

PALMS OF PASADENA

MEDICAL OFFICE BUILDING

1615 PASADENA AVENUE SOUTH
ST. PETERSBURG, FL 33707

Premier Medical Office Space for Lease



**CUSHMAN &
WAKEFIELD**

Building owned and managed by
HEALTHCARE REALTY

BRIAN BREEDING, CCIM

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WENDY GIFFIN

Executive Director
+1 727 599 3799
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Opportunity

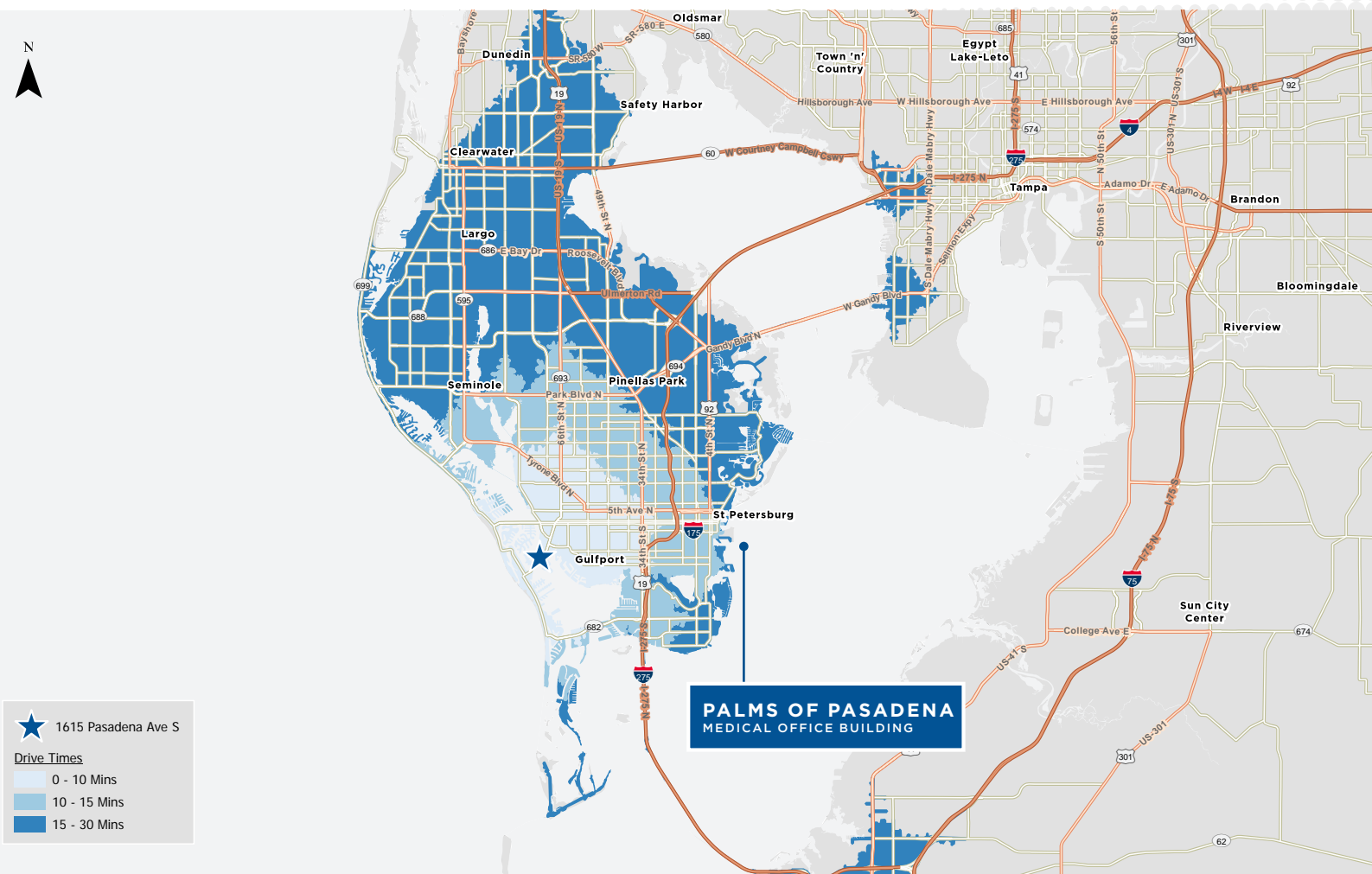
- A four story, 45,548 RSF medical office building in South Pasadena with easy access to the beaches and downtown St. Petersburg
- Fully renovated lobby & restrooms
- Covered patient drop-off & pickup area
- Beautiful intercoastal waterway views from many suites
- Parking: 4.39/1,000 RSF; garage & surface
- Contiguous to HCA/Palms of Pasadena Hospital; a full service and emergency care hospital with over 300 beds and 350 physicians

SIZE

45,548 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2022 TOTAL POPULATION	80,115	213,865	686,456
2022 MEDIAN AGE	51.6 Yrs	49.7 Yrs	48.8 Yrs
2022 AVERAGE HOUSEHOLD INCOME	\$97,054	\$89,405	\$91,850



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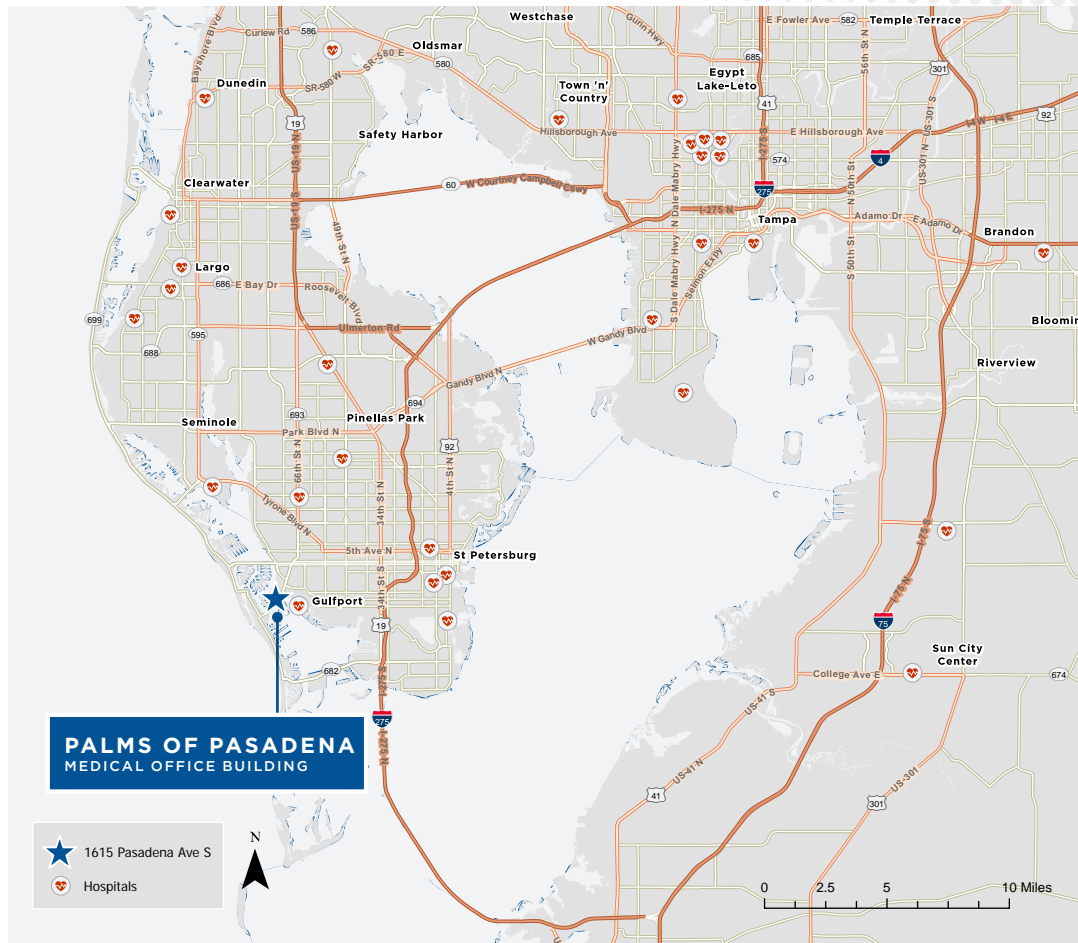
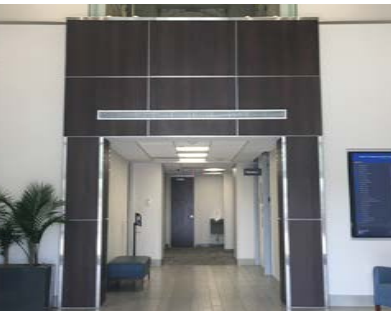
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PALMS OF PASADENA

MEDICAL OFFICE BUILDING

Nearby Medical



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