



For Lease

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Bayfront Medical Plaza

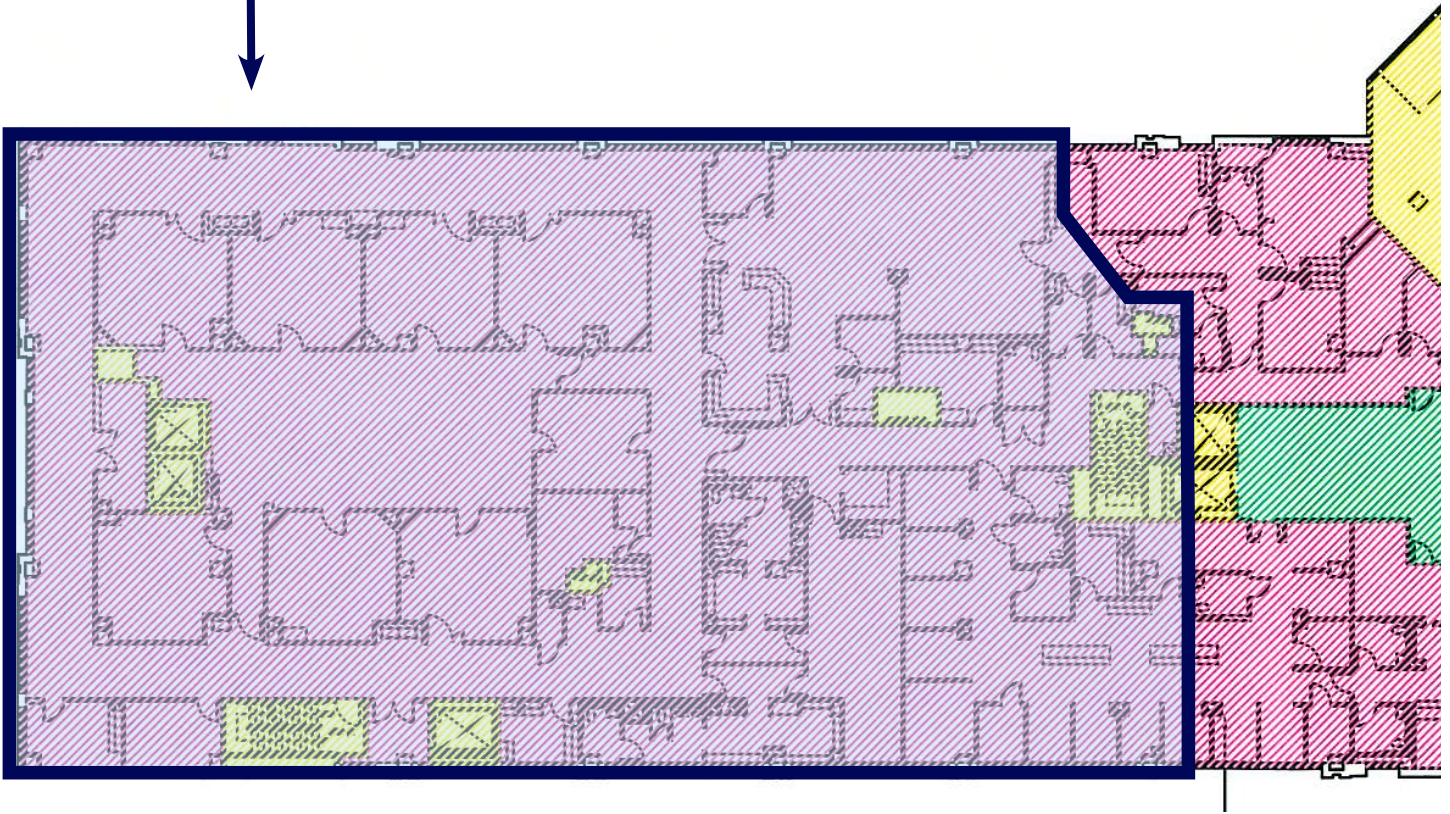
601 & 603 7th Street South
St. Petersburg, FL 33701

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

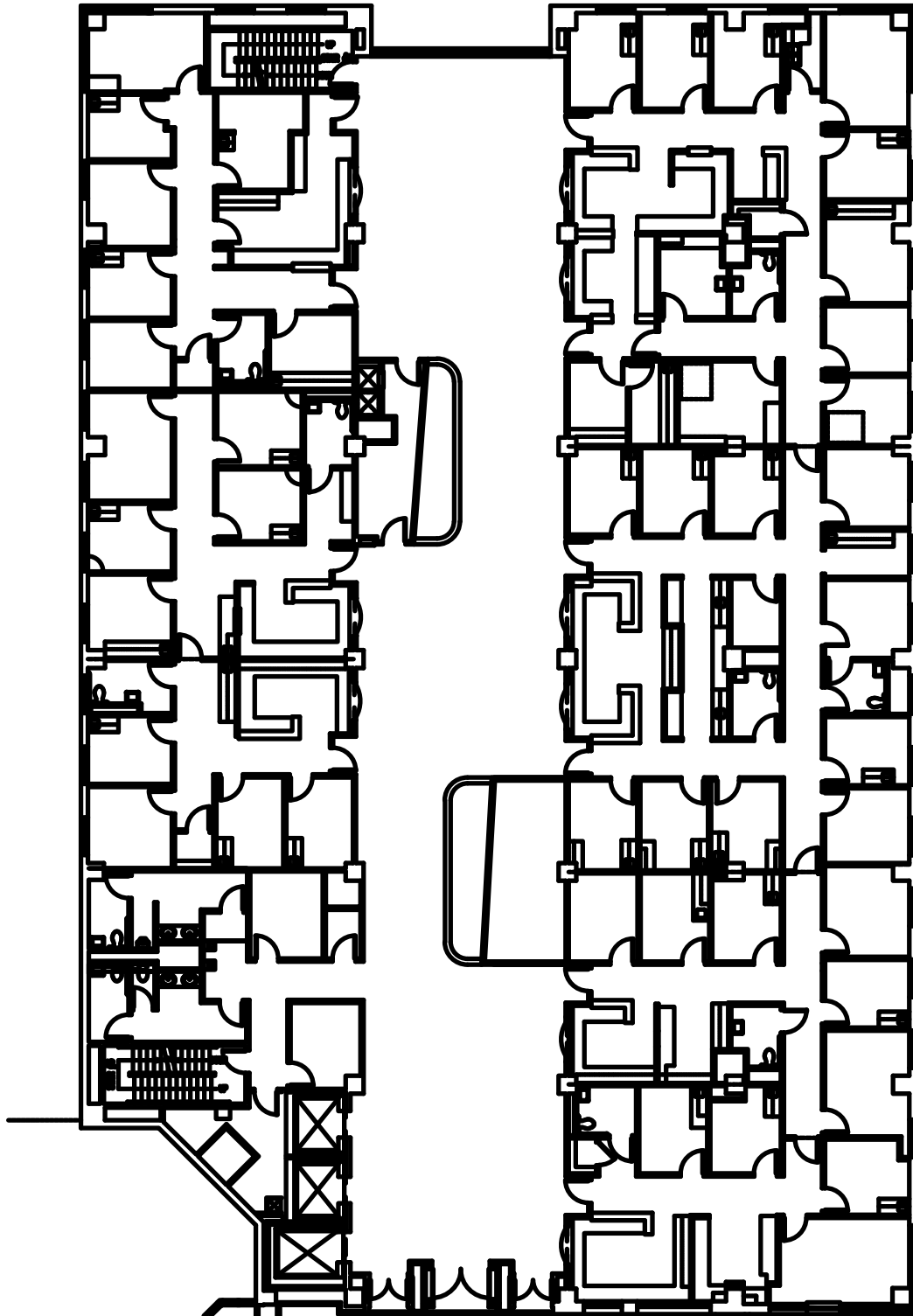
Floor Plans

Suite 603/200 | 24,468 RSF



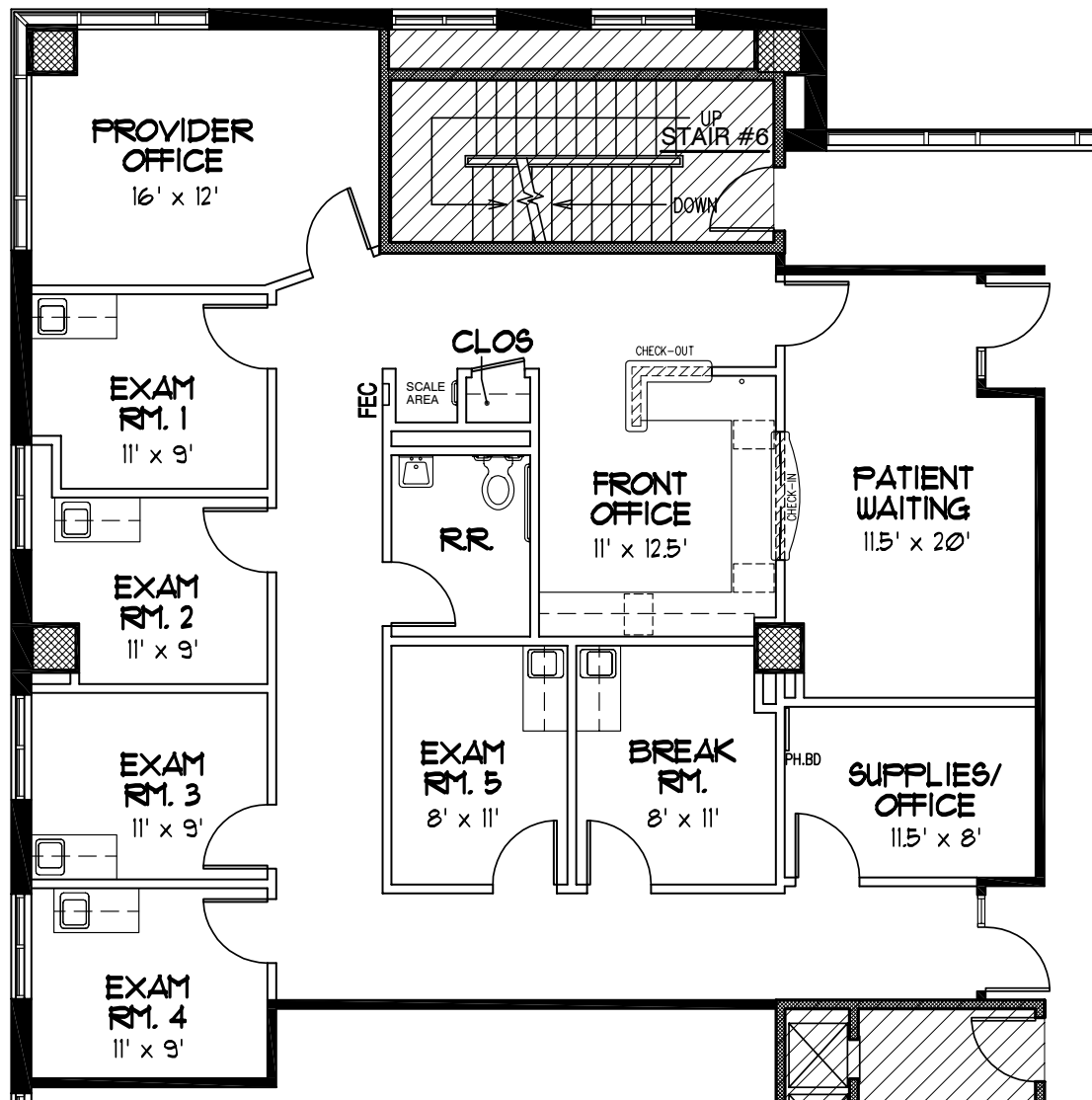
Floor Plans

Suite 601/305 | 19,961 RSF



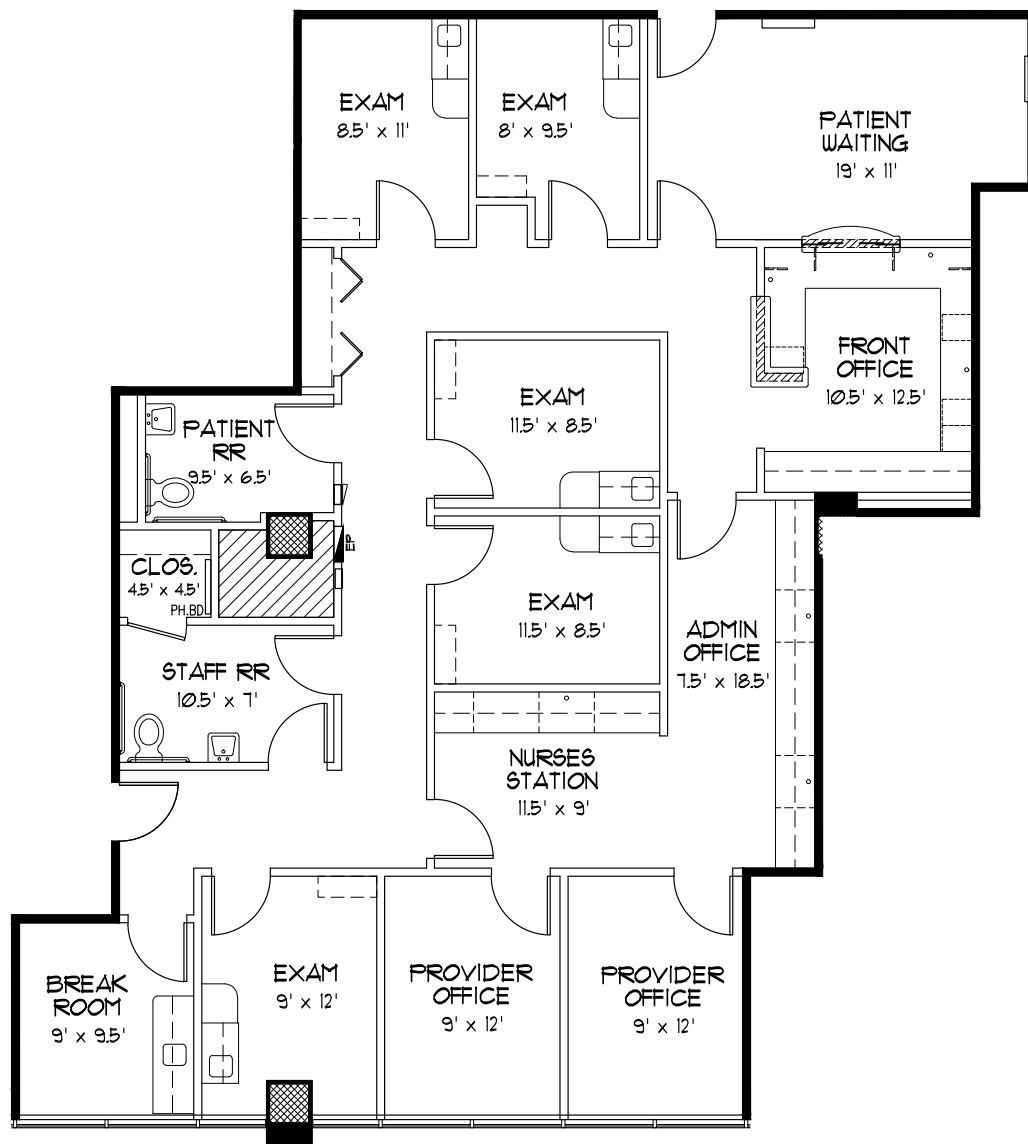
Floor Plans

Suite 601/475 | 2,641 RSF



Floor Plans

Suite 603/590 | 2,372 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	45.5
Cardiovascular	3.9
Dentistry	9.9
Emergency Medicine	3.4
Endocrinology, Diabetes & Metabolism	0.5
ENT	0.8
Gastroenterology	1.2
General Surgery	2.3
Hospitalist	1.1
Nephrology	0.8
Neurosciences	1.8
Obstetrics & Gynecology	2.3
Oncology & Hematology	1.7
Orthopedics	2.9
Other Specialties	16.2
Pathology & Laboratory Medicine	1.0
Pediatrics & Neonatology	5.0
Physical Medicine & Rehabilitation	10.5
Primary Care	17.8
Psychiatry, Psychology & Social Services	21.9
Pulmonology	0.9
Radiology	2.3
Rheumatology	0.3
Urology	0.6

Area Demographics



436,056

Current Total
Population



439,156

5-Year Total
Population



\$73,951

Median Household
Income



\$405,841

Median Home
Value



\$7,507

Annual Healthcare
Spending

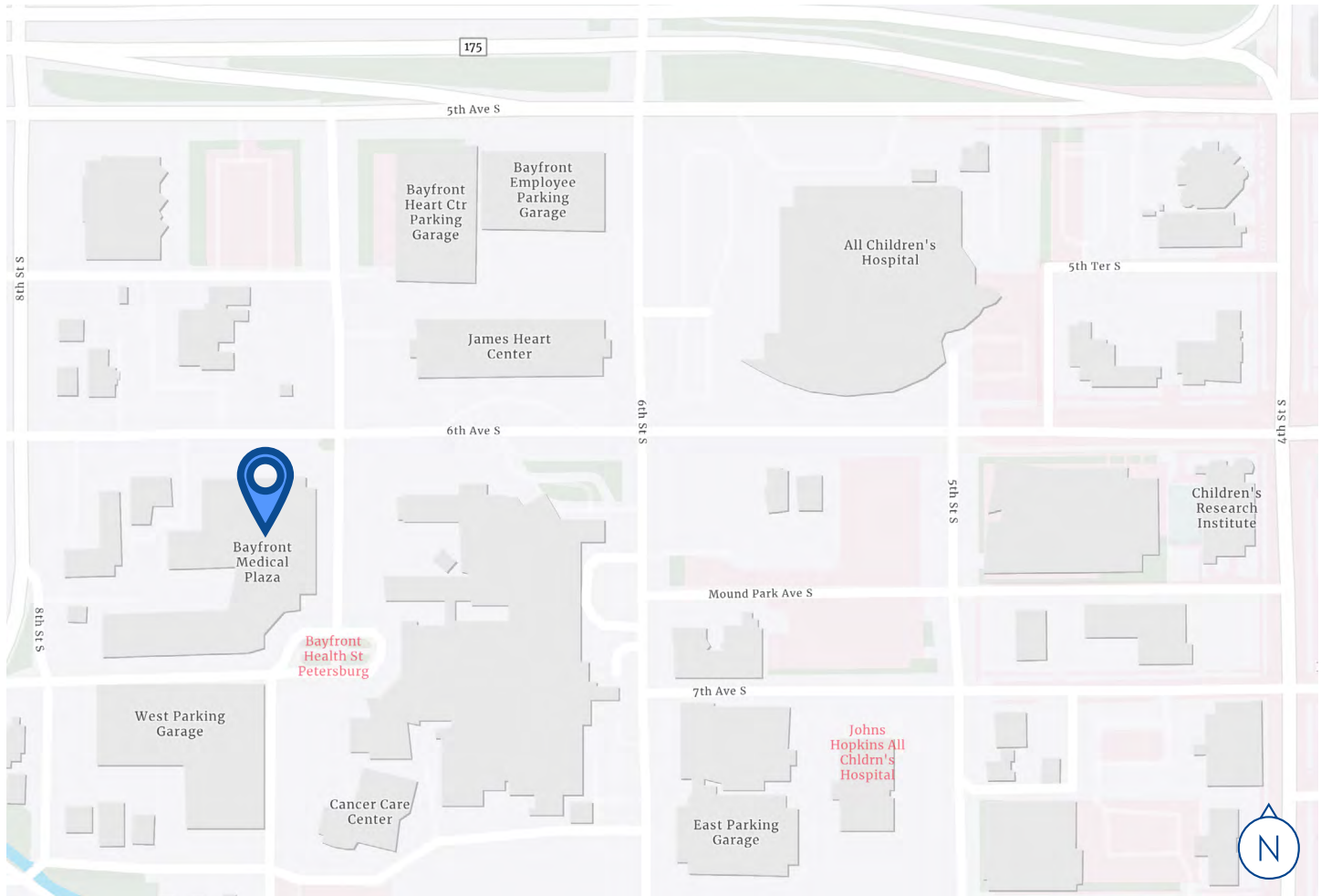
Market Overview

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	178,949	194,743	11.4%	21.2%
Cosmetic Procedures	10,769	11,247	2.7%	7.3%
Dermatology	66,986	70,419	5.1%	10.5%
Endocrinology	3,667	4,198	22.2%	39.9%
ENT	45,212	49,311	9.9%	19.9%
Evaluation and Management	1,560,629	1,663,388	7.7%	14.8%
Gastroenterology	38,563	39,634	2.2%	5.0%
General Surgery	9,194	9,663	3.7%	8.9%
Gynecology	12,657	12,986	1.1%	3.8%
Lab	734,472	797,683	10.6%	20.1%
Miscellaneous Services	335,725	374,184	10.5%	23.2%
Nephrology	8,840	9,381	6.6%	13.1%
Neurology	23,552	25,470	7.2%	15.9%
Neurosurgery	1,308	1,434	4.6%	14.6%
Oncology	24,813	25,942	2.6%	7.3%
Ophthalmology	164,192	183,942	11.7%	25.1%
Orthopedics	50,433	57,090	11.0%	25.6%
Pain Management	19,765	21,471	9.9%	19.4%
Physical Therapy/Rehabilitation	398,545	473,443	12.6%	33.8%
Podiatry	32,437	35,547	7.6%	17.9%
Psychiatry	197,006	210,406	17.6%	25.6%
Pulmonology	18,803	18,016	-2.0%	-6.1%
Radiology	475,272	504,801	6.1%	12.7%
Spine	3,512	3,817	15.6%	25.7%
Thoracic Surgery	872	895	5.8%	8.6%
Trauma	12,281	13,186	7.0%	14.9%
Urology	16,185	16,904	1.2%	5.7%
Vascular	30,979	34,426	12.3%	24.8%

Location



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