

SARASOTA MEDICAL CENTRE

Sarasota Medical Centre is a Class A Medical Office building located on the campus of Doctors Hospital of Sarasota. This building is comprised of five stories and offers over 116,212 square feet of space. The property provides complimentary valet service for visitors as well as ample free parking. The building has seen many renovations including the roof, exterior and interior painting, upgraded lighting as well as lobby and common area restroom modifications. The surrounding area forms the seventh largest market in Florida, is its third-fastest growing major territory, and accounts for a retirement age base of about one-third of the total area population.



LEASING CONTACT

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Doctors Hospital of Sarasota is a 155-bed acute and general care facility serving Sarasota and Manatee Counties. The emergency room is open 24-hours a day, seven days a week and is operated by board certified emergency care physicians. They provide medical and specialty services as well as outpatient, diagnostic and rehabilitation services.

BUILDING HIGHLIGHTS

- Asking Rate: \$27.25/SF Gross
- Building Size: 116,212 SF
- Building Height: 5-Stories
- Parking Ratio: 4/1,000 SF

PROPERTY FEATURES

- Class A 5-Story Medical Office Building
- Fully Built-Out Medical Spaces Available
- Covered Drop-Off at Front Entrance
- Complimentary Valet Parking Services
- Free 5-Story Garage, Surface & Covered Parking
- Connecting Breezeway leading into Hospital

COMMUNITY

- Located less than one-mile from I-75 S
- 24 minutes to Sarasota-Bradenton International Airport
- 74,000 Daytime Employees within a five-mile radius
- Surrounded by upscale shopping centers and new residential developments
- Home to new Atlanta Braves Spring Training Facility



AVAILABLE

SECOND FLOOR

Suite 240: 1,781 SF

THIRD FLOOR

Suite 300: 4,982 SF

Suite 360: 2,719 SF

Suite 390: 3,558 SF

FOURTH FLOOR

Suite 400: 3,621 SF

Suite 450: 6,830 SF

Suite 490: 5,277 SF

FIFTH FLOOR

Suite 500: 1,701 SF

Suite 515: 660 SF

Suite 520: 1,109 SF

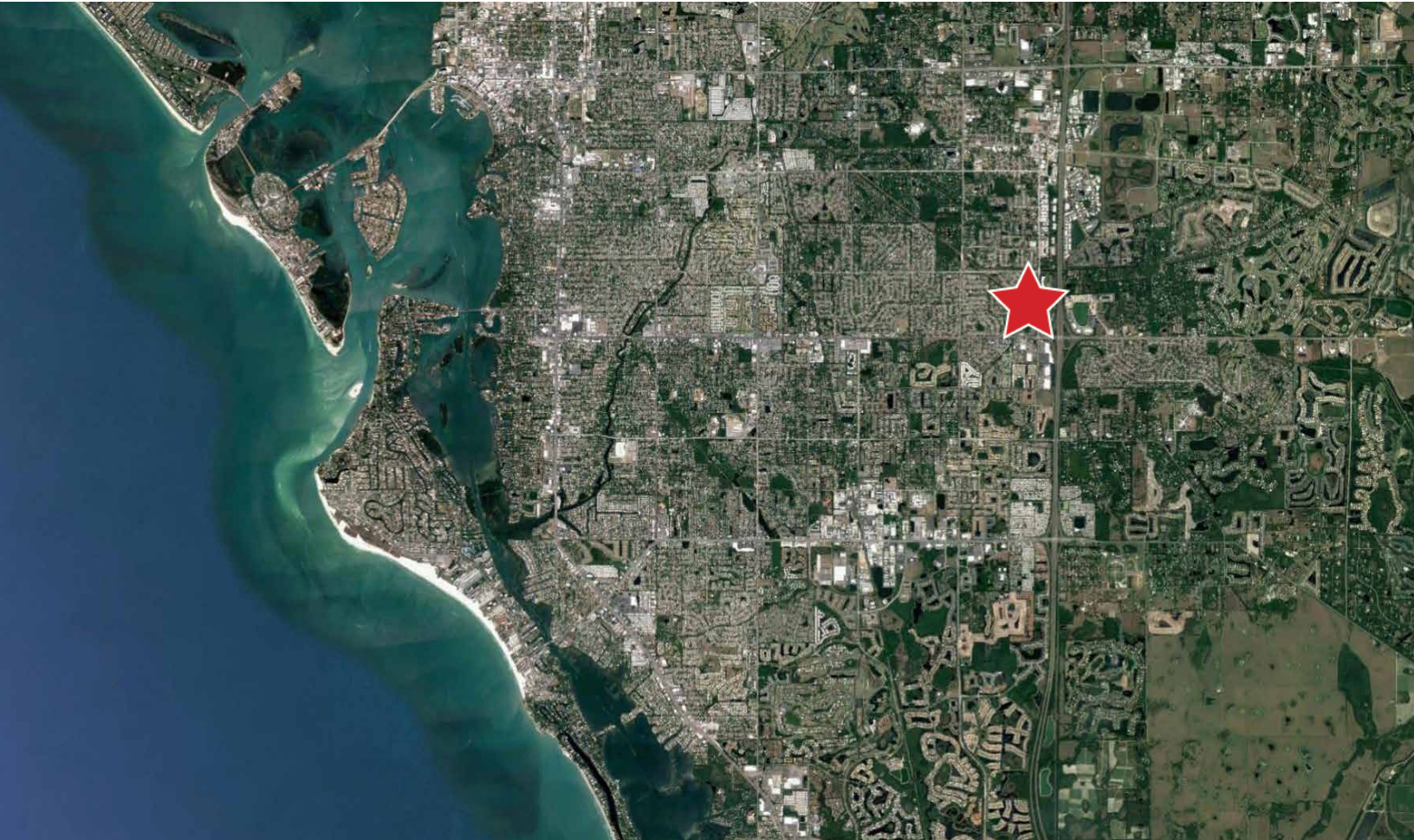
Suite 570: 2,078 SF

Suite 590: 2,913 SF



AERIAL OVERVIEW

5741 Bee Ridge Road
Sarasota, FL 34233



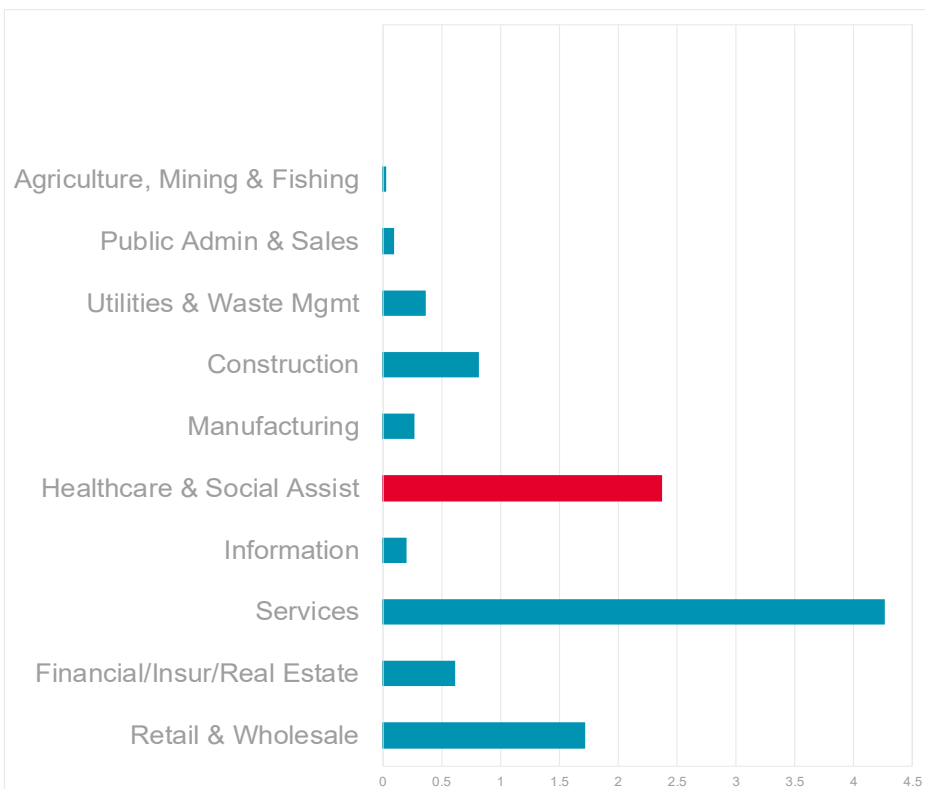
DEMOGRAPHICS

	5 Miles	10 Miles
Population	138,731	300,267
Pop. Growth 2018-2023	1.2%	1.5%
Households	61,440	135,833

TRAFFIC COUNTS

	VPD
Cattleman Rd E & Bee Ridge Rd	45,837
Bee Ridge Rd & I-75 W	25,134

PREDOMINANT AREA FOR HEALTHCARE



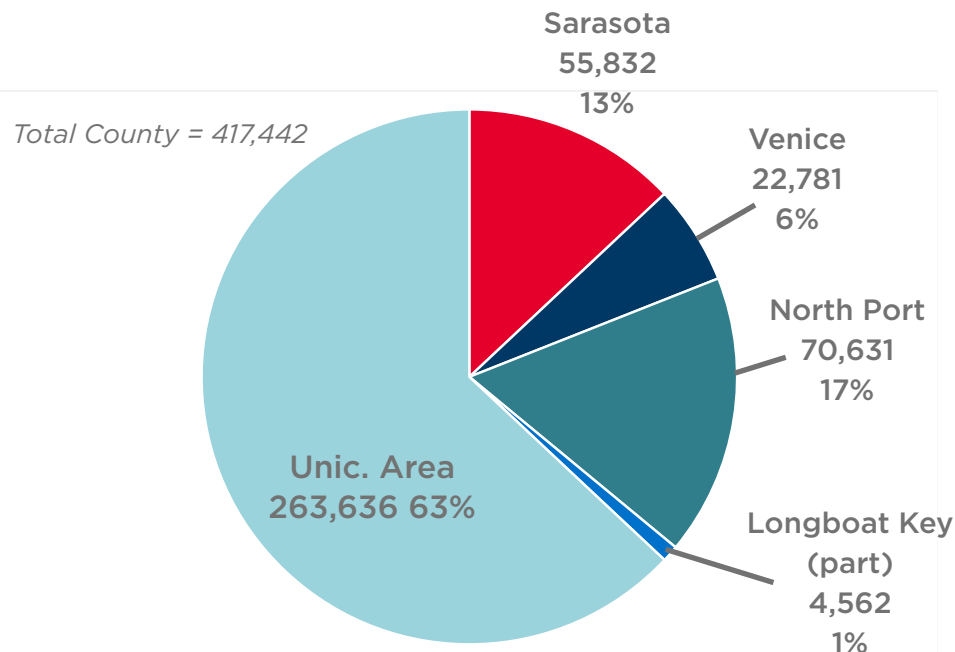
With nearly 40% of the population age 65 and above, Sarasota has a correspondingly enlarged demand for medical office space. The Education and Health services sector is a prime driver of office demand in the metro and is further enhanced by the presence of Doctors Hospital of Sarasota.

2018 POPULATION ESTIMATES

Sarasota County Population 2018

From 2017 to 2018:

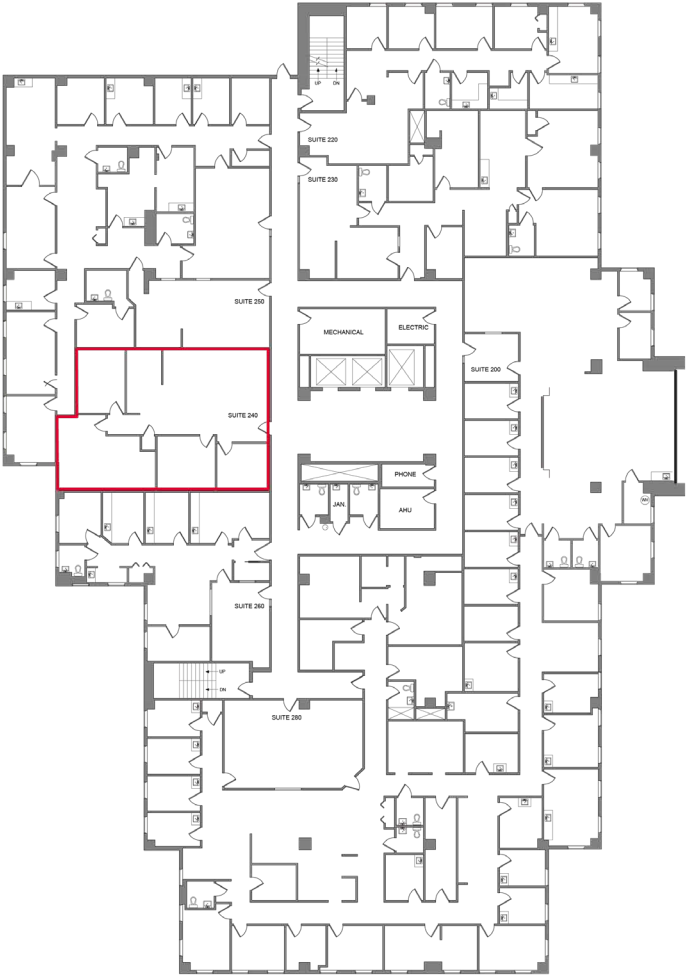
- Sarasota County grew by over 10,000 new residents (an average of 27 new residents per day).
- The County's annual growth of 2.5% is the highest since 2005.



Floor Plans

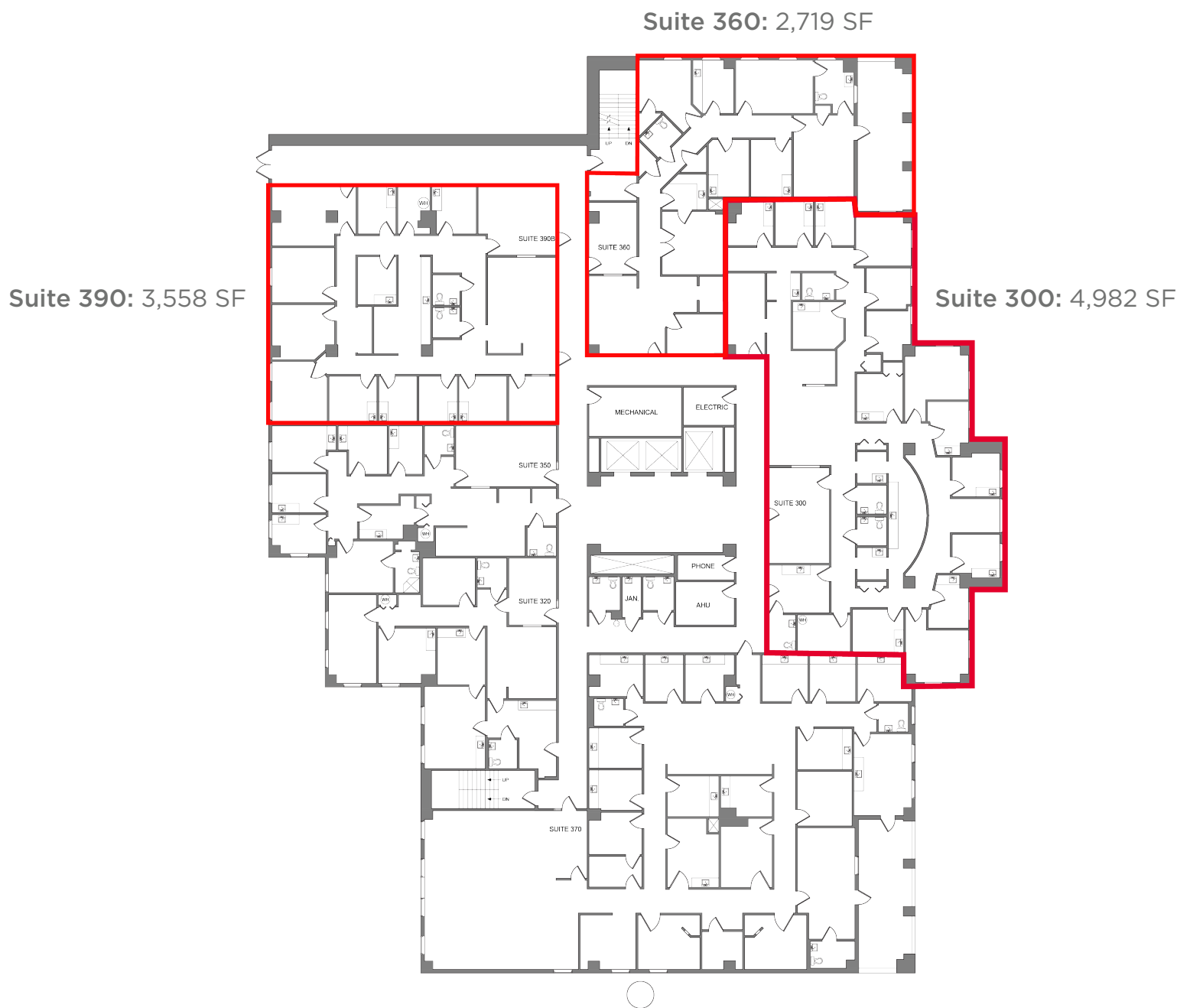
Second Floor

Suite 240: 1,781 SF



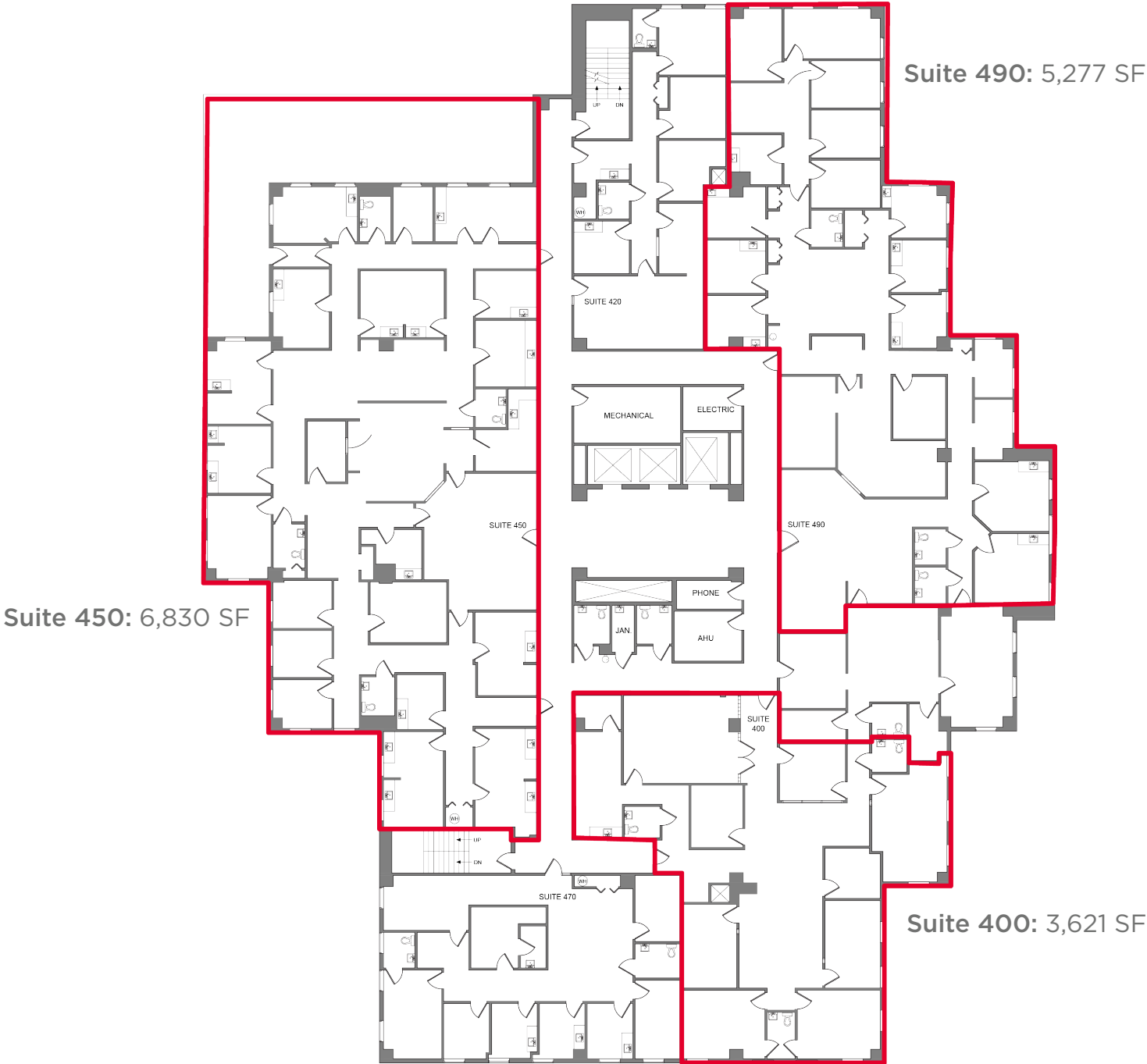
Floor Plans

Third Floor



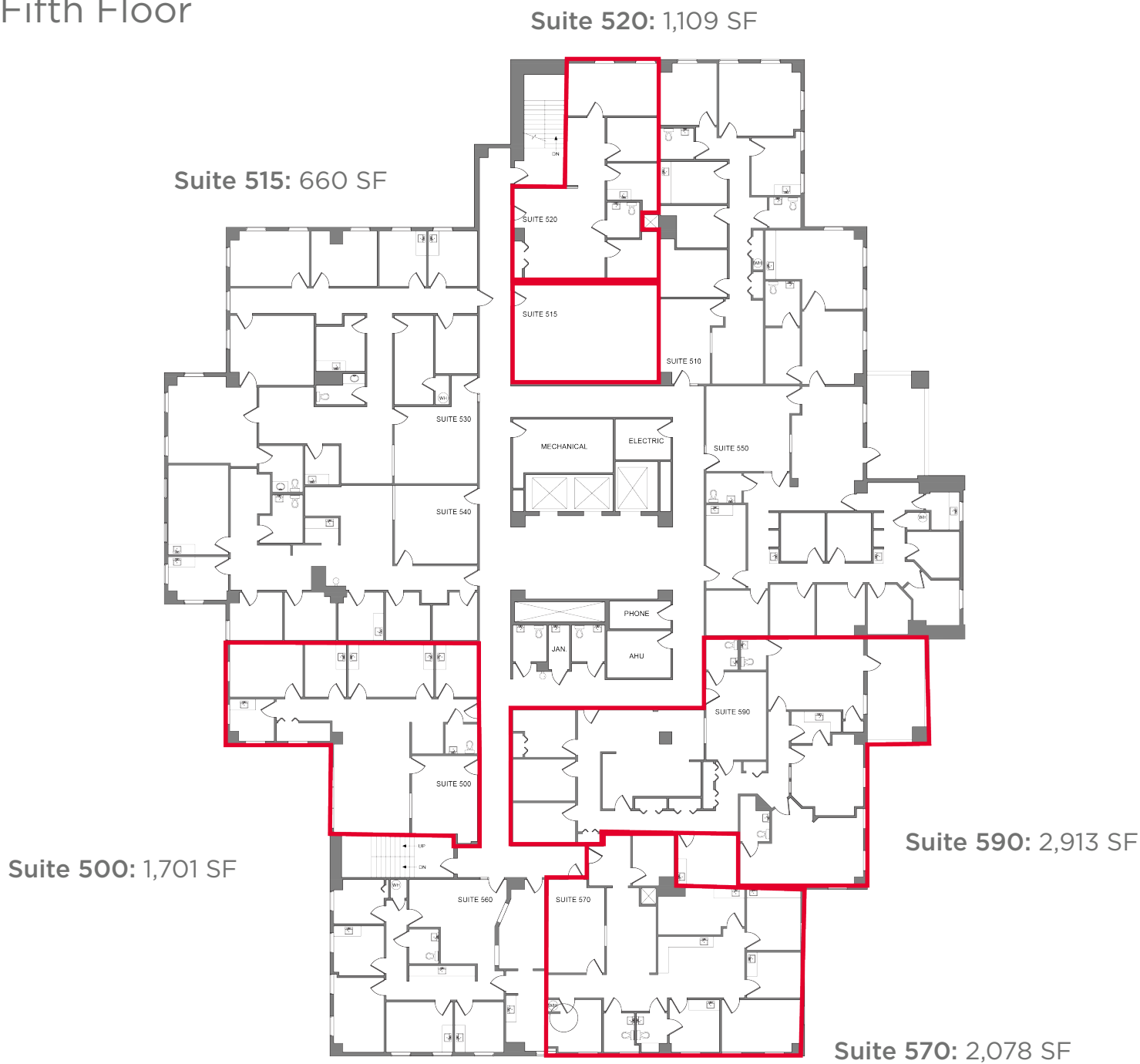
Floor Plans

Fourth Floor



Floor Plans

Fifth Floor





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