



For Lease

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Bayfront Medical Plaza

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

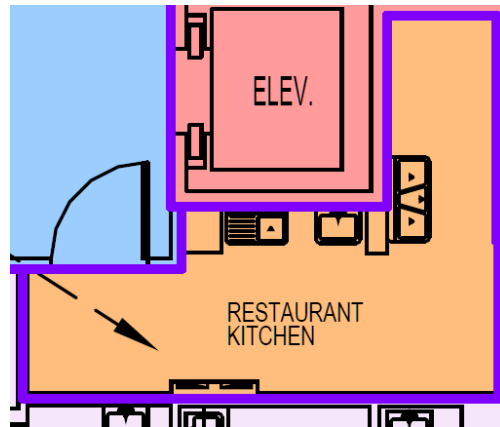
Key Features/Highlights

- 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

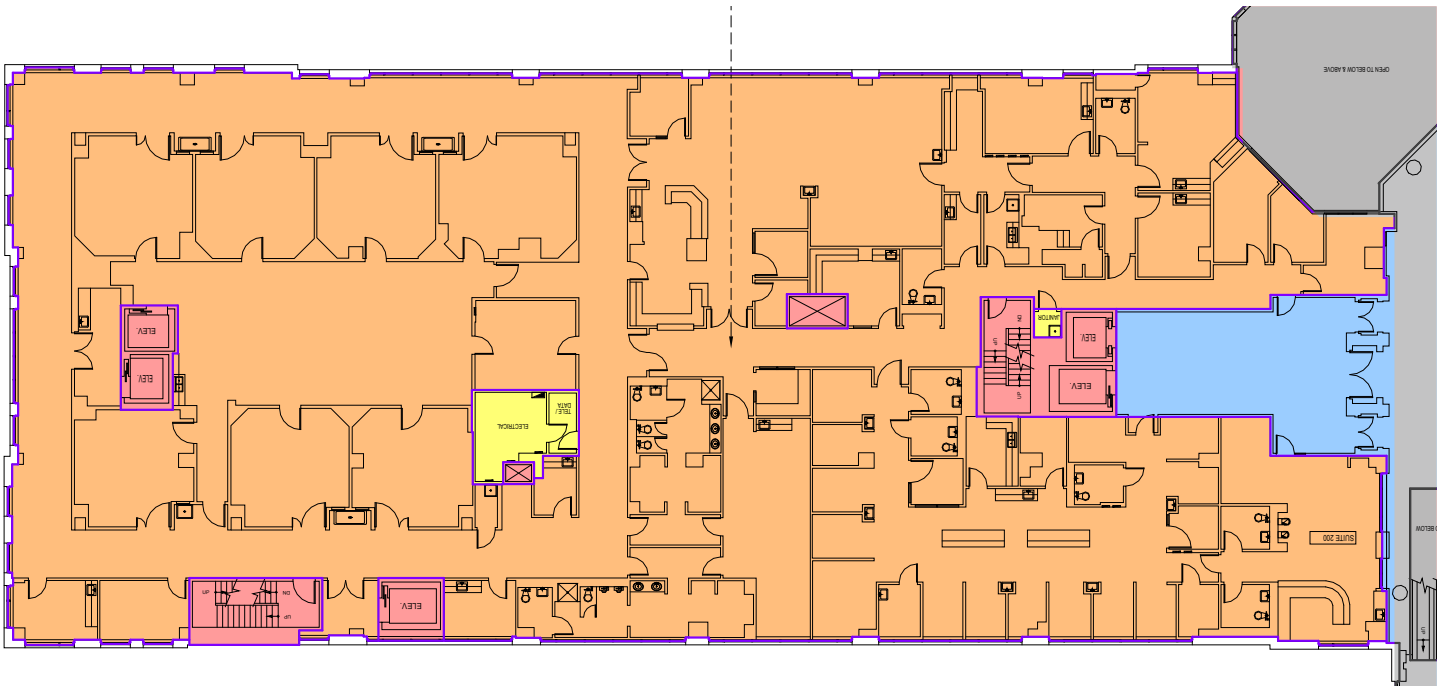
Accelerating success.

Floor Plans

Suite 603/ATR | 710 RSF | Café

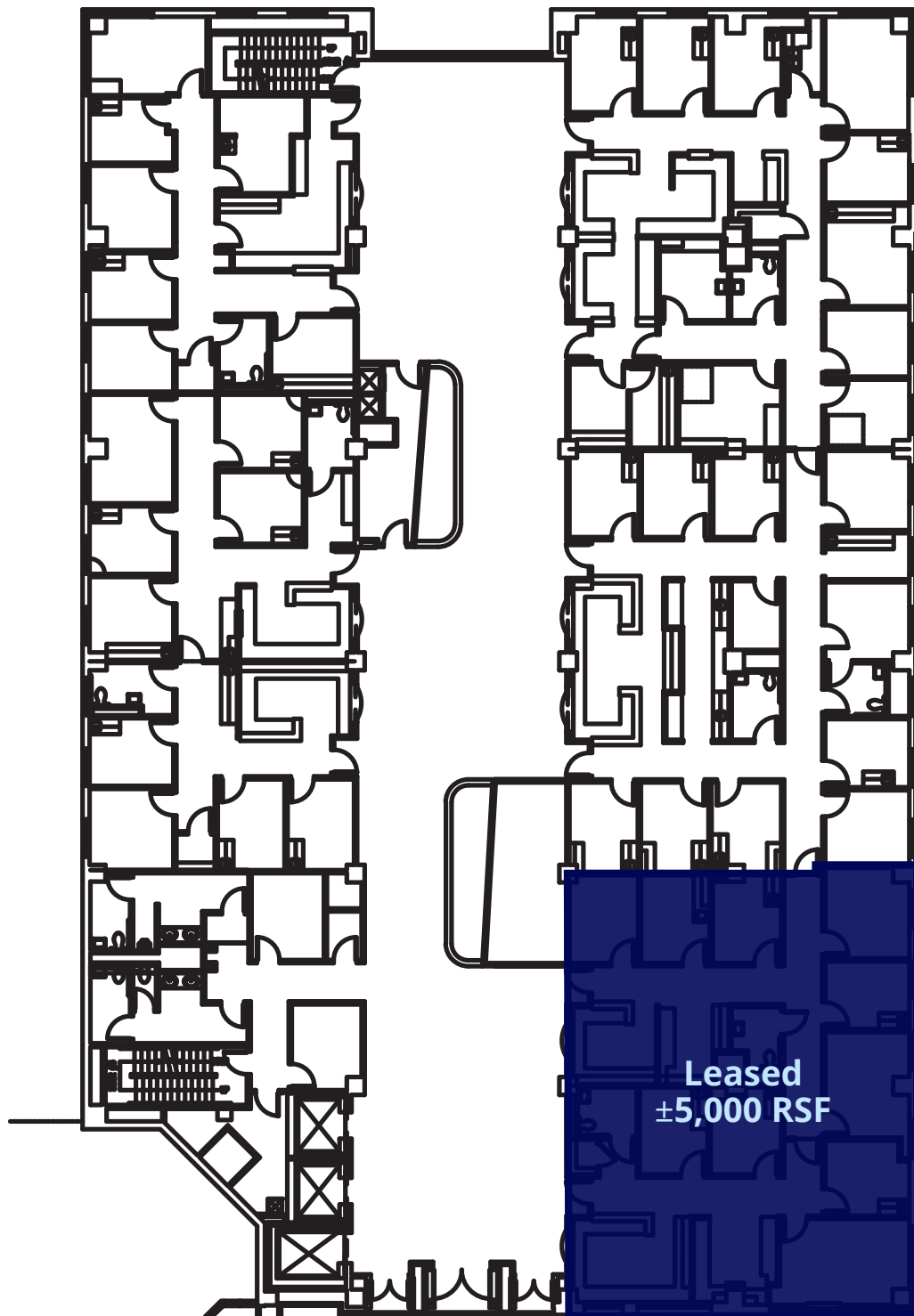


Suite 603/200 | 24,468 RSF



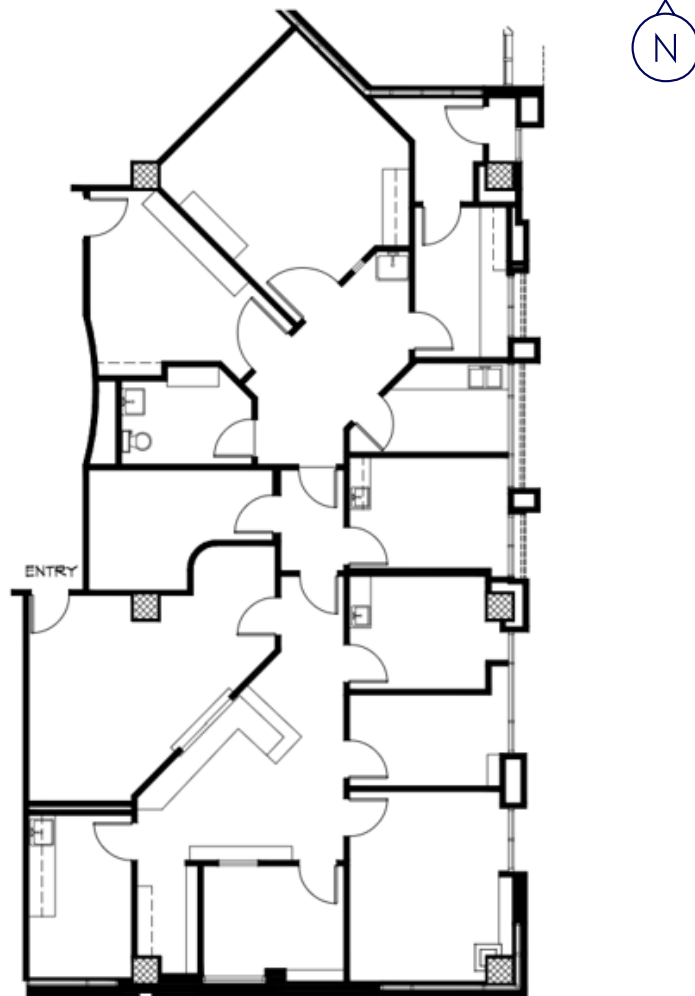
Floor Plans

Suite 601/300 | $\pm 3,000$ - $\pm 15,000$ RSF

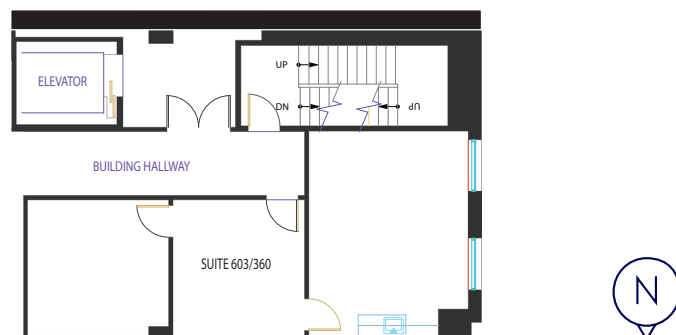


Floor Plans

Suite 603/320 | 2,896 RSF | [Available Q2 2027](#)

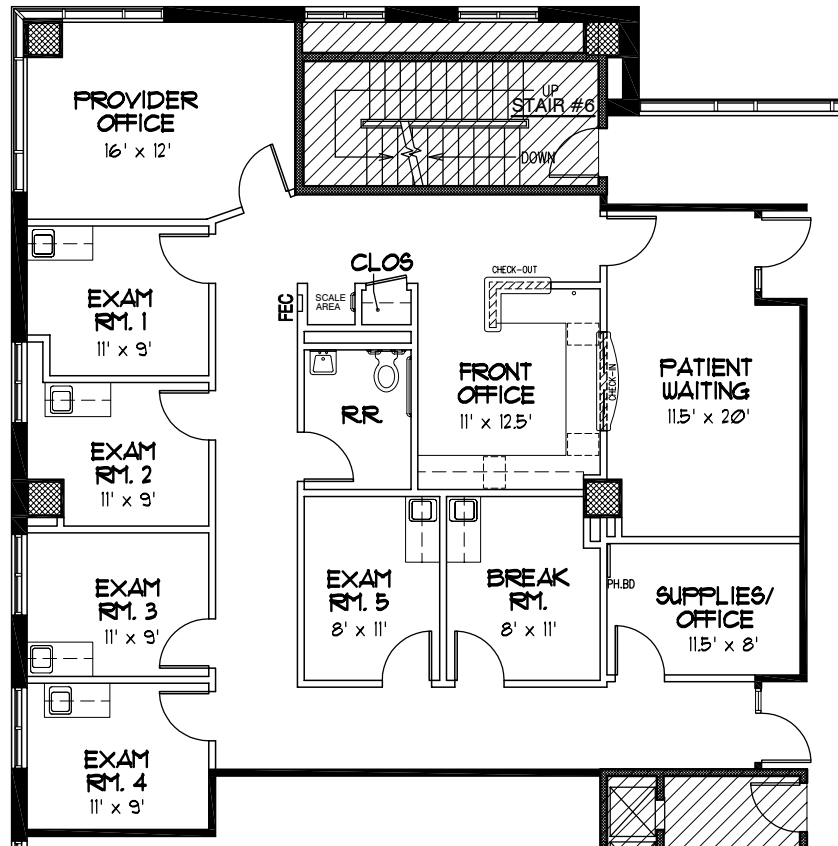


Suite 603/360 | 755 RSF

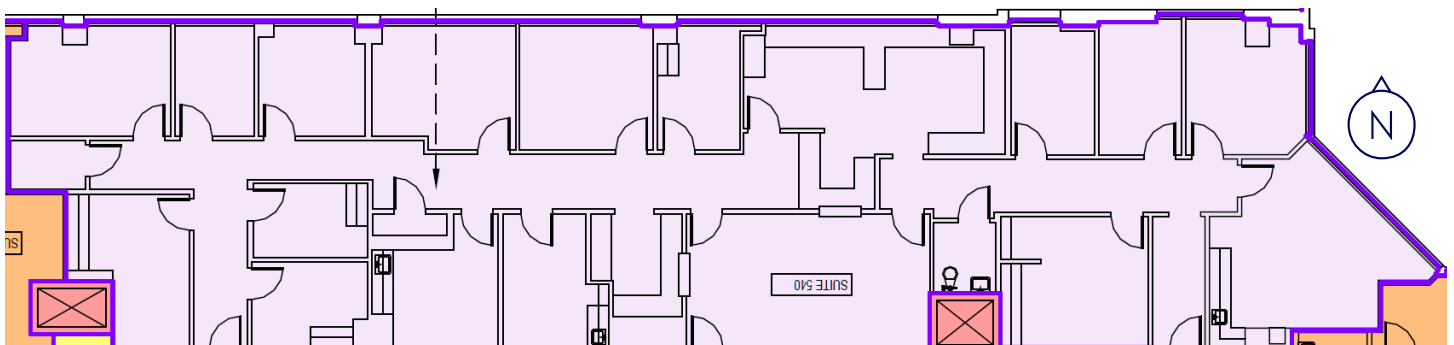


Floor Plans

Suite 601/475 | 2,641 RSF



Suite 603/540 | 4,399 RSF | Available Nov 2026



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

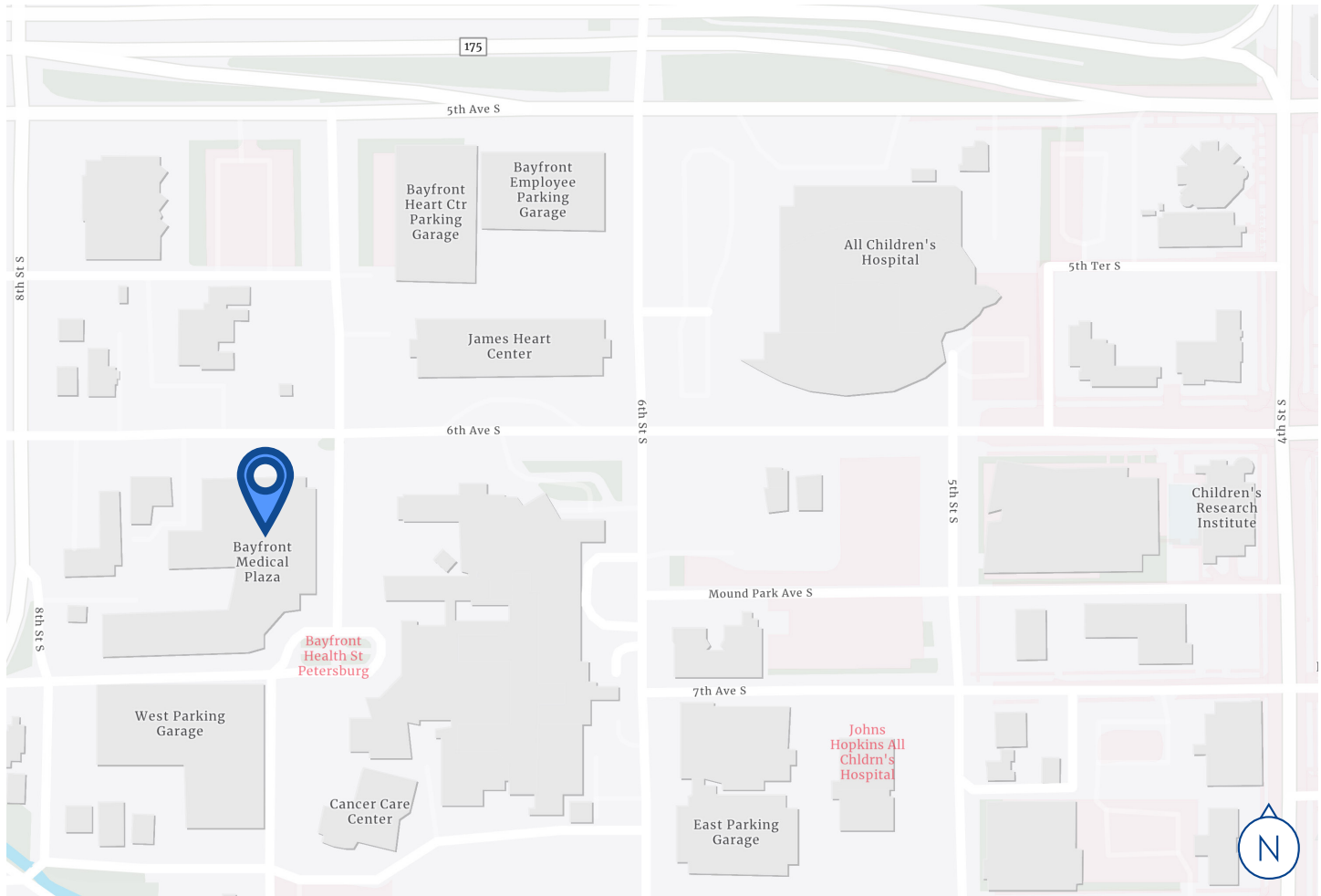
Market Overview

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



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