

SARASOTA *MOB*

MEDICAL OFFICE · SARASOTA, FLORIDA



THE BUILDING

Two-story medical office anchored by a five-OR ambulatory surgery center

THE AVAILABILITY

± 6,200 SF available on the second floor

THE OPPORTUNITY

Join Kennedy-White in a high-growth healthcare corridor

A strategic address for *specialty care.*

SECOND-FLOOR SPACE · NOW LEASING

2851 Height Street

Sarasota, FL 34240



A complementary *medical office* opportunity.

Position your practice above a five-operating-room ambulatory surgery center dedicated to orthopedic and spine care. Approximately 6,200 square feet remains available for complementary providers in a highly visible Sarasota medical corridor.

6.2K±

SF AVAILABLE

2ND

FLOOR SPACE

5 OR

SURGERY CENTER

I-75

IMMEDIATE ACCESS

01 Healthcare-anchored tenancy

First-floor ambulatory surgery center for orthopedic and spine procedures.

02 Complementary provider mix

Ideal for dermatology, physical therapy, wellness, Pilates, and related specialties.

03 Flexible second-floor space

Approximately 6,200 square feet remaining for lease.

04 High-visibility location

At Fruitville Road and I-75 in one of Sarasota's fastest-growing corridors.





Connected & *convenient*

Interstate 75	IMMEDIATE ACCESS
Fruitville Road	DIRECT CONNECTION
Downtown Sarasota	~15 MINUTES
Lakewood Ranch	REGIONAL REACH

Actively *seeking*

- Dermatology
- Physical Therapy
- Wellness
- Pilates
- Diagnostics
- Specialty Care



Strong fundamentals in a *dynamic healthcare market.*

Sarasota combines sustained population growth, affluent demographics, healthcare demand, and a business-friendly environment, with office vacancy below national averages.

130,863

TOTAL POPULATION
5-MILE RADIUS

58,157

TOTAL HOUSEHOLDS

\$364,926

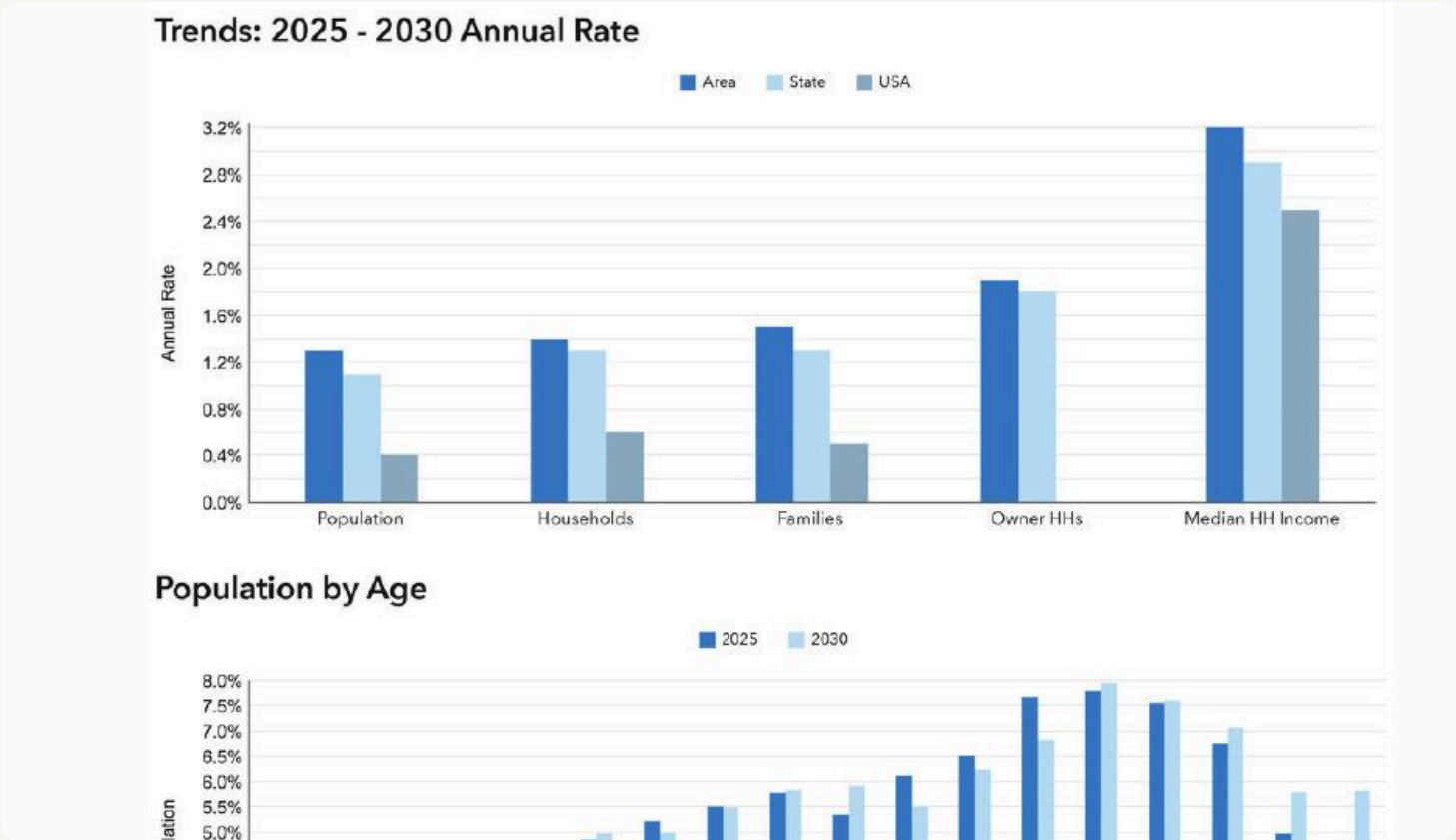
MEDIAN NET WORTH

51.7

MEDIAN AGE

151,556

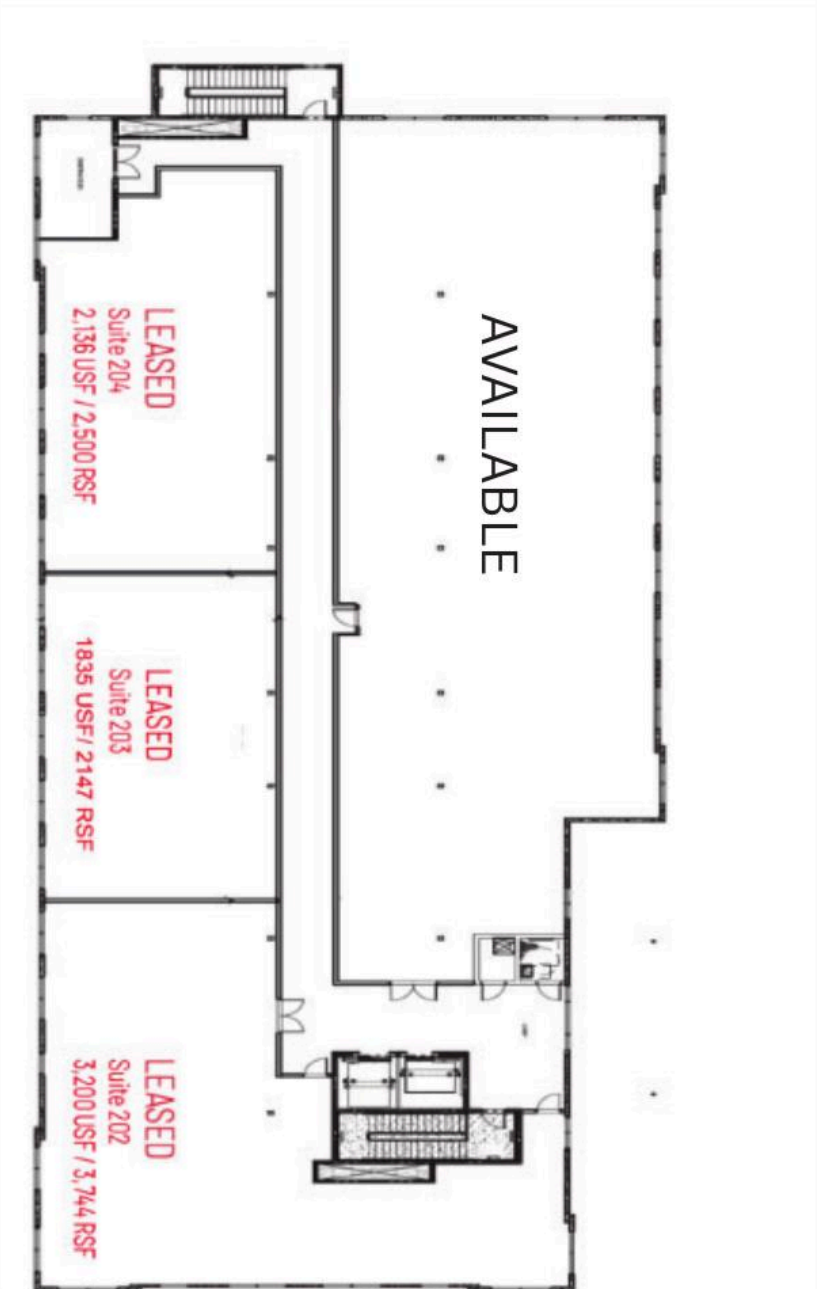
DAYTIME POPULATION



Second Floor

APPROXIMATELY 6,200 SF REMAINING

Floor Plans- 2nd Floor



Plan not to scale; contact broker to confirm dimensions and availability

A respected regional *orthopedic anchor.*

Kennedy-White has served Sarasota and Southwest Florida since 1975, delivering comprehensive orthopedic surgery, sports medicine, spine treatment, pain management, diagnostics, and rehabilitation.



Joint Replacement

Comprehensive surgical care

Sports Medicine

Athletic injury diagnosis and treatment

Spine, Neck & Back

Specialized treatment pathways

Hand, Wrist, Foot & Ankle

Focused orthopedic services

Shoulder & Elbow

Surgical and rehabilitative care

Pain Management

Integrated treatment solutions



Position your practice in a healthcare-anchored *Sarasota medical office.*

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

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LEASE INQUIRY · AVAILABLE NOW

POWERED BY



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