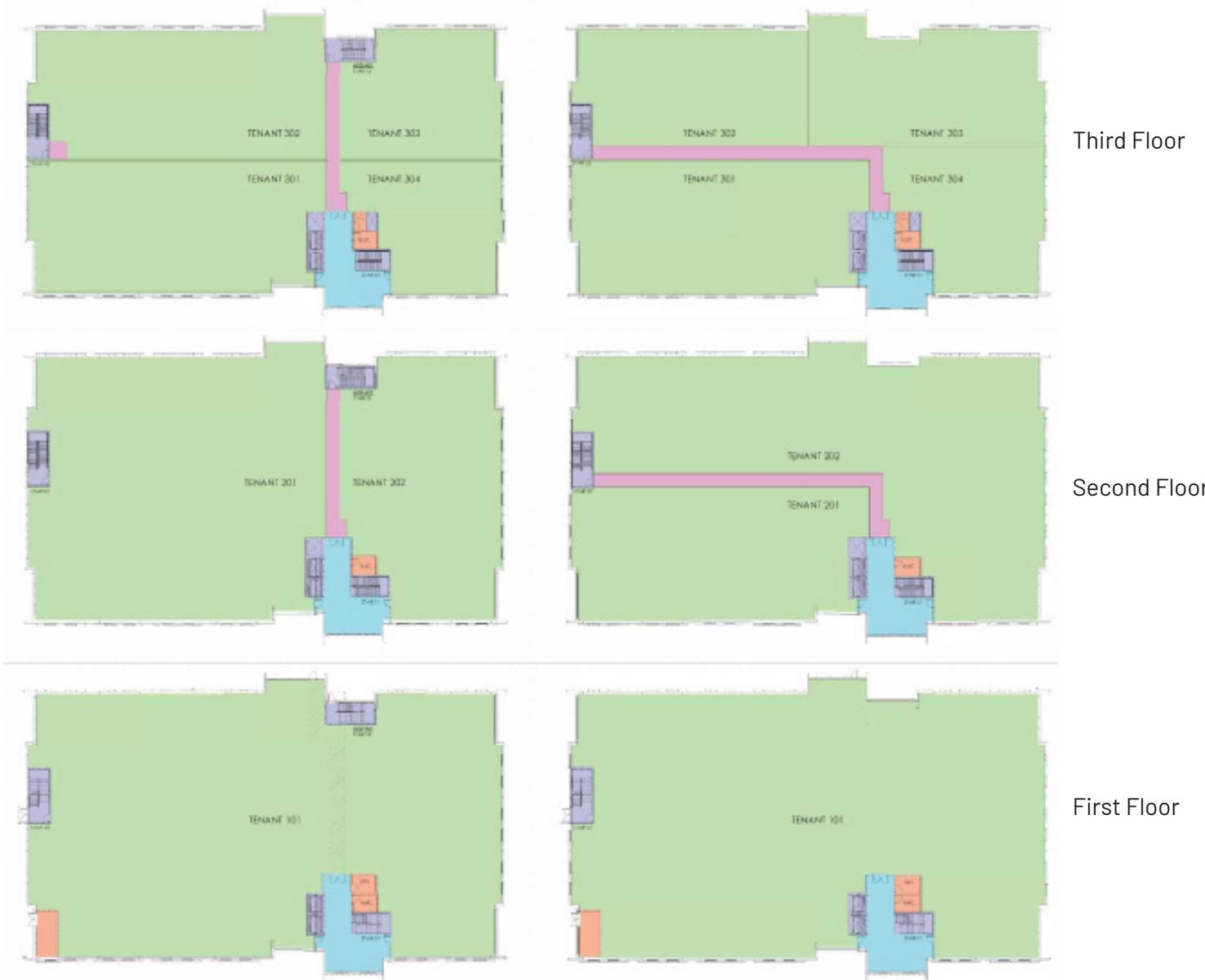
# WIREGRASS RANCH MEDICAL PAVILION I & II

## WESLEY CHAPEL, FLORIDA

### SITE PLAN



### FLOOR PLANS



# CLINICIAN SF FOR UNDERSERVED DEMAND BY SPECIALTY\*

SPECIALTY	NEED IN PROVIDERS 5 YEAR POP. GROWTH	60% OF TOTAL MARKET SHARE	SF NEED TO SATISFY REQUIREMENT
Advanced Practitioner	111.78	67.07	100,606
Psychiatry, Psychology & Social Services	47.53	28.52	42,773
Other Specialties	45.67	27.40	41,100
Physical Medicine & Rehabilitation	42.26	25.36	38,036
<b>Primary Care</b>	<b>41.71</b>	<b>25.03</b>	<b>37,540</b>
Dentistry	31.03	18.62	27,923
<b>General Surgery</b>	<b>15.46</b>	<b>9.28</b>	<b>13,918</b>
<b>Pediatrics &amp; Neonatology</b>	<b>14.74</b>	<b>8.84</b>	<b>13,265</b>
<b>Orthopaedics</b>	<b>11.79</b>	<b>7.08</b>	<b>10,615</b>
Cardiovascular	10.75	6.45	9,671
Oncology & Hematology	10.08	6.05	9,068
Emergency Medicine	9.96	5.98	8,963
Radiology	9.39	5.63	8,449
Obstetrics & Gynecology	9.28	5.57	8,350
Neurosciences	7.00	4.20	6,299
Hospitalist	6.83	4.10	6,145
Pathology & Laboratory Medicine	5.94	3.56	5,344
Gastroenterology	4.93	2.96	4,440
Nephrology	3.26	1.96	2,937
<b>11.79</b> Additional Demand Orthopaedics	<b>60%</b> Total Market Share	<b>1,500 SF</b> Avg SF Per Physician	<b>10,615 SF</b> Additional Medical Office Needed to Meet Demand
<b>14.74</b> Additional Demand Pediatrics & Neonatology	<b>60%</b> Total Market Share	<b>1,500 SF</b> Avg SF Per Physician	<b>13,265 SF</b> Additional Medical Office Needed to Meet Demand
<b>15.46</b> Additional Demand General Surgery	<b>60%</b> Total Market Share	<b>1,500 SF</b> Avg SF Per Physician	<b>13,918 SF</b> Additional Medical Office Needed to Meet Demand
<b>41.71</b> Additional Demand Primary Care	<b>60%</b> Total Market Share	<b>1,500 SF</b> Avg SF Per Physician	<b>37,540 SF</b> Additional Medical Office Needed to Meet Demand



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WIREGRASS RANCH MEDICAL PAVILION II - 75W,000 SF MOB

CONCEPTUAL RENDERING

# CALL US ABOUT WIREGRASS RANCH MEDICAL PAVILION

118,000 SF MEDICAL OFFICE IN TWO  
ADJACENT BUILDINGS IN THE HEART OF  
WESLEY CHAPEL!

JIM ALLEN, SENIOR VICE PRESIDENT LEASING & BROKERAGE

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