



For Lease

Contact:

Juan A. Vega, Jr. SIOR, CCIM

Executive Vice President

O: +1 813 871 8516

M: +1 813 784 7312

juan.vega@colliers.com

Colliers

4830 W. Kennedy Boulevard

Suite 300

Tampa, FL 33609

+1 813 221 2290

colliers.com

Bayfront Medical Plaza

601 & 603 7th Street South
St. Petersburg, FL 33701

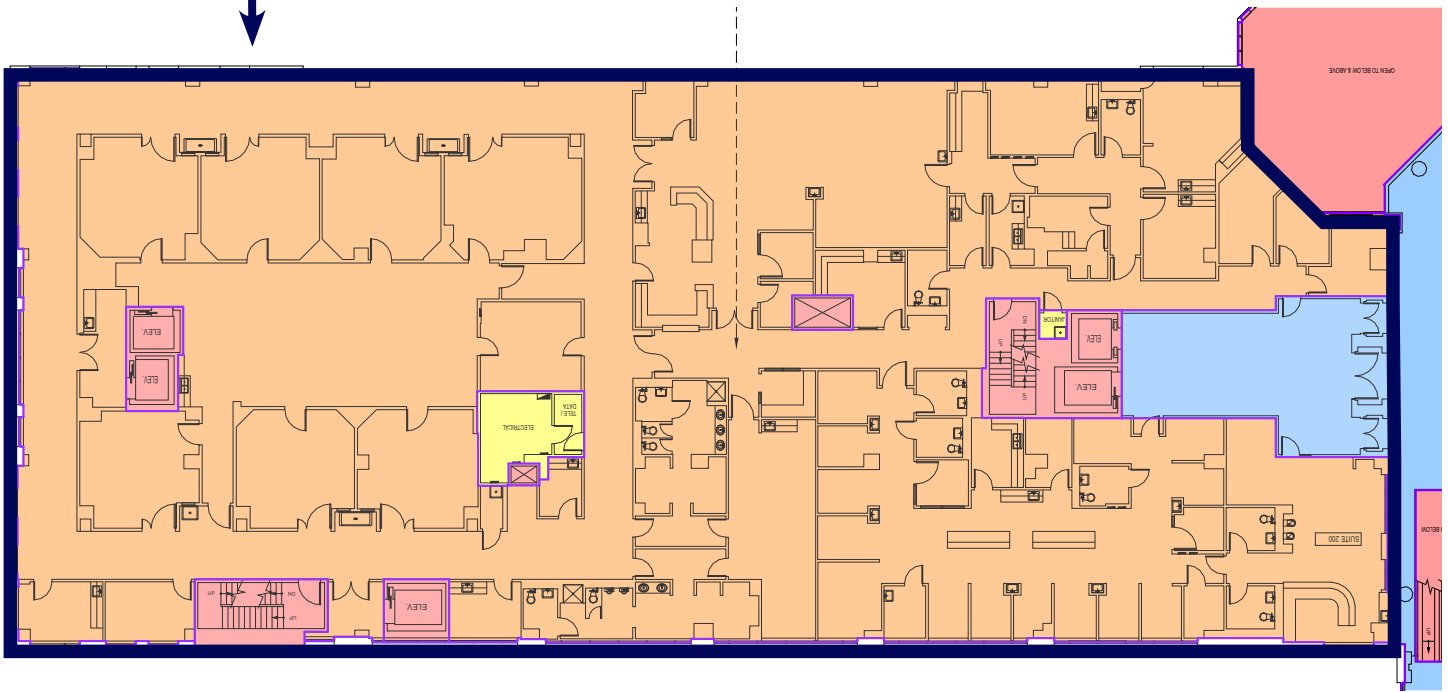
Key Features/Highlights

- Class A, five-story, 213,220 RSF medical office building with upscale lobby, lush landscaping, cafe, on-site property management and information/security desk
- Adjacent to Orlando Health Bayfront Hospital and Johns Hopkins All Children's Hospital
- 5:1,000 RSF parking within a five-story parking garage
- High physician demand projected in multiple specialties over the next five years

Accelerating success.

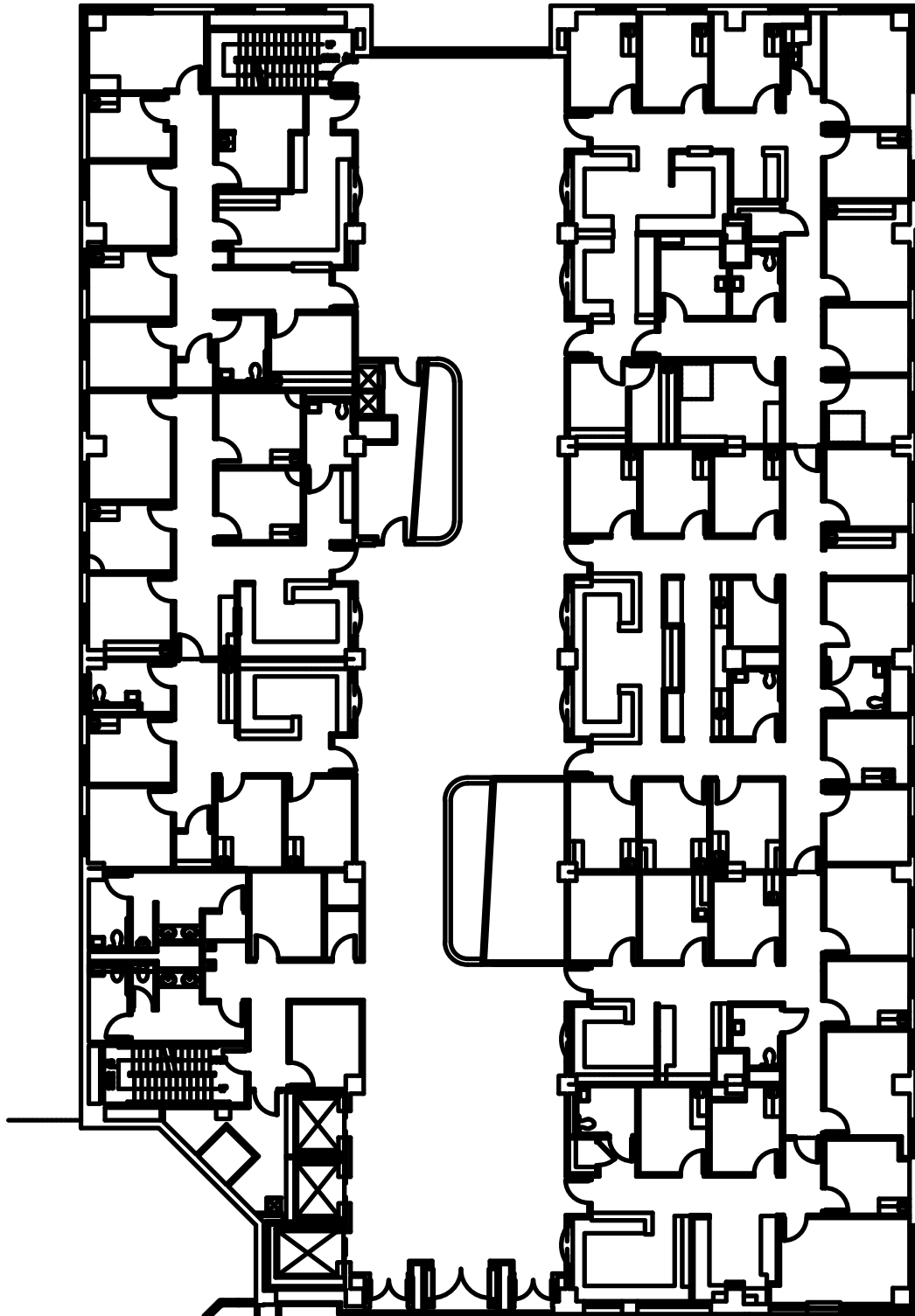
Floor Plans

Suite 603/200 | 24,468 RSF



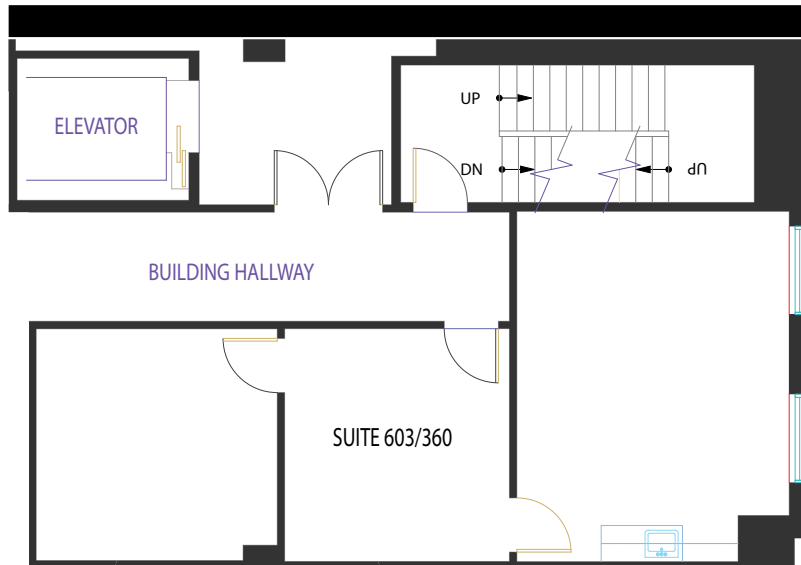
Floor Plans

Suite 601/305 | 19,961 RSF



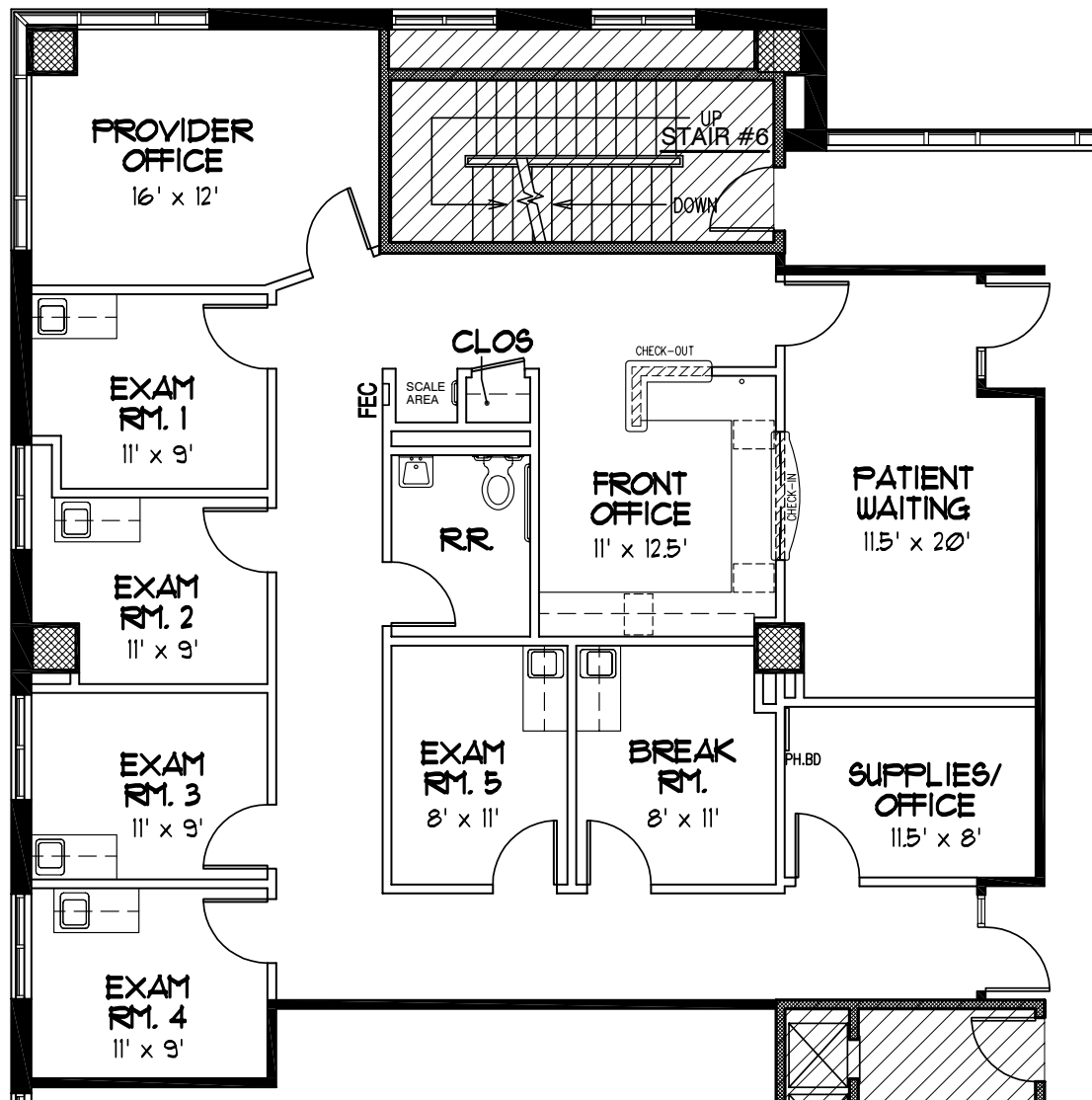
Floor Plans

Suite 603/360 | 755 RSF



Floor Plans

Suite 601/475 | 2,641 RSF



Market Overview

Physician Demand

Encompassing a 10-mile radius of Bayfront Medical Plaza, Advisory Board's analytics show the projected additional providers needed within five years for the following specialties.

Specialty Category	Five-Year Population Growth Implied Change
Advanced Practitioner	34.1
Cardiovascular	2.9
Dentistry	7.4
Emergency Medicine	2.5
Endocrinology, Diabetes & Metabolism	0.4
ENT	0.6
Gastroenterology	0.9
General Surgery	1.7
Hospitalist	0.8
Nephrology	0.6
Neurosciences	1.3
Obstetrics & Gynecology	1.7
Oncology & Hematology	1.3
Orthopedics	2.2
Other Specialties	12.1
Pathology & Laboratory Medicine	0.8
Pediatrics & Neonatology	3.7
Physical Medicine & Rehabilitation	7.9
Primary Care	13.2
Psychiatry, Psychology & Social Services	16.4
Pulmonology	0.7
Radiology	1.7
Rheumatology	0.3
Urology	0.5

Area Demographics



428,376

Current Total
Population



433,087

5-Year Total
Population



\$76,257

Median Household
Income



\$422,616

Median Home
Value



\$7,488

Annual Healthcare
Spending

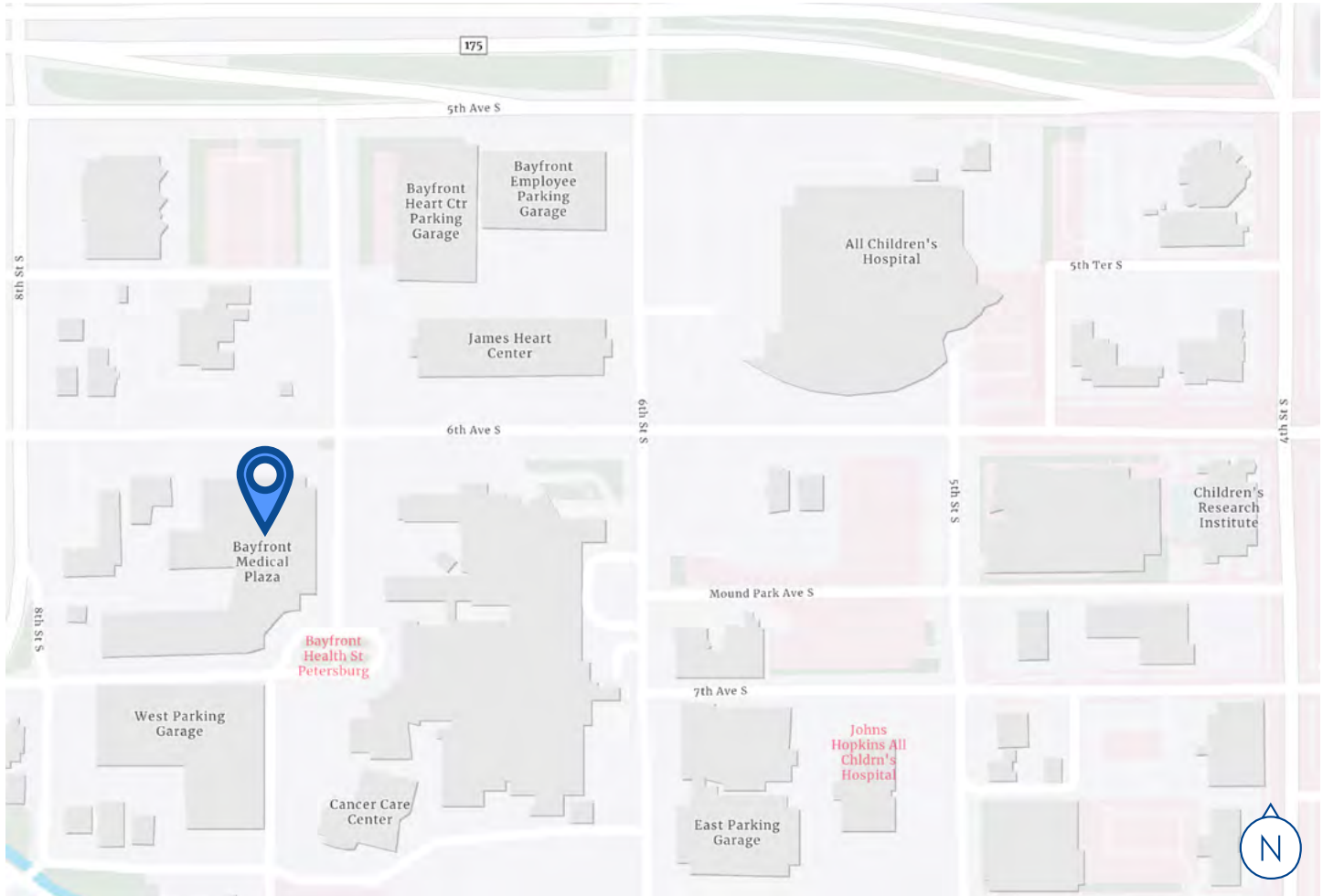
Market Overview

Outpatient Demand

Encompassing a 10-mile radius of Bayfront Medical Plaza, the following illustrates the 5- and 10-year estimates for patient volumes and growth rates.

Service Line	5-YR Volume	10-YR Volume	5-YR Growth	10-YR Growth
Cardiology	173,940	186,816	7.6%	15.5%
Cosmetic Procedures	10,931	11,024	5.2%	6.1%
Dermatology	65,517	67,476	2.7%	5.7%
Endocrinology	3,810	4,197	22.8%	35.3%
ENT	45,689	49,794	9.0%	18.8%
Evaluation and Management	1,575,337	1,611,335	5.2%	7.6%
Gastroenterology	37,057	36,583	-1.1%	-2.4%
General Surgery	8,848	9,018	1.1%	3.1%
Gynecology	12,016	11,893	-3.5%	-4.5%
Lab	715,986	759,955	6.8%	13.3%
Miscellaneous Services	326,514	351,810	8.9%	17.4%
Nephrology	8,502	8,623	2.1%	3.5%
Neurology	23,638	25,117	6.1%	12.7%
Neurosurgery	1,302	1,413	2.8%	11.6%
Obstetrics	4,874	4,795	-3.1%	-4.6%
Oncology	24,761	25,598	2.8%	6.3%
Ophthalmology	157,103	164,326	6.1%	11.0%
Orthopedics	48,578	52,621	6.1%	14.9%
Pain Management	19,092	19,937	5.6%	10.3%
Physical Therapy/Rehabilitation	410,872	463,716	14.3%	29.0%
Podiatry	31,112	32,413	4.2%	8.5%
Psychiatry	203,182	220,484	18.0%	28.0%
Pulmonology	17,807	16,479	-6.2%	-13.2%
Radiology	456,579	472,352	3.1%	6.6%
Spine	3,470	3,668	11.8%	18.2%
Thoracic Surgery	1,025	1,048	1.8%	4.1%
Trauma	11,927	12,357	3.8%	7.5%
Urology	15,492	15,546	-2.7%	-2.3%
Vascular	29,765	31,611	7.0%	13.7%

Location



Contact

Juan A. Vega, Jr. SIOR, CCIM
Executive Vice President
O: +1 813 871 8516
M: +1 813 784 7312
juan.vega@colliers.com



Healthpeak® | **DOC LISTED NYSE**

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC