



For Lease

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Bayfront Medical Plaza

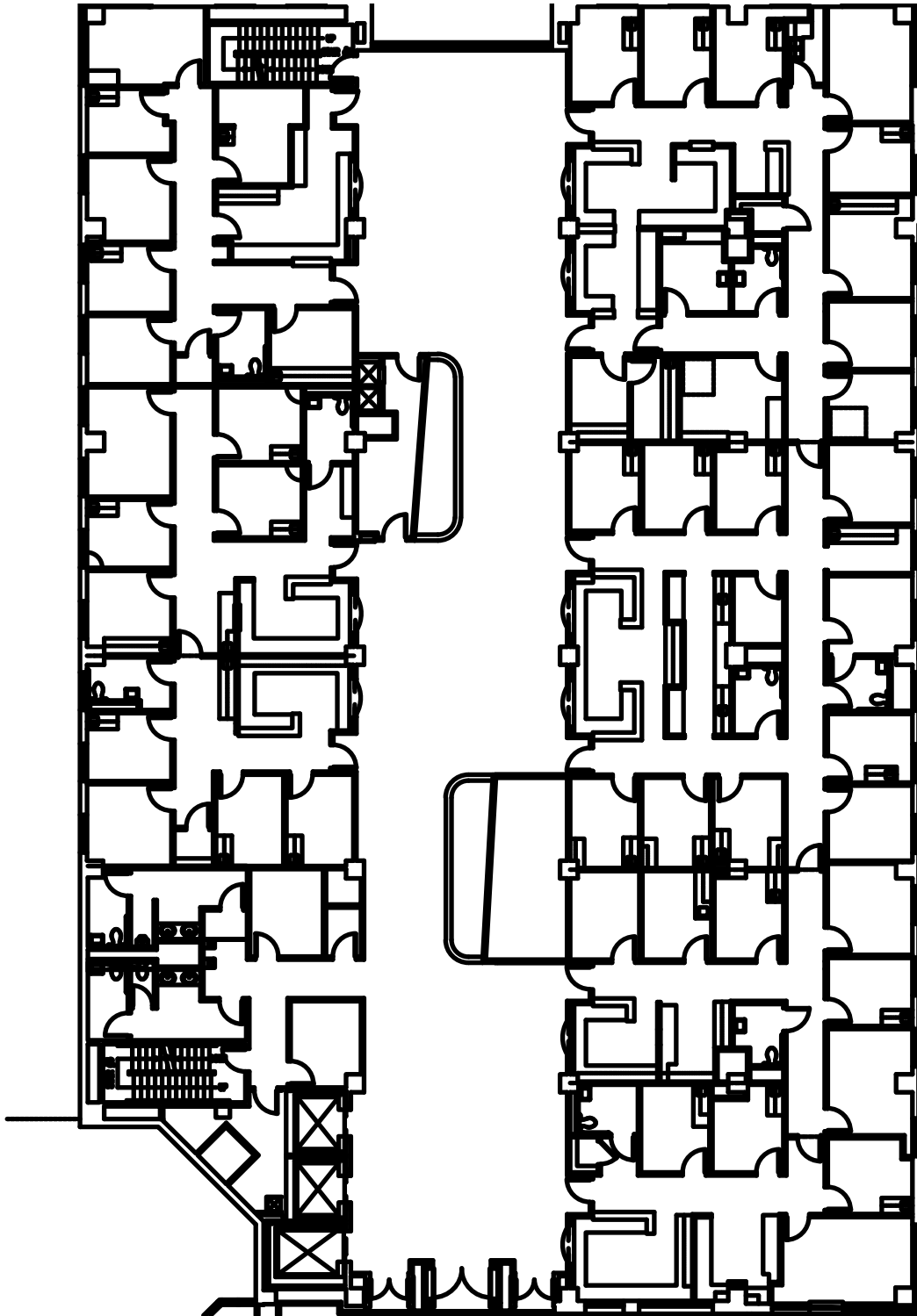
601 & 603 7th Street South
St. Petersburg, FL 33701

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 Bayfront Health and Johns Hopkins All Children's Hospital
- Various spaces available ranging from 2,641 RSF to 19,961 RSF
- 5:1,000 RSF parking within a five-story parking garage
- High physician demand projected in multiple specialties over the next five years

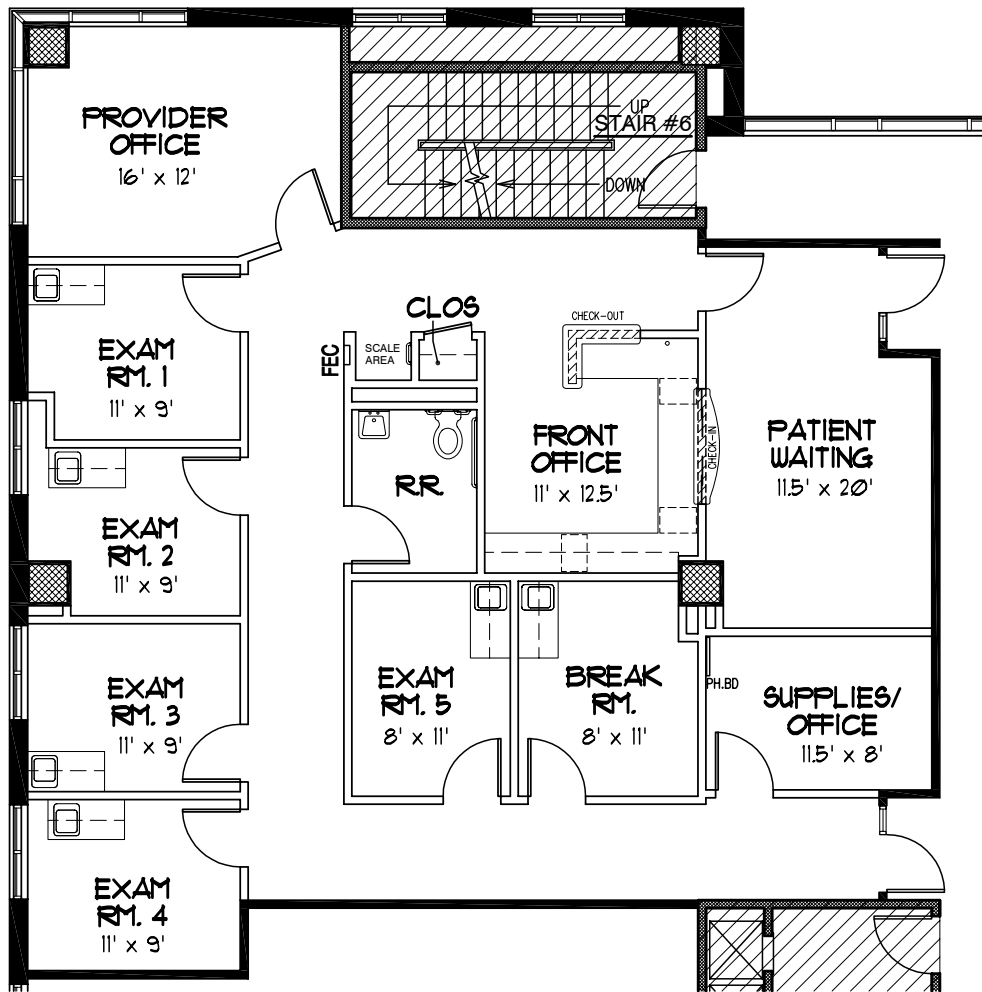
Floor Plans

Suite 601/305 | 19,961 RSF



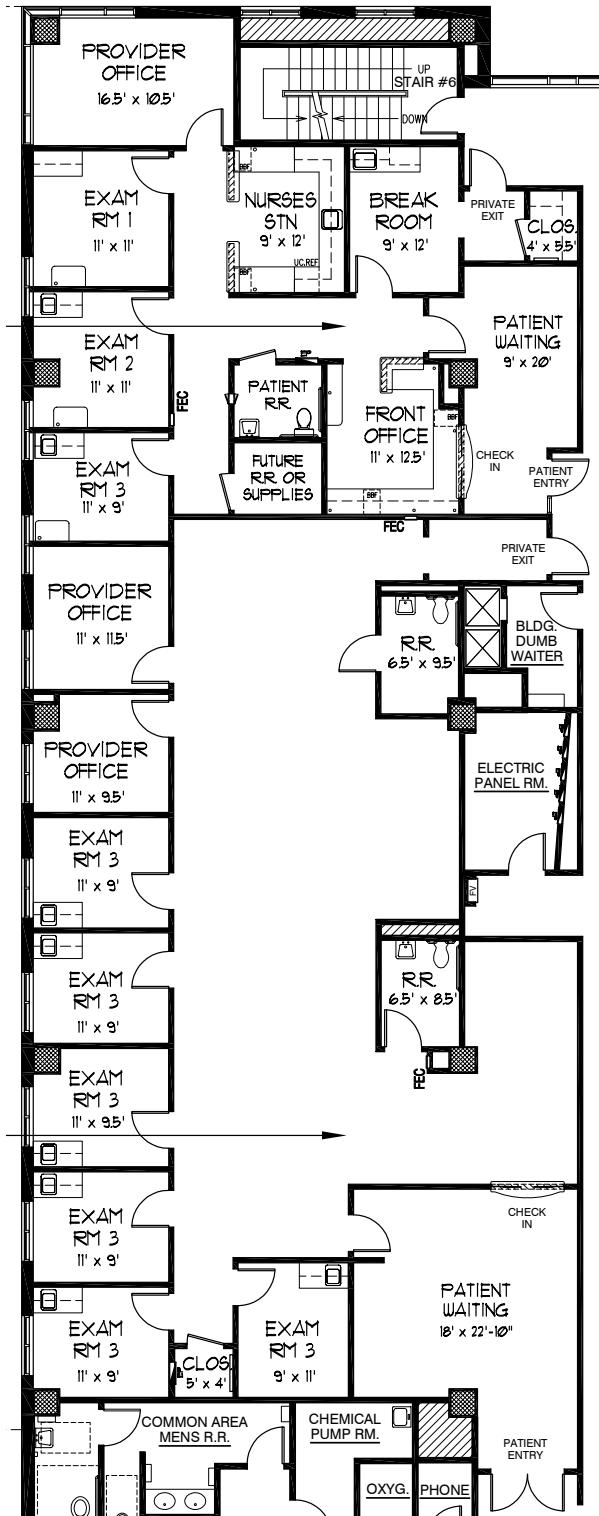
Floor Plans

Suite 601/475 | 2,641 RSF

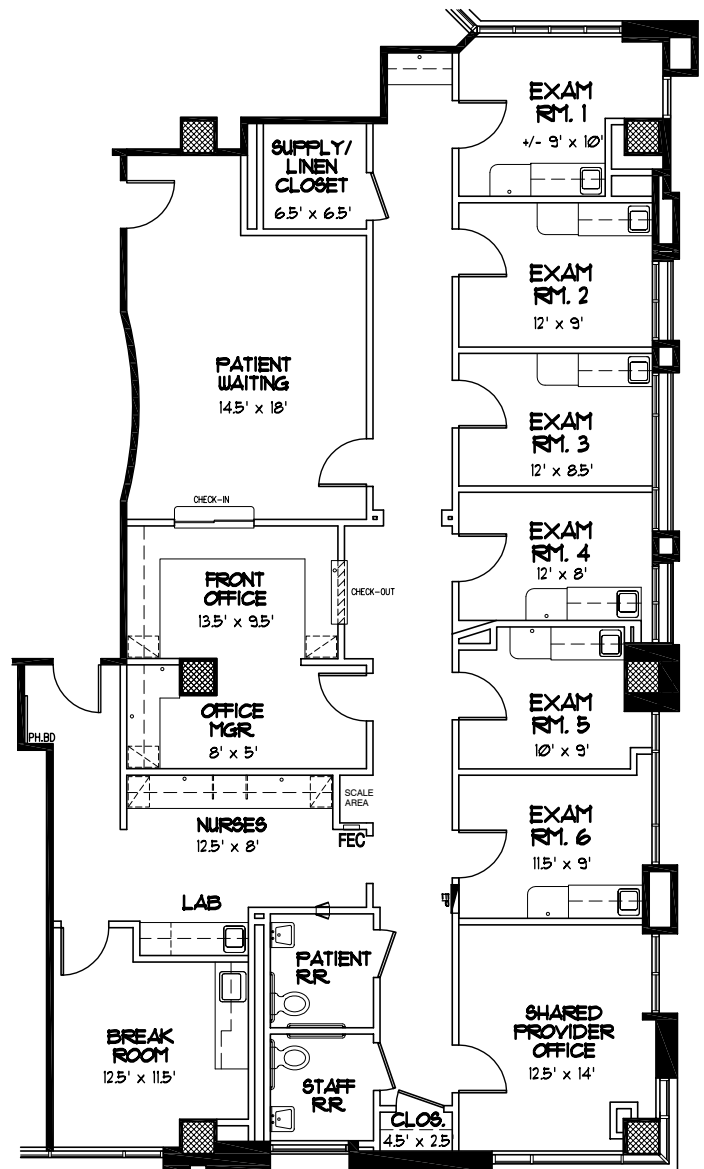


Floor Plans

Suite 601/595 | 3,479 RSF

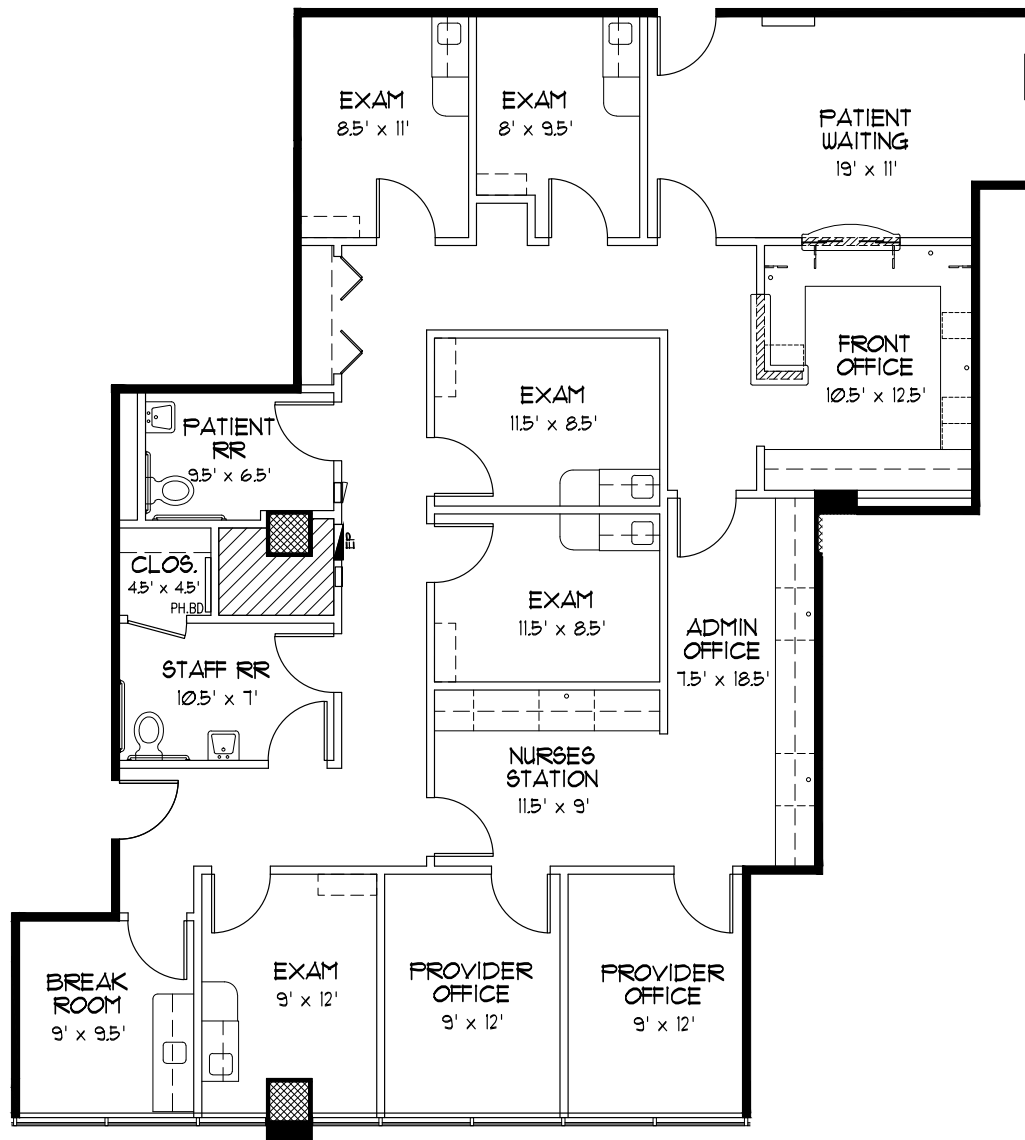


Suite 603/520 | 2,802 RSF



Floor Plans

Suite 603/590 | 2,372 RSF



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	62.6
Cardiovascular	6.6
Dentistry	15.5
Emergency Medicine	6.4
Endocrinology, Diabetes & Metabolism	0.9
ENT	1.4
Gastroenterology	2.0
General Surgery	4.4
Hospitalist	1.7
Nephrology	1.4
Neurosciences	2.8
Obstetrics & Gynecology	3.7
Oncology & Hematology	3.2
Orthopedics	5.6
Other Specialties	25.4
Pathology & Laboratory Medicine	2.4
Pediatrics & Neonatology	8.0
Physical Medicine & Rehabilitation	12.2
Primary Care	33.1
Psychiatry, Psychology & Social Services	20.8
Pulmonology	1.9
Radiology	4.3
Rheumatology	0.6
Urology	1.2

Area Demographics



436,210

Current Total Population



453,161

5-Year Total Population



\$57,380

Median Household Income



\$259,556

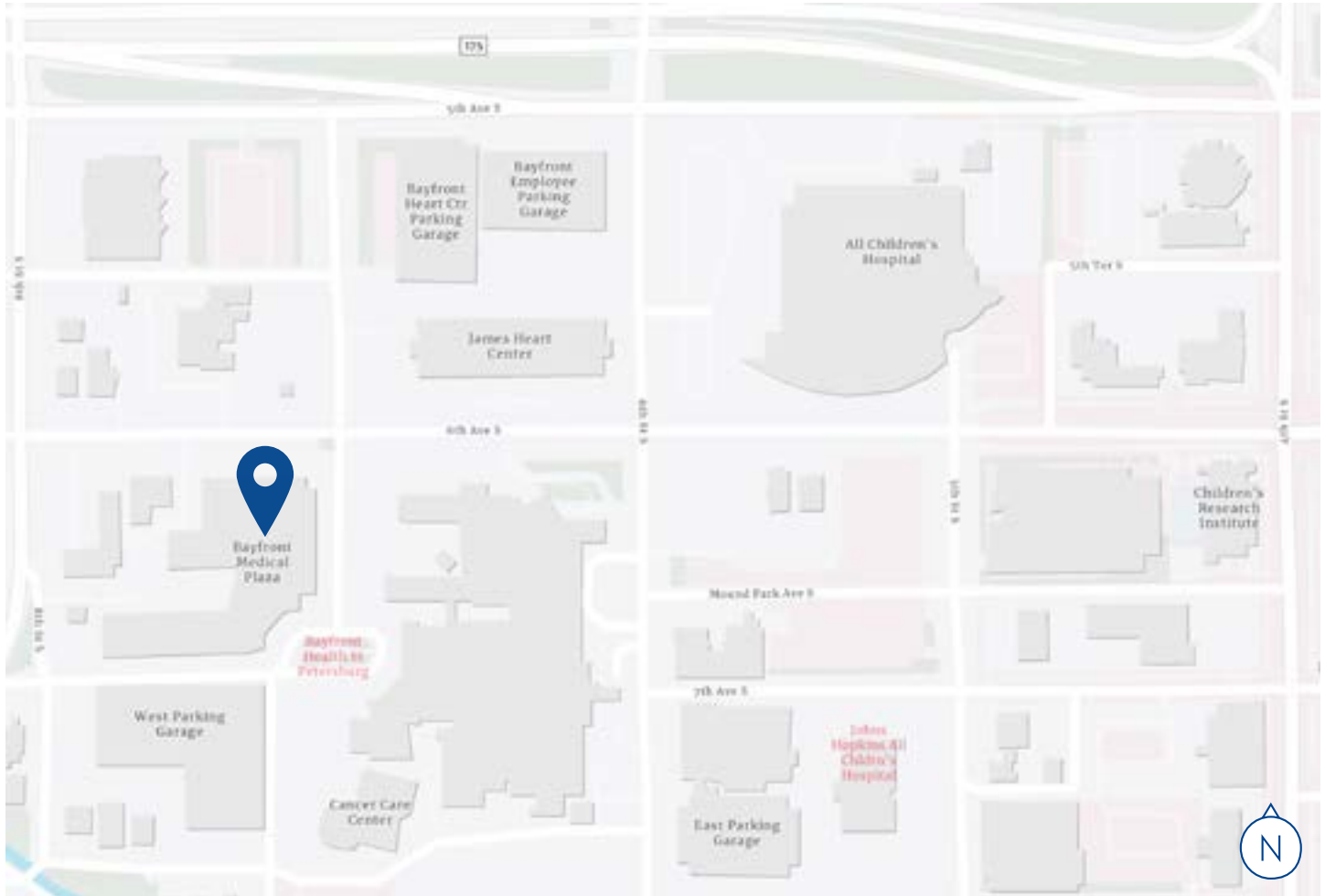
Median Home Value



\$5,835

Annual Healthcare Spending

Location



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