

COASTAL *WELLNESS*

CLASS A MEDICAL OUTPATIENT · SARASOTA, FLORIDA

THE BUILDING

46,000 ± SF two-story Class A medical outpatient building

THE AVAILABILITY

± 34,000 SF available — up to 10,000 SF contiguous on the 1st floor

THE OPPORTUNITY

Build out your practice with the current builder, now under construction

A new standard for *outpatient care*.

UNDER CONSTRUCTION · ESTIMATED DELIVERY OCTOBER 2026

1200 N Tamiami Trail
Sarasota, FL 34275



A Class A *outpatient* building.

A new two-story, Class A medical outpatient building now under construction on North Tamiami Trail, with estimated final delivery in October 2026. Work directly with the current builder to design and build out your practice — up to 10,000 SF contiguous on the first floor, with gurney-size elevators, a covered patient drop-off, and ample surface parking.

46K_±

SF TOTAL BUILDING

34K_±

SF AVAILABLE

10K

SF CONTIGUOUS · 1ST FLOOR

2026

EST. DELIVERY · OCTOBER

01 Class A Outpatient Construction

A new two-story medical outpatient building, purpose-built for modern clinical care.

02 Build Out Your Practice

Work with the current builder to customize your space before delivery.

03 Up to 10,000 SF Contiguous

First-floor space that can be subdivided to fit practices of any size.

04 Two Gurney-Size Elevators

Engineered for patient transport, imaging, and surgical-adjacent uses.

05 Covered Patient Entrance

Covered pick-up and drop-off with ample surface parking for patients and staff.



Information obtained from sources believed reliable; no guarantee or warranty as to accuracy is made.

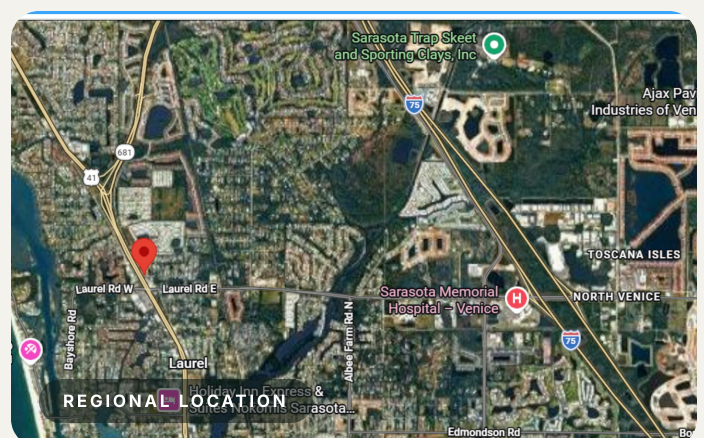
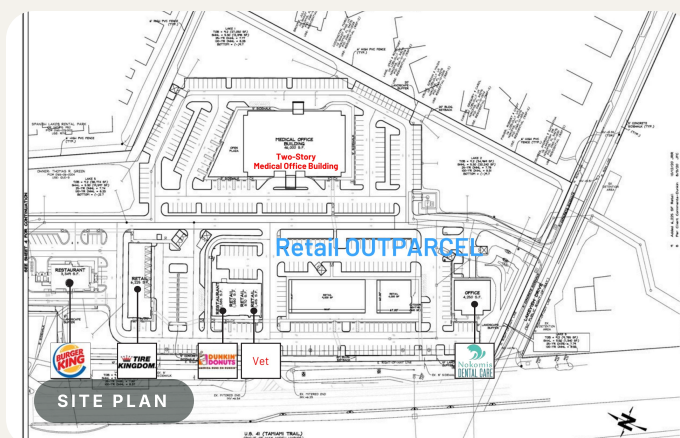


Connected & *convenient*

- **Interstate 75** MINUTES EAST
- **Sarasota Memorial — Venice** NEARBY
- **Laurel Road Corridor** DIRECT ACCESS
- **US 41 • N Tamiami Trail** FRONTAGE
- **Retail Outparcels** ON SITE

Actively *seeking*

- Orthopedics
- Cardiology
- Outpatient Surgery
- Imaging
- Physical Therapy
- Primary Care
- Specialty Clinics
- Diagnostics
- Ancillary Services



Renderings and site plans shown are conceptual visualizations for presentation purposes only and may not represent the final built condition.

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Positioned in a *high-growth* coastal market.

Coastal Wellness Center sits along the North Tamiami Trail corridor between Sarasota and Venice — one of Florida's fastest-growing healthcare markets, with an affluent, expanding, and aging patient base driving sustained outpatient demand.

84,890

DAYTIME POPULATION

A substantial daytime base supporting outpatient and specialty care.

\$80,588

MEDIAN HOUSEHOLD INCOME

Affluent households with strong healthcare spending capacity.

\$558,975

MEDIAN NET WORTH

An established, high-net-worth coastal community.

THE OPPORTUNITY

Rapid coastal growth

+

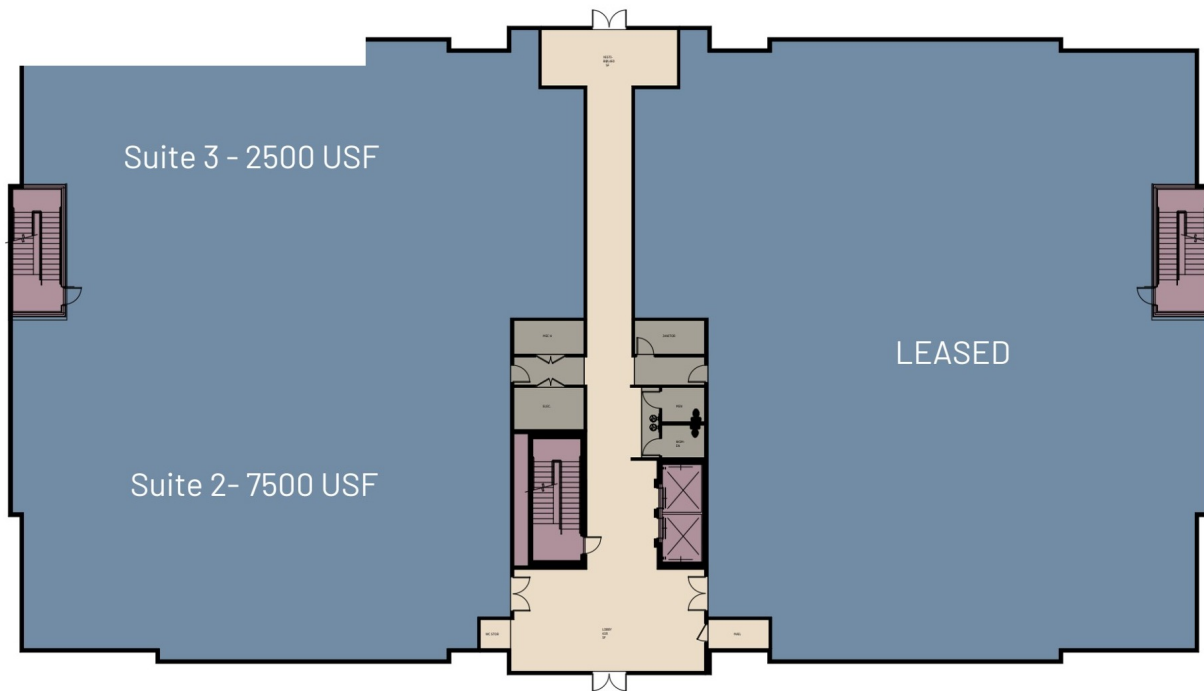
New Class A outpatient supply

=

A rare first-generation space.

First *Floor*

SUITES 2 & 3 · UP TO 10,000 SF CONTIGUOUS



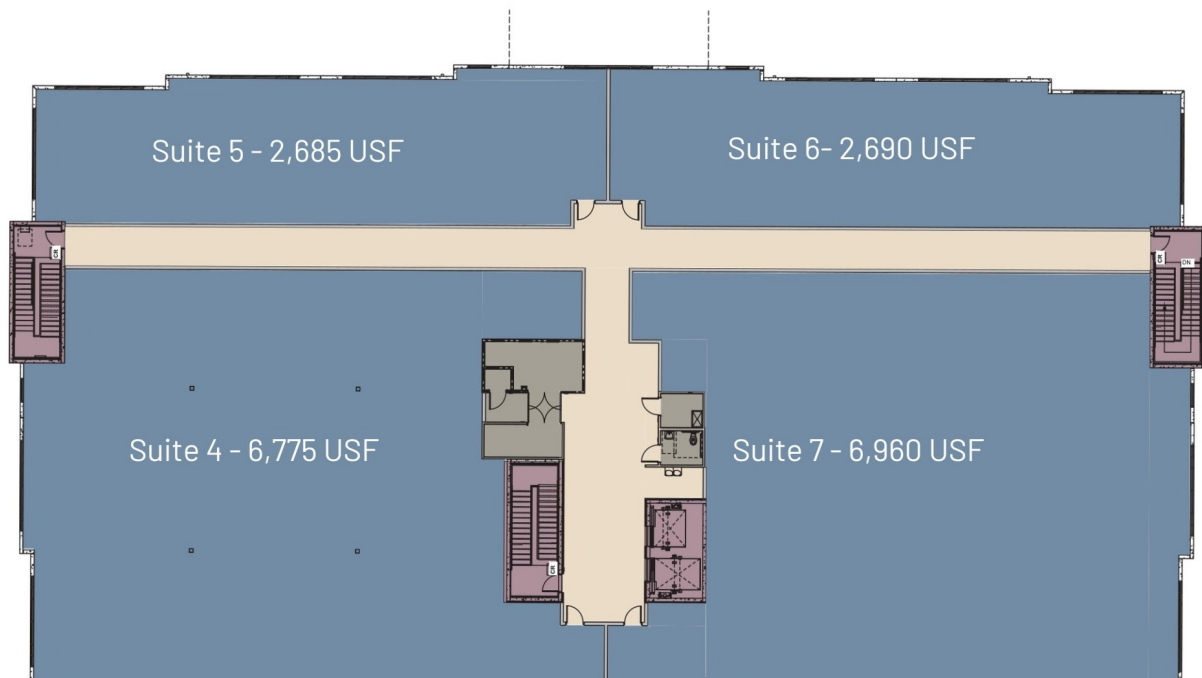
SUITE 2
7,500 USF

SUITE 3
2,500 USF

EAST WING
Leased

Suites 2 & 3 can be combined for up to 10,000 SF contiguous, or subdivided. Plan not to scale; contact broker to confirm dimensions.

Second *Floor* SUITES 4 • 5 • 6 • 7



SUITE 4
6,775 USF

SUITE 5
2,685 USF

SUITE 6
2,690 USF

SUITE 7
6,960 USF

Suites available individually or in combination. Plan not to scale; contact broker to confirm dimensions.



Position your practice in a *first-generation* Class A outpatient building.

Strategically located medical office space empowers healthcare providers to expand their reach, elevate the patient experience, and meet the evolving needs of a growing population.

PRESENTED BY

Liz Cook

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LEASE INQUIRY · AVAILABLE NOW

POWERED BY



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