


*AdventHealth Tampa  
13701 Bruce B Downs Boulevard, Tampa, FL*



*STATE OF THE ART  
MEDICAL OFFICE SPACE  
ON ADVENTHEALTH TAMPA CAMPUS*

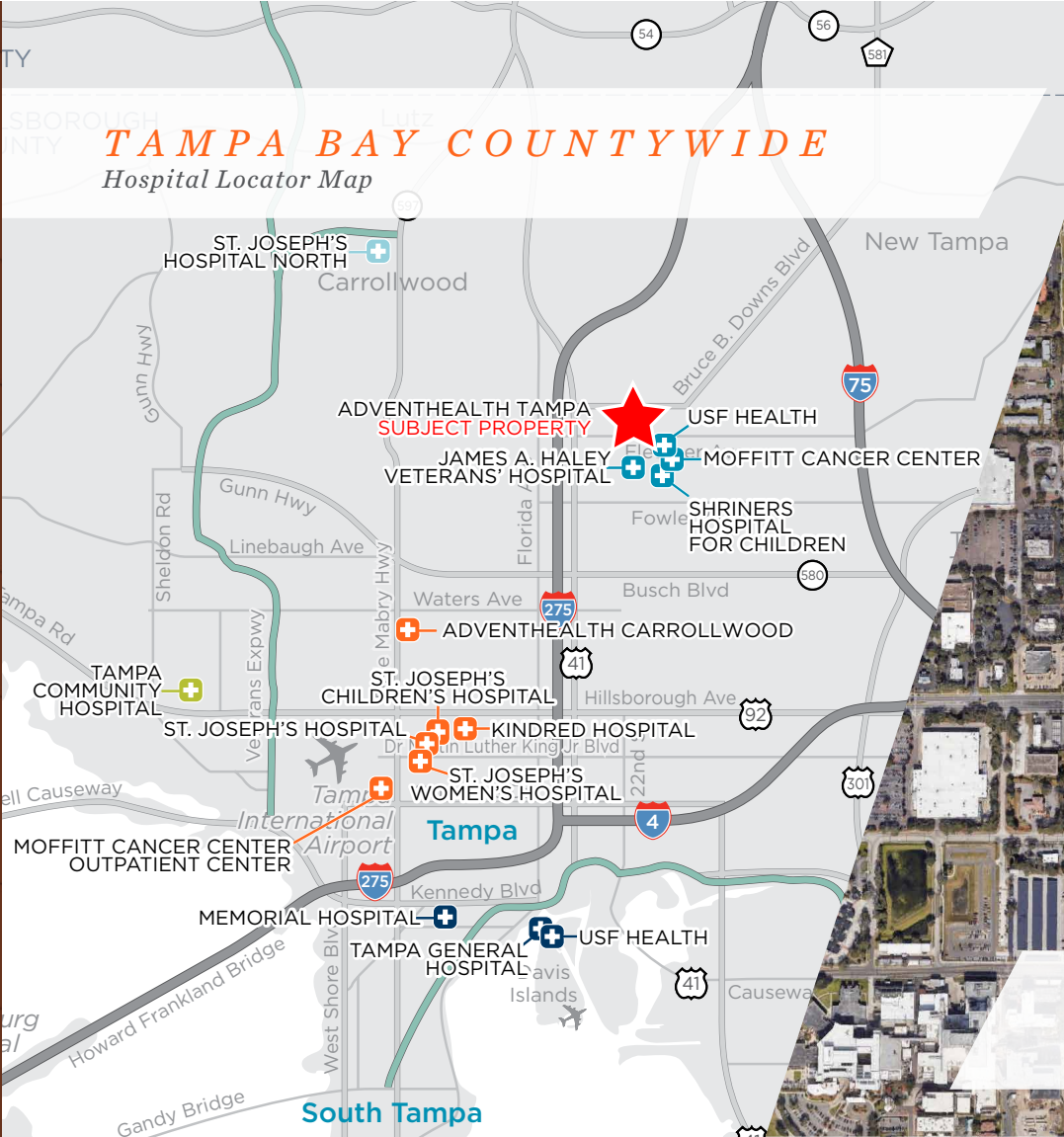




AdventHealth Tampa is a member of the AdventHealth Network, formerly known as Florida Hospital. The AdventHealth Tampa Campus is a first-class hospital with 536 licensed beds. The Campus also includes the Pepin Heart Institute and the Women's Health Pavilion, which is known for their Breast Care Center Program. AdventHealth Tampa provides expert, faith-based care in the area of cardiovascular, neuroscience, women's health, orthopedics, and oncology, to name a few. AdventHealth Tampa also provides advanced surgical techniques such as "minimally-invasive and robot-assisted procedures. The Campus offers complimentary valet parking, free WiFi, and free Internet via the computers in the Patient Service Center. Most recently they have built a brand new \$256M surgery wing, the Taneja Center for Surgery, on the south west corner of the hospital campus. This addition will add 18 brand new OR's and 96 new private patient beds.

# TAMPA BAY COUNTYWIDE

## Hospital Locator Map



**+/- 100,000 SF**

## Strategic Location & Building Features

- Anticipated delivery Q2-Q3 2024
- Building size approx. 100,000 square feet
- Build out allowances available
- Qualified ownership opportunities available
- Ample parking for patients and visitors
- Walkable areas and green space
- Excellent corner location with ingress and egress from Bruce B Downs Boulevard and E 138th Avenue
- Professionally managed with on-site building engineer
- Minutes from Tampa International Airport and downtown Tampa
- Monument signage available for qualified tenants
- 24/7 security



## AVAILABILITIES:

- 100,000 sf total, 4 stories
- AdventHealth has committed to 1/3 of the building
- Base net rent ~ \$24.10/sf
- Fully built out TI Allowance of \$169/sf = \$11.23/sf rent (On a 15 year term)
- Total rent ~ \$35.33 + op ex (or tenants can pay for some TI out of pocket to lower the face rent)
- Parking up to 5:1,000 with AHT building a deck



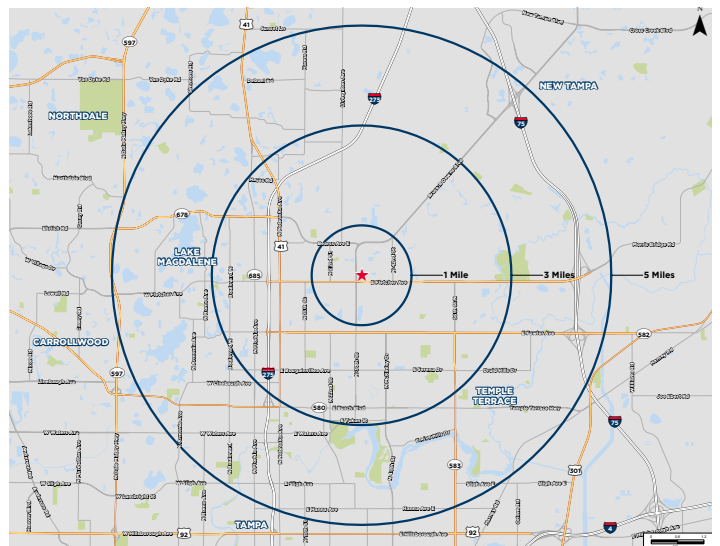
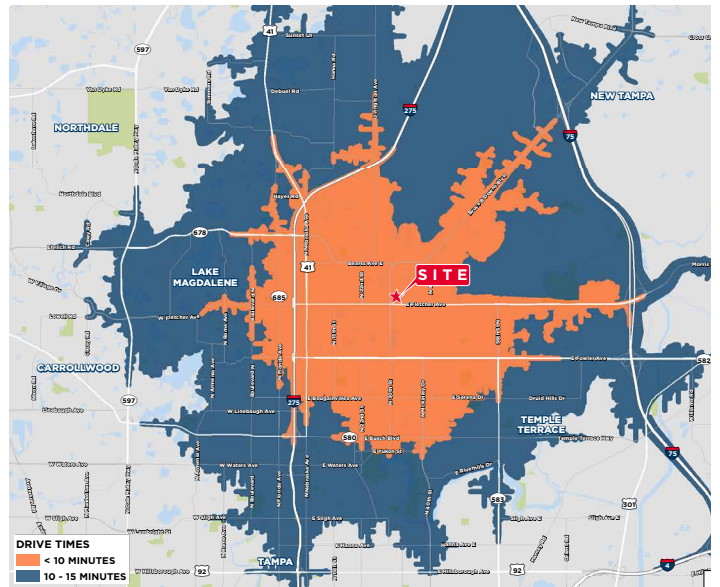
PROPER DESIGN  
AND FLOW OF  
SPACE



ENHANCED  
PATIENT  
EXPERIENCE &  
CONVENIENCE



INTEGRATED  
HEALTHCARE  
DELIVERY



# Dynamic Service Line Growth

SERVICE LINE	5 YEAR GROWTH	10 YEAR GROWTH
Physical Therapy/Rehabilitation	38.4%	64.7%
Thoracic Surgery	37.8%	60.9%
Pain Management	37.7%	67.0%
Spine	36.6%	58.4%
Orthopedics	35.6%	61.6%
Neurosurgery	32.9%	56.6%
Podiatry	30.5%	62.7%
Neurology	27.9%	50.8%
Vascular	26.0%	49.9%
Endocrinology	25.8%	42.3%
Ophthalmology	25.6%	47.7%
Dermatology	23.9%	44.9%
Pulmonology	23.9%	41.0%
Miscellaneous Services	22.4%	31.3%
ENT	21.7%	33.1%
Cosmetic Procedures	21.2%	47.0%
Nephrology	19.0%	42.7%
Lab	18.4%	35.7%
Psychiatry	16.9%	38.1%
Cardiology	15.8%	29.7%
Evaluation and Management	14.5%	28.7%
Gynecology	14.4%	23.4%
Urology	14.2%	29.8%
Gastroenterology	14.1%	27.6%
General Surgery	12.8%	26.8%
Radiology	12.7%	25.8%
Oncology	8.2%	20.8%
Trauma	-0.6%	3.6%
Obstetrics	-2.5%	1.9%

# Meeting Untapped Demand

## Key 3-mile Demographics & Healthcare Facts



Total Local Population  
**115,185**



Total Local Households  
**47,956**



Average Household Income  
**\$52,724**



Over 55 Years Old  
**5.42%**



Median Age  
**33.60**



College Education or Higher  
**14.86%**

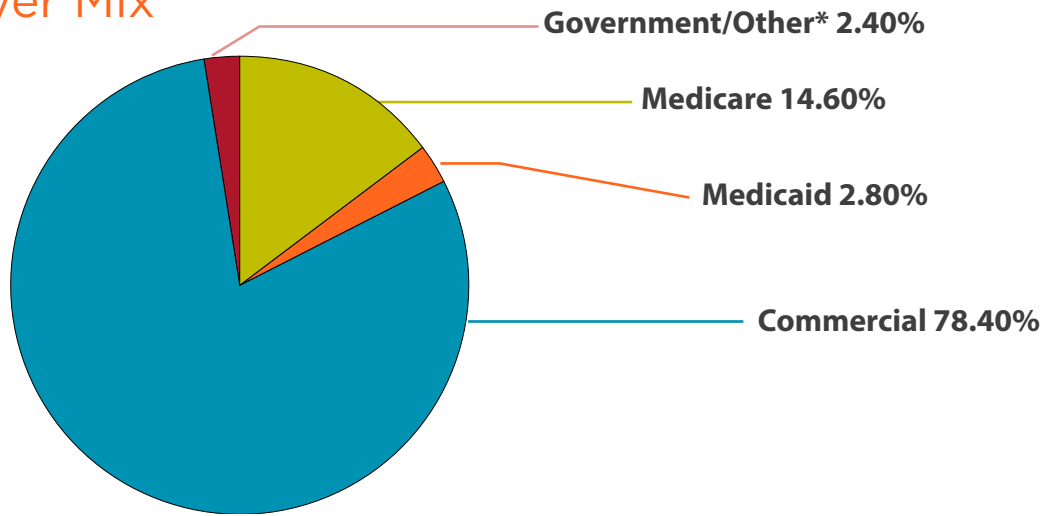


Health Care Spending  
**\$ 245,984,080**



Health Care Spending  
per Person  
**\$ 5,036.12**

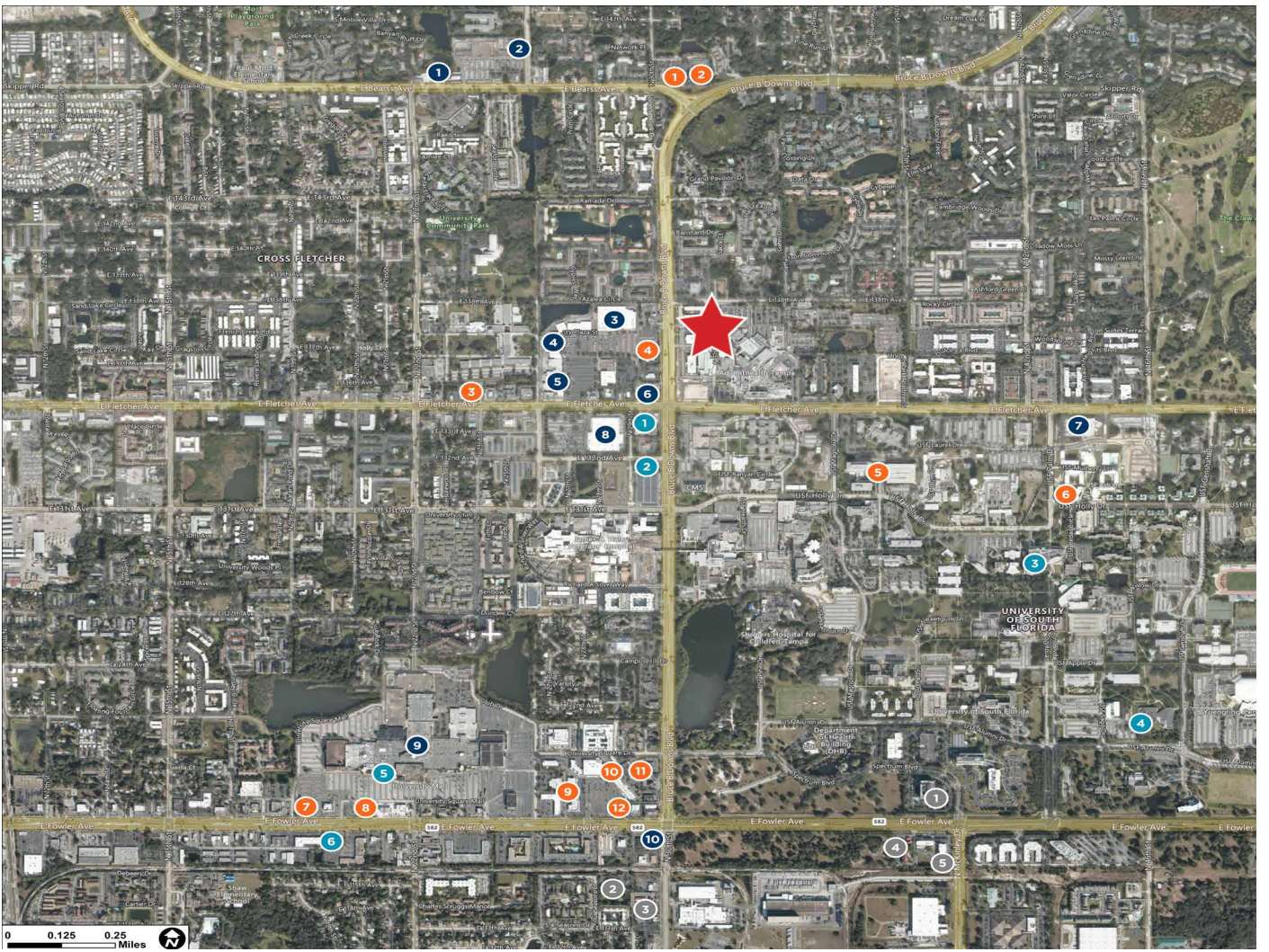
### Payer Mix



Source: Esri







# Area Amenities

## RESTAURANTS

1. Chick-Fil-A
2. Cracker Barrel
3. Arby's
4. Mission BBQ
5. Einstein Bros Bagels
6. BurgerFi
7. Portillo's
8. LongHorn Steakhouse
9. First Watch
10. SoFresh
11. Panera Bread
12. Chilis

## RETAIL OPTIONS

1. Pep Boys
2. AutoZone
3. Target
4. Ross
5. Aldi
6. Walgreens
7. Publix
8. Walmart
9. University Mall
10. CVS

## COFFE SHOPS

1. Dunkin (Fletcher and Bruce B Downs)
2. Starbucks (Bruce B Downs)
3. Starbucks (USF campus)
4. Bay Coffee and Tea Company
5. The Coffee House
6. Dunkin (E Bears)

## HOTELS

- Embassy Suites by hilton
- Hyatt Place Tampa
- Holiday Inn & Suites
- La Quinta Inn & Suites
- Home2 Suites by Hilton

30

RESTAURANTS

within 1 mile

200+

RETAIL OPTIONS

within 1 mile

10

HOTELS/RESORTS

within 3 mile



*ADJACENT*  
AdventHealth Campus



*AREA*  
Demographics

3-Mile Radius



*115,185*

*TOTAL  
POPULATION*



*5.42%*

*POPULATION  
OVER 55*



*\$52,724*

*AVG. HOUSEHOLD  
INCOME*



*ADJACENT*  
New Surgical Wing



## CONTACT INFORMATION



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