



Quality Medical Office Space **For Lease**

6918 Gunn Highway

Tampa, FL 33625

Colliers

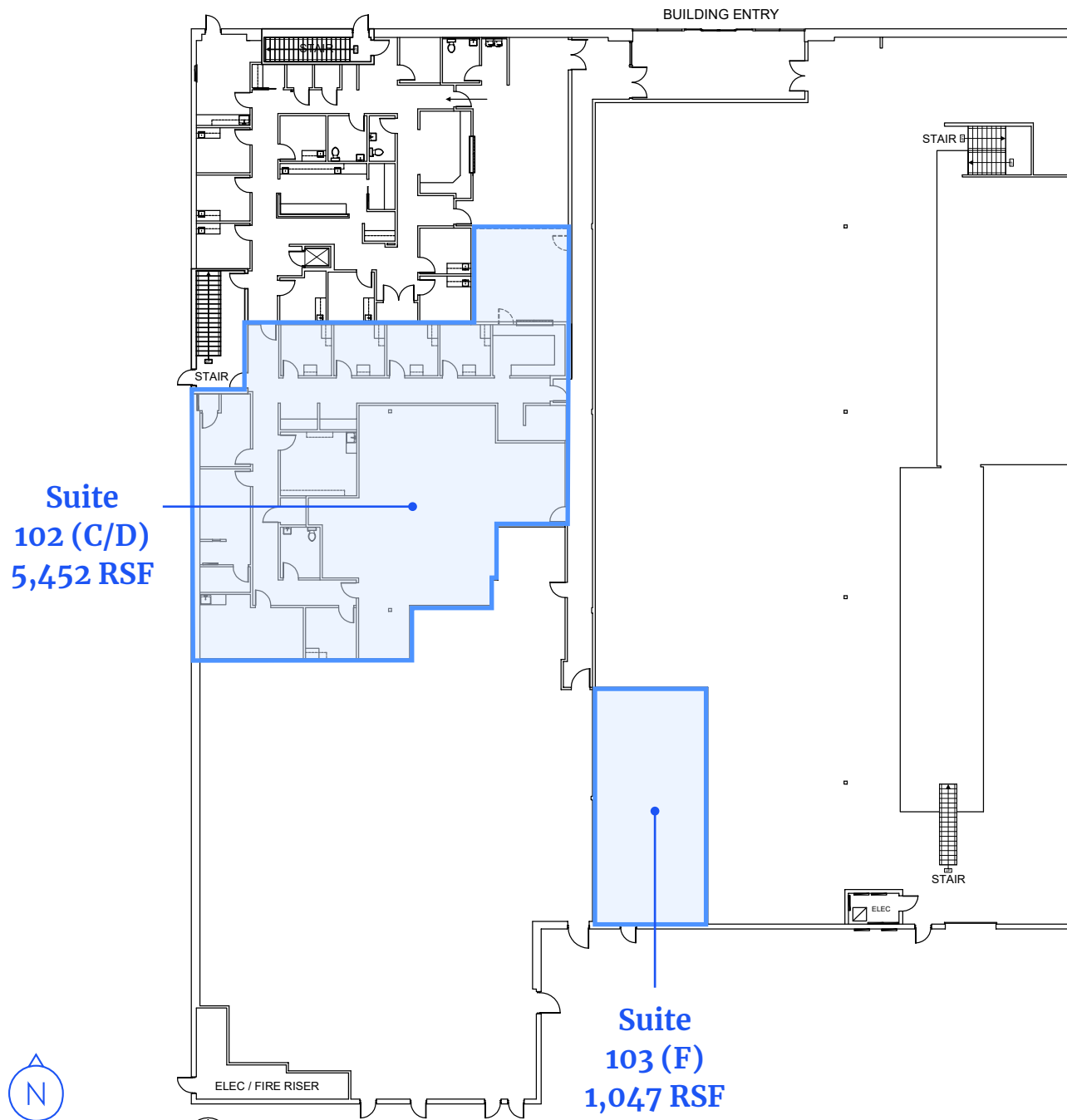
The Property

Highlights

- More than ample parking with 172 stalls, providing a parking ratio of 5:1,000 SF
- Space includes multiple offices, exam rooms and procedure rooms
- High physician demand projected in multiple specialties over the next five years
- Ideally positioned at the crossroads of a large existing population base experiencing robust growth
- Favorable location surrounded by medical offices and national retail outlets.



The Floor Plan



Market Overview

Physician Demand

Encompassing a 10-mile radius, Advisory Board's analytics show the projected additional providers needed per 100k population within the next five years for the following specialties.

Specialty Category	5-YR Pop Growth Implied Change
Advanced Practitioner	201.6
Cardiovascular	12.2
Dentistry	38.8
Emergency Medicine	14.5
Endocrinology, Diabetes & Metabolism	2.6
ENT	4.1
Gastroenterology	6.3
General Surgery	12.2
Hospitalist	8.6
Nephrology	2.3
Neurosciences	8.9
Obstetrics & Gynecology	11.7
Oncology & Hematology	14.4
Orthopedics	11.5
Other Specialties	63.8
Pathology & Laboratory Medicine	8.1
Pediatrics & Neonatology	12.8
Physical Medicine & Rehabilitation	54.7
Primary Care	56.6
Psychiatry, Psychology & Social Services	66.0
Pulmonology	4.3
Radiology	17.1
Rheumatology	2.2
Urology	3.4

Outpatient Demand

The following illustrates the 5- and 10-year estimate for patient volumes and growth rates within a 10-mile radius.

Service Line	2028 Volume	2033 Volume	5-YR Growth	10-YR Growth
Cardiology	209,773	239,606	17.5%	34.2%
Cosmetic Procedures	15,718	16,862	7.4%	15.2%
Dermatology	88,213	96,393	9.9%	20.1%
Endocrinology	5,094	6,095	29.4%	54.8%
ENT	66,417	75,429	15.3%	31.0%
Evaluation and Management	2,074,461	2,280,206	11.7%	22.8%
Gastroenterology	48,586	52,656	8.7%	17.8%
General Surgery	12,036	13,173	8.6%	18.9%
Gynecology	18,298	19,356	4.8%	10.8%
Lab	933,742	1,053,254	15.6%	30.4%
Miscellaneous Services	438,280	506,562	14.9%	32.8%
Nephrology	11,169	12,443	14.1%	27.2%
Neurology	33,963	37,789	11.2%	23.8%
Neurosurgery	1,842	2,095	9.6%	24.7%
Oncology	30,993	34,523	10.4%	23.0%
Ophthalmology	189,543	219,935	17.7%	36.6%
Orthopedics	64,582	76,076	16.2%	36.8%
Pain Management	24,240	27,684	15.9%	32.3%
Physical Therapy/Rehabilitation	563,221	692,722	18.1%	45.3%
Podiatry	33,719	38,897	13.6%	31.0%
Psychiatry	305,231	332,780	22.1%	33.1%
Pulmonology	25,822	25,725	2.5%	2.2%
Radiology	605,012	667,522	10.8%	22.2%
Spine	4,385	4,978	20.5%	36.8%
Thoracic Surgery	1,082	1,163	11.0%	19.3%
Trauma	15,353	17,096	11.7%	24.3%
Urology	19,226	21,195	7.5%	18.5%
Vascular	35,963	42,051	18.7%	38.8%

Demographic Overview

10-Mile Radius



Current Population
691,388



5-Yr Projected Population
713,310



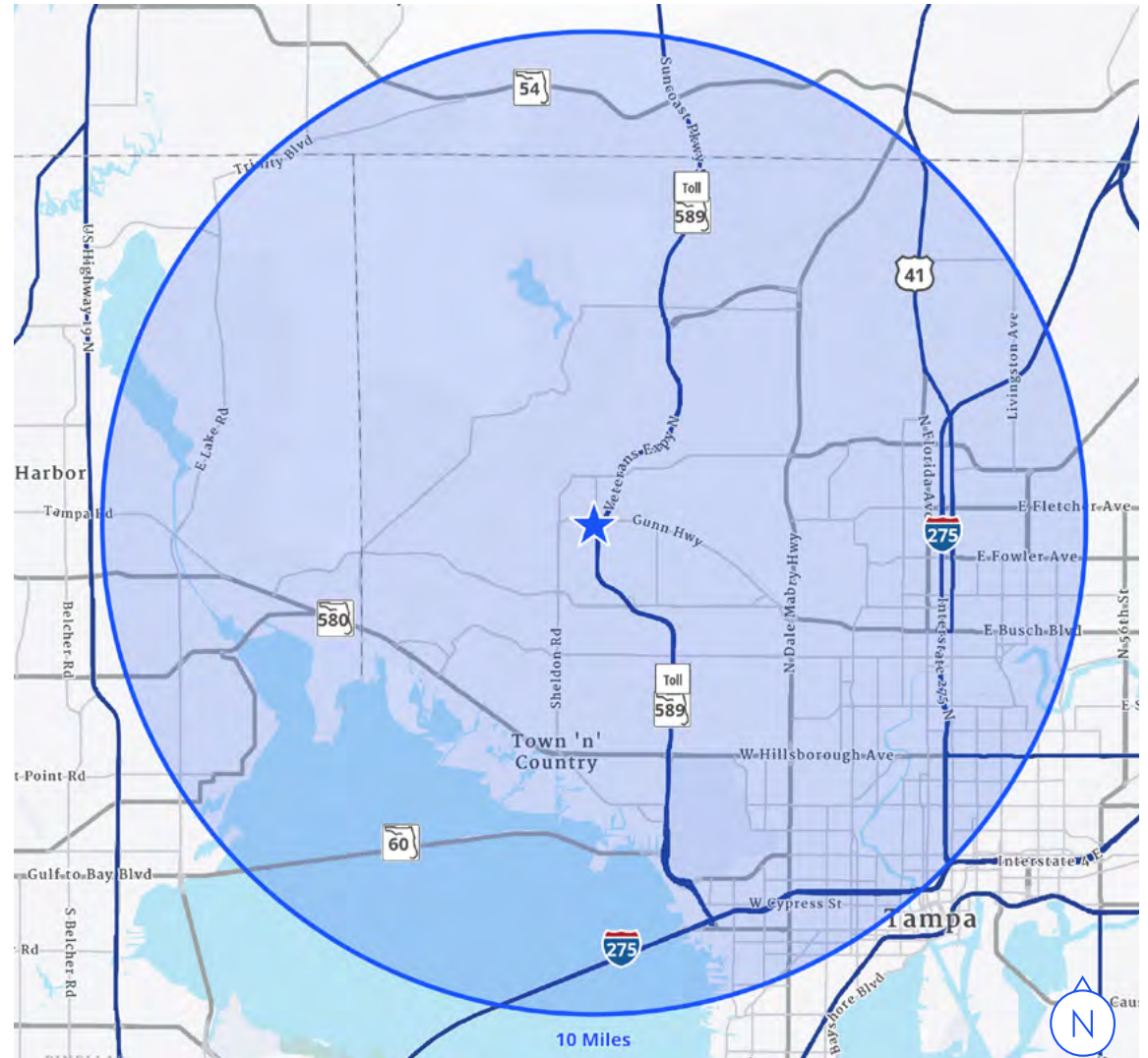
Median Home Value
\$432,455



Average HH Income
\$111,401



5-Yr Projected HH Income
\$130,356





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