

**MEDICAL OFFICE
FOR LEASE**

WALDEMERE MEDICAL PLAZA

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1921 Waldemere Street
Sarasota, FL 34239

LEASING BY:



FLAGSHIP
HEALTHCARE PROPERTIES

OWNED &
OPERATED BY:

welltower

WALDEMERE MEDICAL PLAZA

1921 Waldemere St., Sarasota FL 34239

Conveniently located on US-41/Tamiami Trail in the heart of Sarasota Medical City and offers superior connectivity to Sarasota Memorial Hospitals downtown Campus.

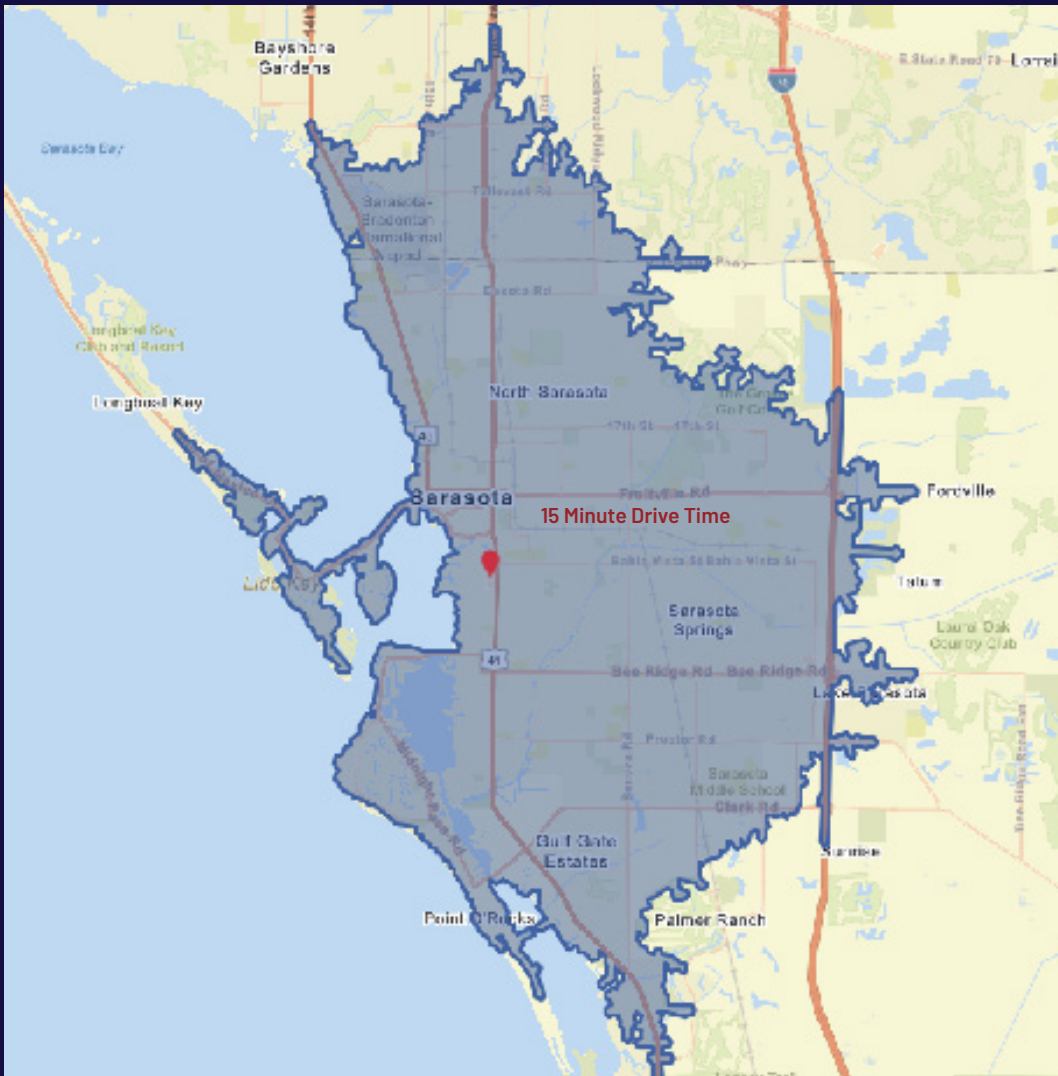
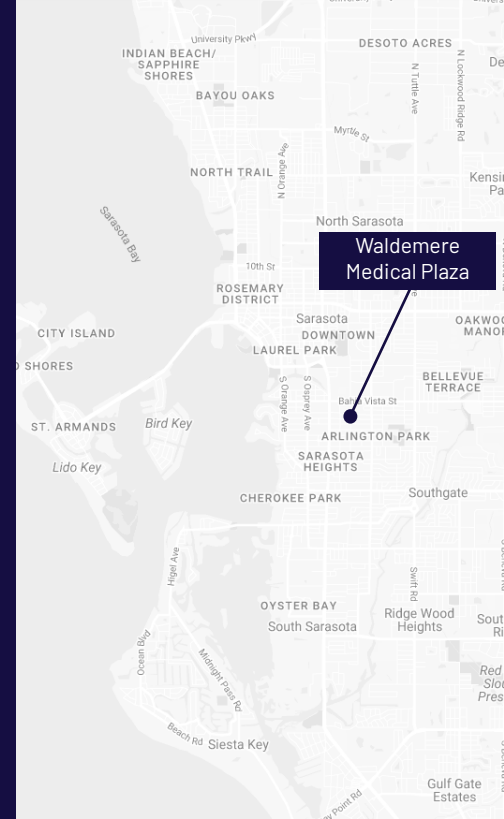
Additional services on-site include an imaging center for X-Rays, MRI's, Ct scans and other types of imaging, lab services including a Walgreens pharmacy. This is an ideal location to potentially facilitate all your patients' needs in one location.

Ample parking in parking garage adjacent to the building with valet parking service and canopy-covered patient dropoff.

This 149,000 square-foot, state-of-the-art facility offers tenants direct access to exclusive health services. Waldemere Medical is adjacent to a nationally recognized health and life science Health System, Sarasota Memorial Hospital.

AVAILABLE SPACE:

- Suite 210 - 747 SF
- 2nd Floor - Currently under renovations and possibly 4 suites available in the future
- Suite 609 - 4,073 SF



AREA DEMOGRAPHICS

15 Minute Drive Time



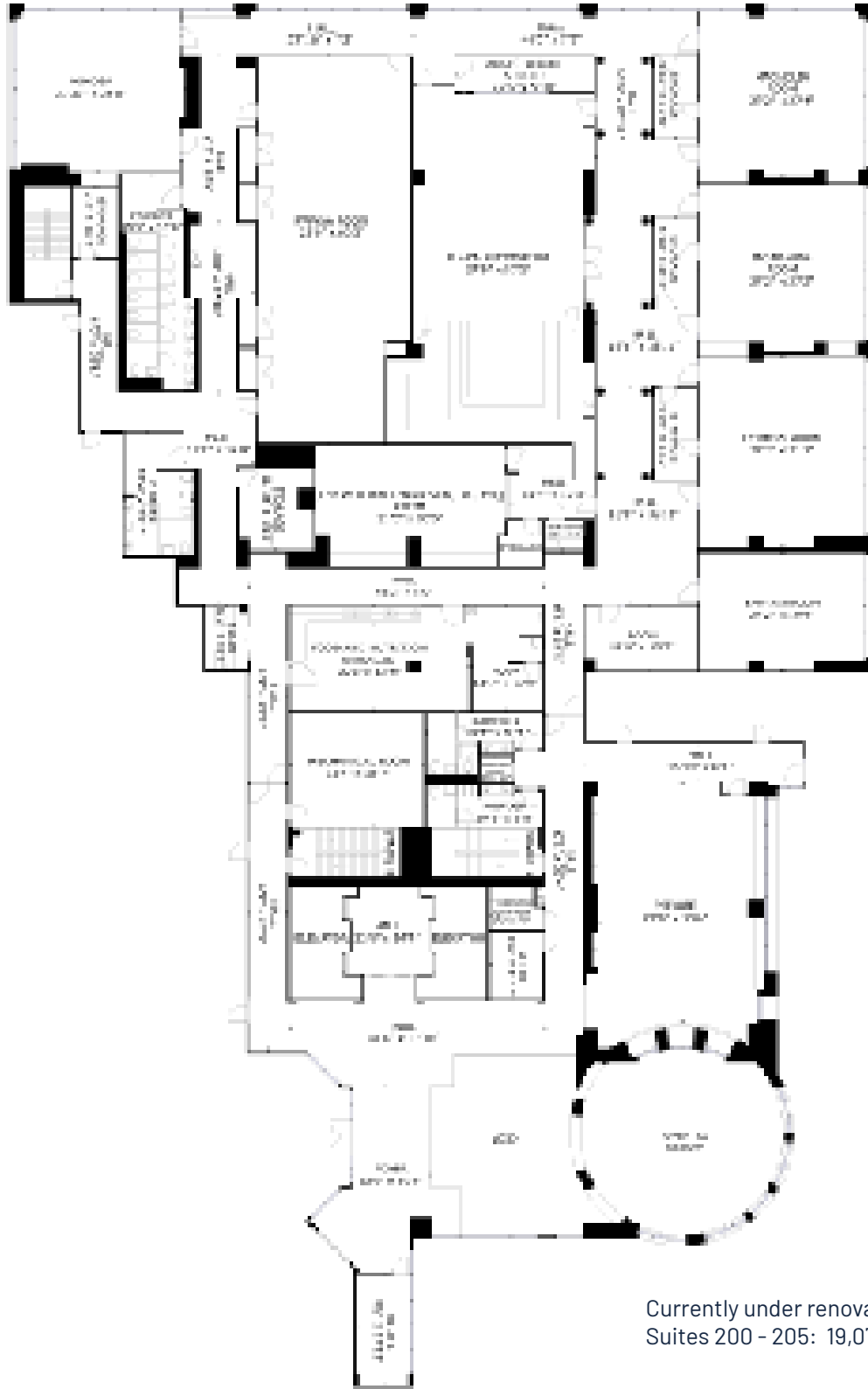
TOTAL POPULATION
 2023 - 1,179,932
 2028 - 1,79,385



TOTAL HOUSEHOLD
 2023 - 82,574
 2028 - 83,001



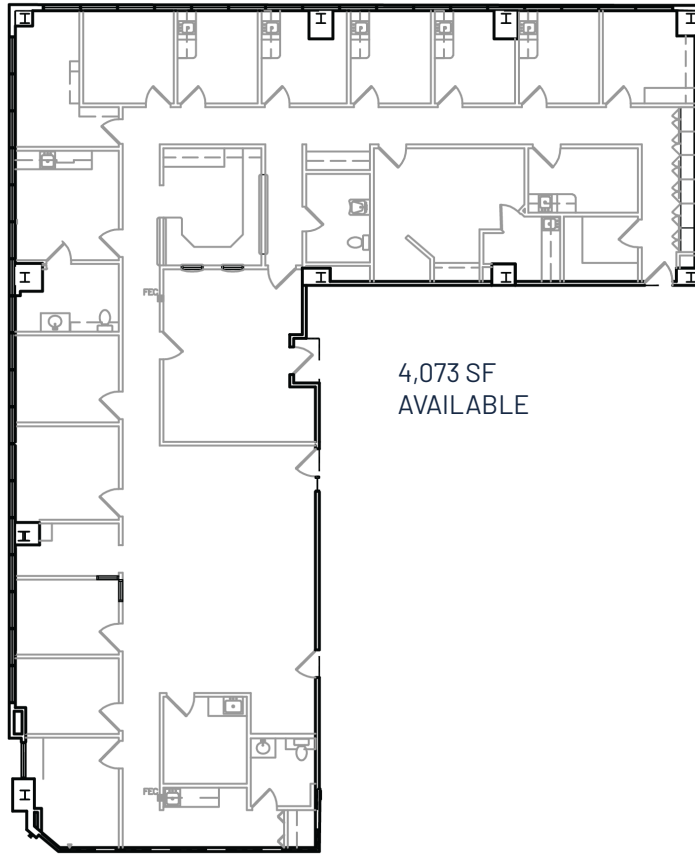
AVERAGE HOUSEHOLD INCOME
 2023 - \$103,707
 2028 - \$118,003



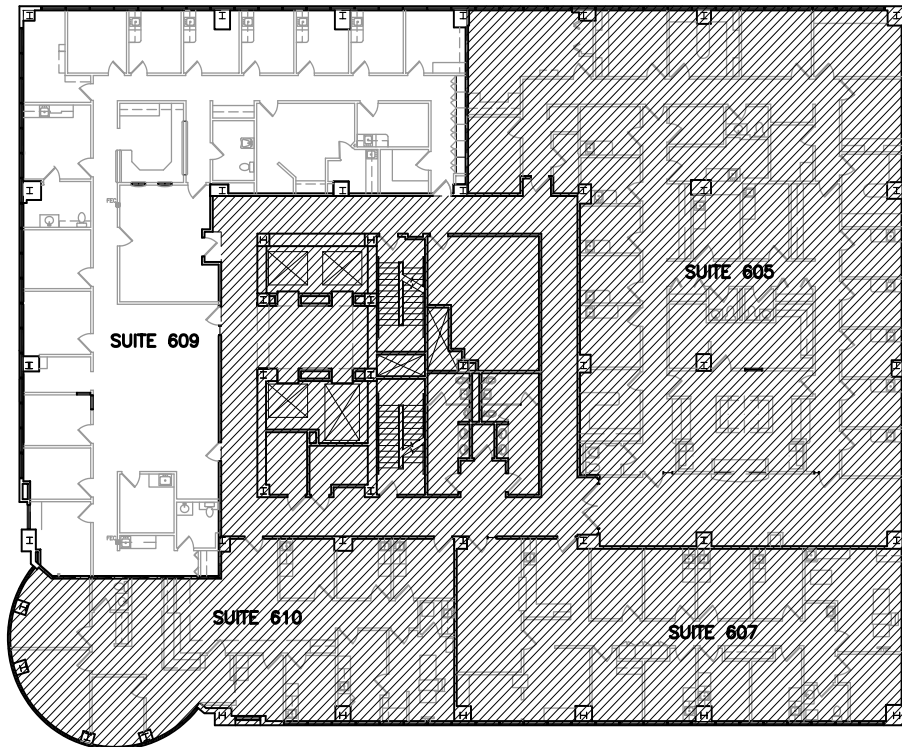
SUITE 200 - 205

Currently under renovation
 Suites 200 - 205: 19,071 SF

SUITE 609



SUITE 609



AERIAL



SURROUNDING BUSINESSES





“Sarasota Memorial is the only hospital in Florida to have consistently earned the Federal Centers for Medicare & Medicaid’s highest 5-star rating for overall quality.” Sarasota Memorial Health Care System was named among the 2023 Best-in-State employers, ranking #4 overall and #1 among all healthcare employers in Florida. <https://www.smh.com/Home/About-Us/Awards-Honors>

Have your medical office adjacent to such a prestigious hospital. Let Flagship Healthcare Properties secure your practice location.

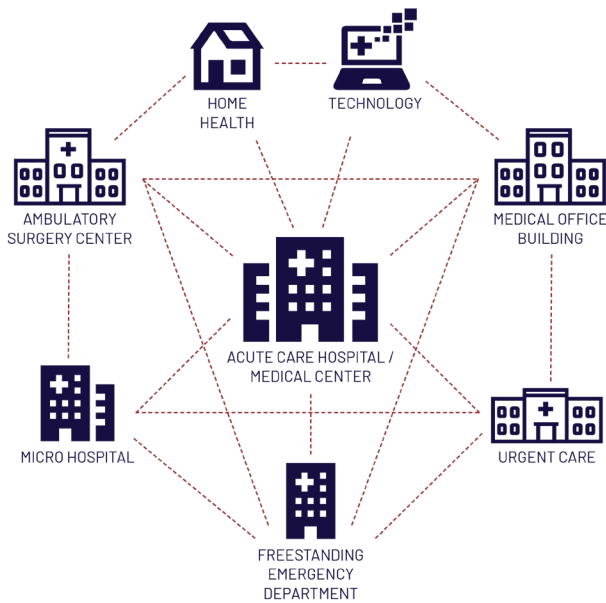
Waldemere Medical Plaza offers excellent multi-specialty healthcare providers with potential referral opportunities. Specialties include: cardiology, neurology, lab & pharmacy, OBGYN, orthopedics, and internal medicine.

Amenities include:

- Bus Line
- Convenience Store
- Pharmacy on-site
- Valet parking
- Signage
- Skyway
- Monument Signage
- Awarded Energy Star label for operating efficiency
- Awarded LEED Silver by the U.S. Green Building Council
- Energy Star Labeled



CURRENT HEALTH SYSTEM



- The number of Americans ages 65 and older is projected to nearly double from 52 million in 2018 to 95 million by 2060, rising from 16 percent to 23 percent of the total population
- For 50+ years, the population growth in the Southeastern U.S. has outpaced the country's growth rate by nearly 40%, with growth even higher among those 65+

CALL LIZ COOK
443-517-3962



LIZ COOK, VICE PRESIDENT LEASING & BROKERAGE
ADDRESS : 2202 N Westshore Blvd., Suite 200, Tampa, FL 33607
EMAIL : liz.cook@FlagshipHP.com



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