

NOW LEASING

2851 HEIGHT STREET SARASOTA, FL 34240



SARASOTA MOB

SECOND FLOOR SPACE

For more information contact:

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Property Overview

Building Highlights:

- **First Floor:** 5 OR Ambulatory Surgery Center for orthopedic and spine
- **Second Floor Available:** Dermatology, Physical Therapy, Wellness, Pilates—complementary provider mix
 - **6,200 square feet of remaining space available**

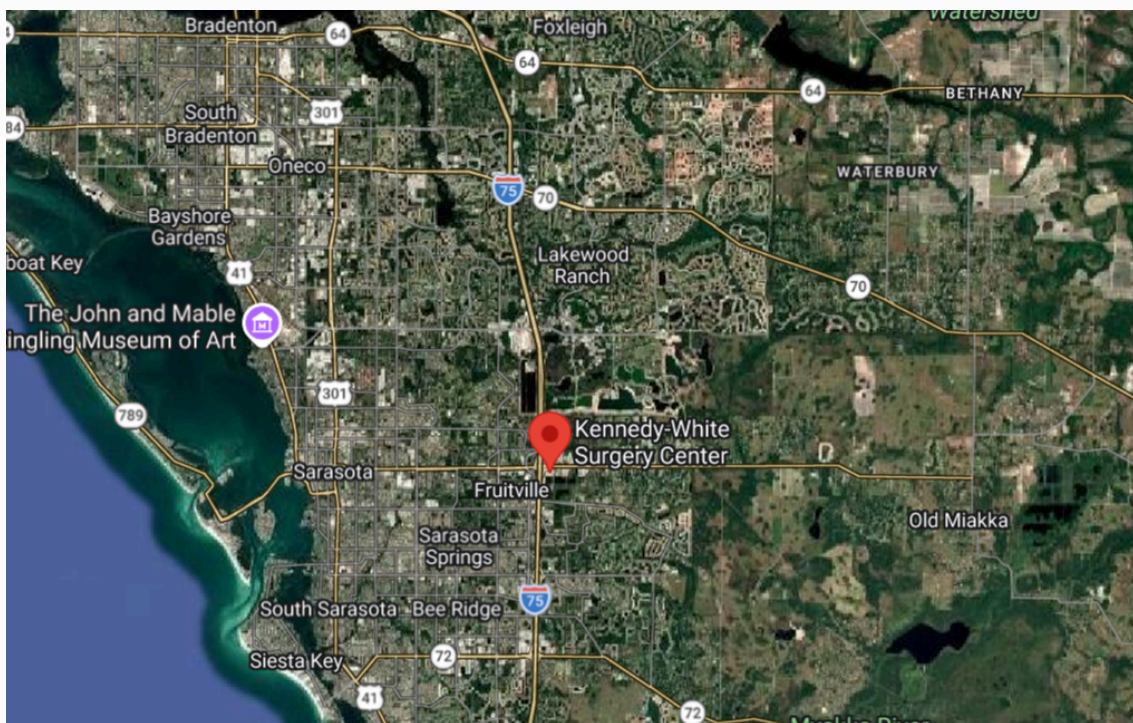
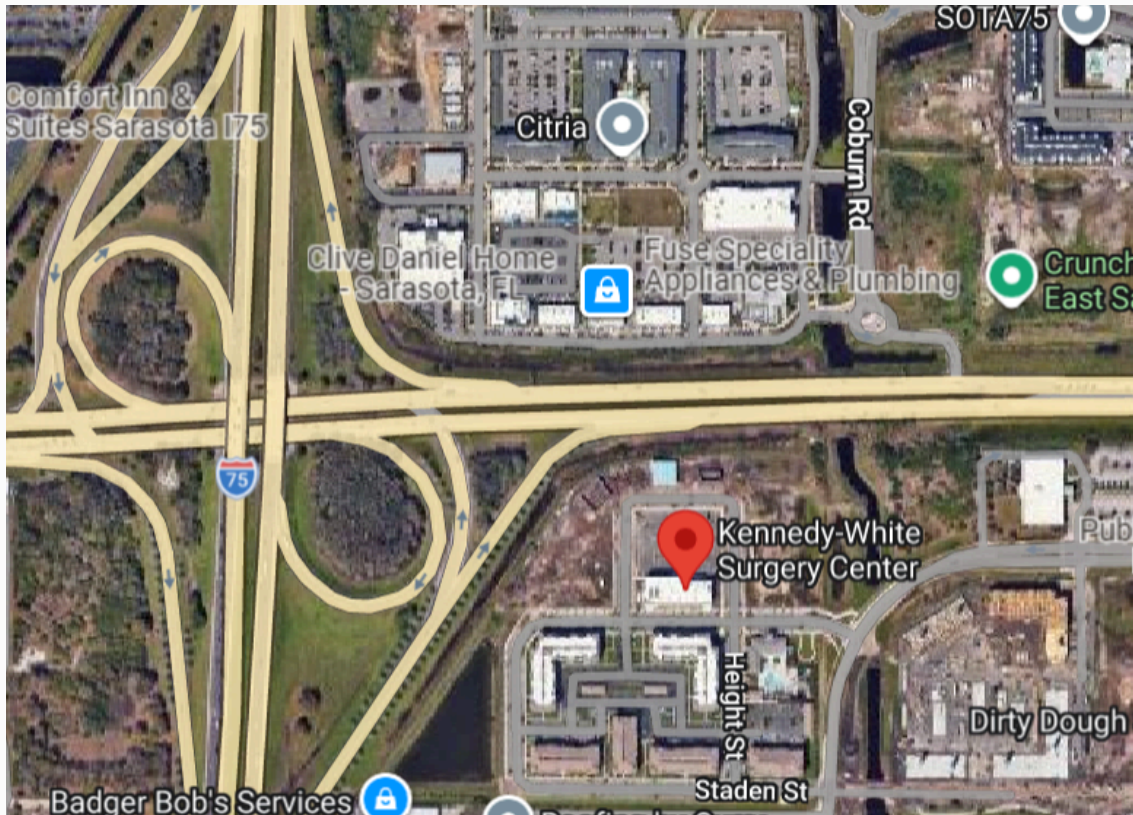
Strategic Location:

- Medical office building at Fruitville Road and I-75 – high visibility and easy access
- Positioned in one of Sarasota's fastest-growing healthcare corridors

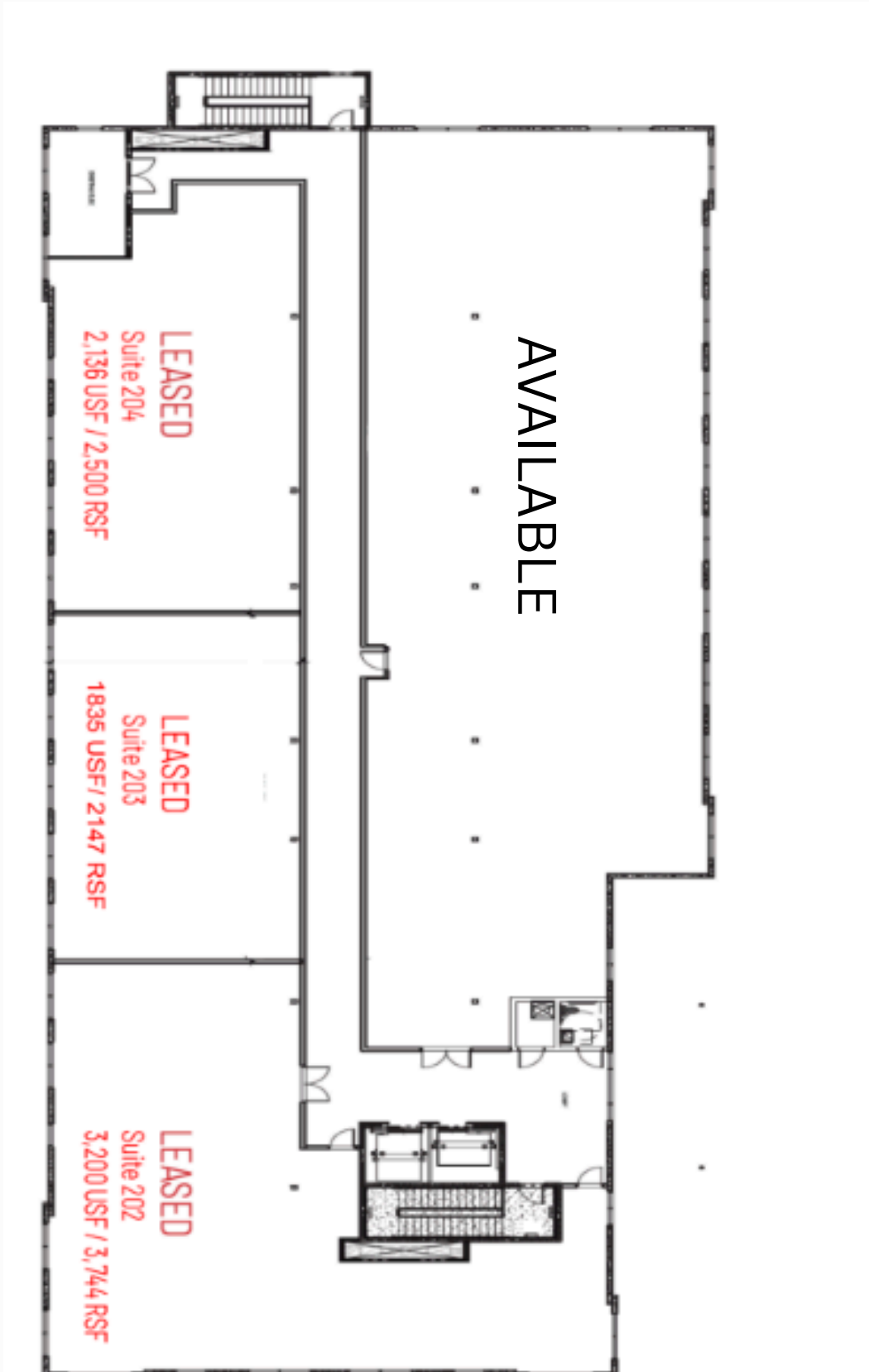
Market Strength:

- Sarasota is one of the most dynamic secondary markets for medical development
- Combines strong population growth, affluent demographics, healthcare demand, and a business-friendly environment
- Relatively low vacancy rates, strong rental growth, and attractive cap rates
 - Office vacancy rates significantly below national averages

Aerial



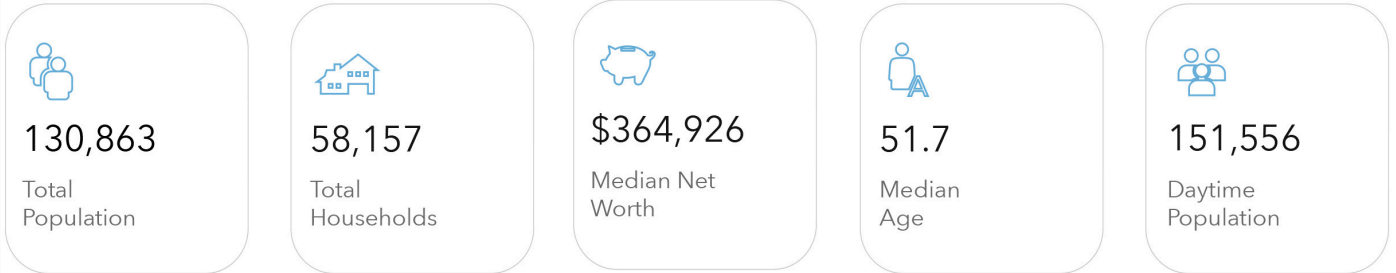
Floor Plans- 2nd Floor



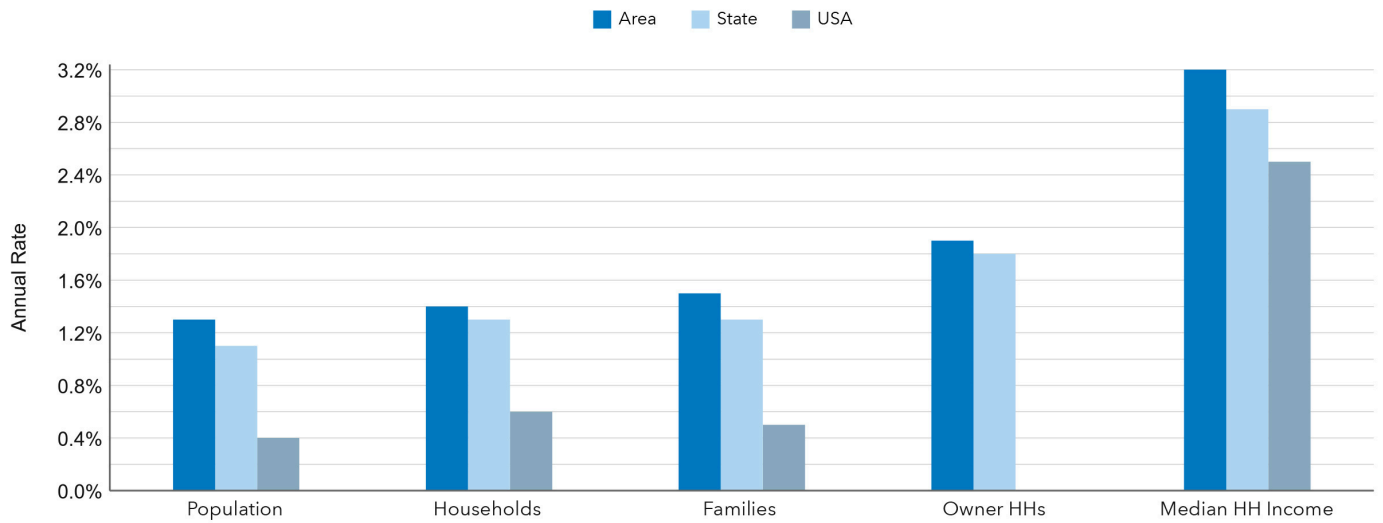
Demographic & Income Profile

5 Mile Radius

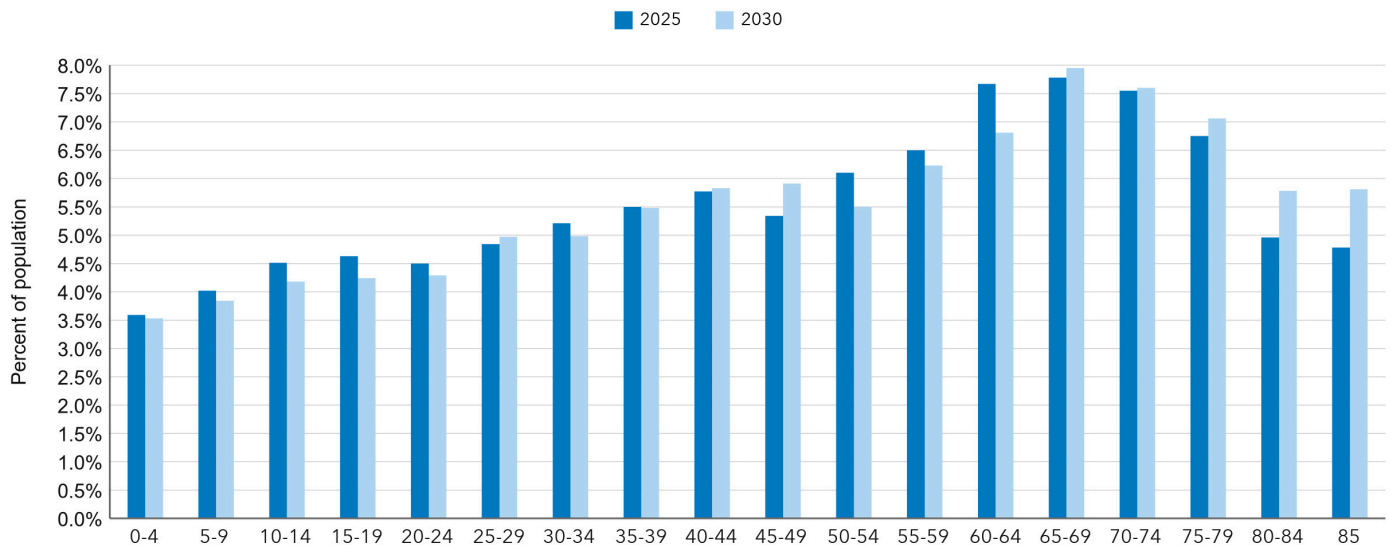
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



Population by Age



ABOUT KENNEDY WHITE

- Leading orthopedic specialty practice serving the Sarasota region and Southwest Florida since 1975
- Comprehensive care provider for orthopedic surgery, sports medicine, spine treatment, pain management, and rehabilitation
- • Full-service orthopedic facility offering surgeons, diagnostic services, rehabilitation, and specialty care in one location
- Serves patients across Sarasota, Manatee, Venice, Englewood, and Gulf Coast communities

Specialty Services:

- Joint replacement procedures
- Sports medicine and athletic injury care
- Spine, neck, and back treatment
- Hand and wrist surgical services
- Foot and ankle care
- Shoulder and elbow treatment
- Pain management solutions



EXIT
EXIT KING REALTY
Healthcare Real Estate
Division



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

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