

LAKWOOD RANCH MEDICAL OFFICE BUILDING II
6310 HEALTH PARK WAY · LAKEWOOD RANCH, FL



IAN BLACK
REALESTATE

LAKWOOD RANCH MEDICAL OFFICE BUILDING II
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OFFERING SUMMARY

Offering Summary

Total Sale Price:	\$130 PUSF - Shell Only
Lease Rate:	\$21 PRSF NNN
Tenant Improvemnt	
Allowance (Lease Only):	\$30 PUSF
Building Area:	61,950 SF
Total Space Available:	16,761 SF
Number of Floors:	3
Number of Buildings:	1
Building Class:	A
Zoning:	PDMU
Parking Spaces:	310
Year Built:	2007



Property Description

New Class A medical office space for sale at \$130 PSF. Suites available in various sizes ready for your custom build out. Lakewood Ranch Medical Office Building II is adjacent to Lakewood Ranch Medical Center, a 120-bed acute care hospital, with a staff of over 300 physicians and allied health professionals. Conveniently located just east of I-75 in the heart of award winning, master planned community Lakewood Ranch.



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ESTIMATED CONDOMINIUM MAINTENANCE EXPENSE

<u>Expense</u>	<u>Annual</u>	<u>Price PUSF</u>
Administrative	\$ 24,820.00	\$ 0.52
Utilites	\$ 81,755.85	\$ 0.62
Operating and Maintenance	\$ 76,986.00	\$ 1.27
Insurance	\$ 37,983.87	\$ 2.11
<u>Miscellaneous</u>	<u>\$ 3,900.00</u>	
Total	\$225,446.77	\$ 4.53

** Real estate taxes, insurance, electricity and interior maintenance for each individual suite are the responsibility of the Condominium Owner/Tenant.

Lakewood Ranch Medical Office Building II owners will not only own their suites, but also an undivided interest in the common areas. Owners in the Lakewood Ranch Medical Office Building II will be members of a master condominium association, which will be responsible for the maintenance of these common areas.



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SALE / LEASE SCHEDULE

<u>Unit #</u>	<u>Unit Description</u>	<u>Usable SF</u>	<u>Rentable SF</u>	<u>Sale Price</u>	<u>Lease Price NNN</u>
1 W	1st Floor West	8,995	10,434	Occupied	Occupied
1 SE	1st Floor South East	3,298	3,826	Occupied	Occupied
1 N	1st Floor North	4,201	4,873	Occupied	Occupied
1 NW	1st Floor North West	2,320	2,691	Occupied	Occupied
1 NE	1st Floor North East	1,881	2,182	Occupied	Occupied
2 NW	2nd Floor North West	5,765	6,687	Occupied	Occupied
2 SW-1	2nd Floor South West-One	1,726	2,002	Occupied	Occupied
2 SW-2	2nd Floor South West-Two	1,654	1,919	\$215,087	\$40,299
2 NE	2nd Floor North East	3,395	3,938	\$441,377	\$82,702
2 SE	2nd Floor South East	3,464	4,018	Occupied	Occupied
3 SE	3rd Floor South East	7,431	8,619	\$966,113	\$180,999
3 W	3rd Floor West	3,607	4,184	\$468,910	\$87,866
3 SE	3rd Floor South East	4,000	4,640	\$520,000	\$97,440
3 SE	3rd Floor South East	5,000	5,800	\$650,000	\$121,800

*Information deemed reliable but not guaranteed. Pricing subject to change without further notice.



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TENANT LIST

<u>Unit #</u>	<u>Unit Description</u>	<u>Tenant/Owner</u>
1 W	1st Floor West	21st Century Oncology
1 SE	1st Floor South East	Lakewood Ranch Plastic Surgery and Lakewood Ranch Family Medicine
1 NE	1st Floor North East	Lakewood Ranch Cardiology
1 E	1st Floor East	Lakewood Ranch Pharmacy
2 NW	2nd Floor North West	Florida Cancer Specialists
2 SW-1	2nd Floor South West-One	21st Century Oncology
2 SW-2	2nd Floor South West-Two	Vacant
2 NE	2nd Floor North East	Vacant
2 SE	2nd Floor South East	Lakewood Ranch Cardiovascular Center
3 NW	3rd Floor North West	Pain Management Specialist
3 NE	3rd Floor North East	Bollettieri Sports Therapy
3 W	3rd Floor West	Vacant
3 SE	3rd Floor South East	Vacant



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MARKET OVERVIEW

Lakewood Ranch is an award winning 8,500 acre master planned community, priding itself on the right balance of residential villages, commercial development, and nature preserves. Commercial development includes various office/business parks, retail centers, and light industrial uses. Residents enjoy a wide range of housing options, excellent schools, recreational facilities, shopping, dining, and health care.

- Central to both Sarasota and Manatee Counties, patients will find easy access to MOB II, located just 2 miles east of I-75.
- Lakewood Ranch Medical Office Building II (MOB II) is a 60,000 square foot, state of the art facility, located on the 30 acre campus of the new Lakewood Ranch Medical Center.
- Lakewood Ranch Medical Center is a 120-bed acute care hospital, with a staff of over 300 physicians and allied health professionals. Comprehensive inpatient and outpatient services include emergency care, cardiovascular care, critical care, diagnostics and imaging, spine care, orthopedic care, women's care and surgical services. Learn more at <http://www.lakewoodranchmedicalcenter.com>.

Demographics

Lakewood Ranch:
Average Family Income: \$103,000
Average Age: 43

Local Area Population:
Sarasota County: 366,256
Manatee County: 306,779



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LANDLORD'S WORKLETTER

Included in Base Building

Building Design & Construction:

- Architectural suite space plan
- Fully graded and paved parking lot, included striping, sidewalks, street curbs, and parking lot lighting
- Professional designed landscape system / 100% irrigation coverage
- Structural steel frame building with stucco finish
- Fire alarm system, smoke detectors, and emergency lighting as required by code
- Exterior lighting
- Retention area, utilities, storm drainage, as per final site plans
- Water chiller HVAC system
- Data / fiber optics to building, including direct data access to Lakewood Ranch Medical Center
- Common area mail room
- Common area restrooms each floor
- Hurricane resistant roofing system

Within Tenant Suite:

- Electrical / telephone / data closet (1 per floor)
- Individual electric metered suites
- Electrical panel in each suite
- Automatic sprinkler system rough-in complete
- Concrete floors with door openings to each tenant suite
- Conduits for phone and data lines to each tenant suite



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LANDLORD'S WORKLETTER

Within Common Areas:

- Elevator system with keyed access
- Computer controlled card access system that allows tenants to customize access for each employee based on desired hours and areas of access
- Signage as required by code
- Two (2) stairway locations per building code
- All common areas completely finished including main lobby, corridors, elevators, and stairwells
- Automatic doors at building entrance
- Ceramic tile and carpet flooring

Condominium Owner's Suite Finish Expense:

- Walls and finishes (including doors and hardware)
- Cable, telephone, and data wiring
- HVAC low pressure ducting, air handlers, diffusers, mechanical controls and motoring, ... light fixtures, ceilings grid, acoustical tile
- Fire alarm, fire sprinklers, smoke detectors and other items related to the safety completion to connect to building fire systems
- All plumbing and permit fees
- Restroom finishes including water closets, lavatories, code compliance, and finishes
- Lobby and exterior signage
- Finished floor coverings
- All other work not specified above



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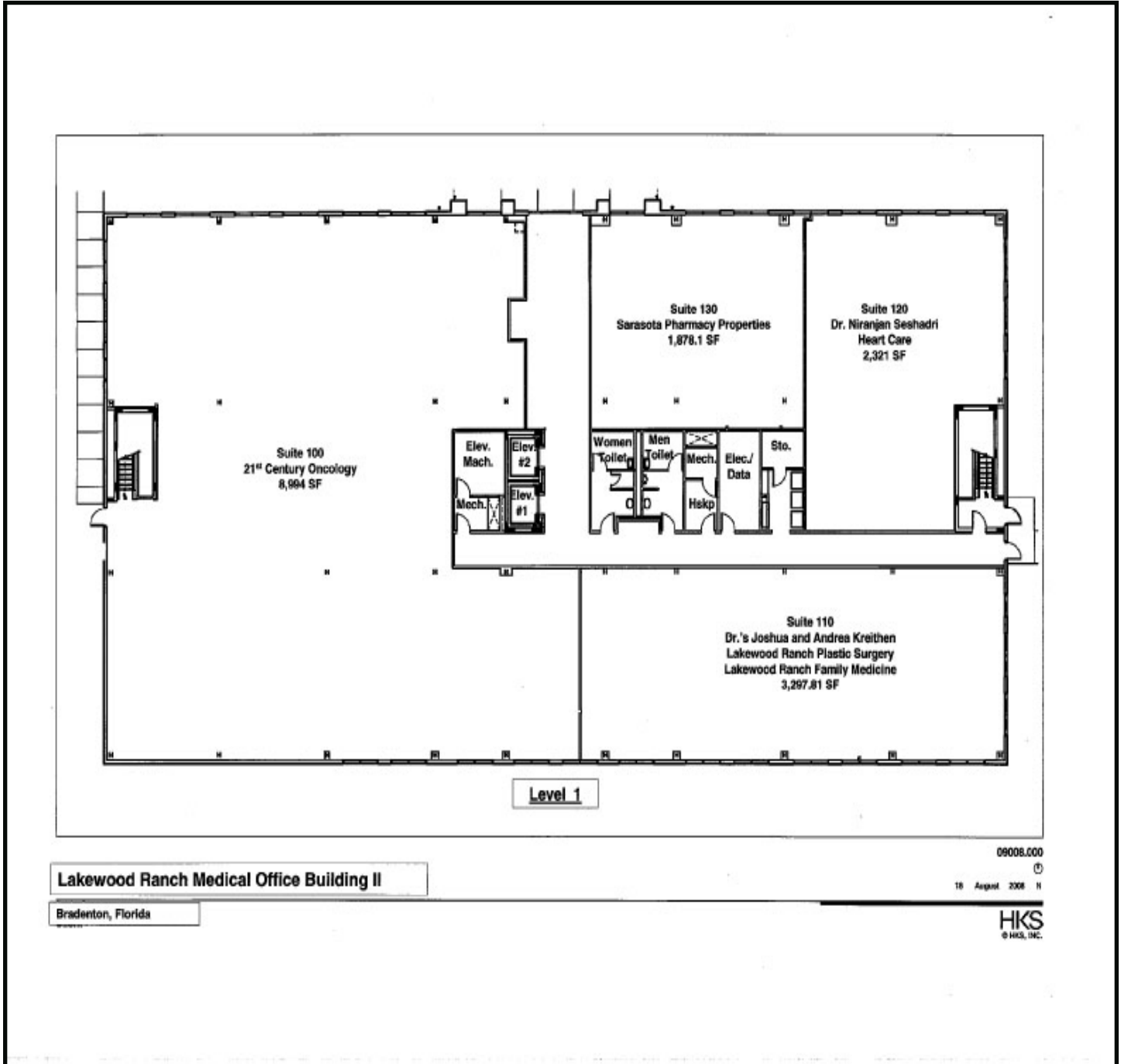
AERIAL



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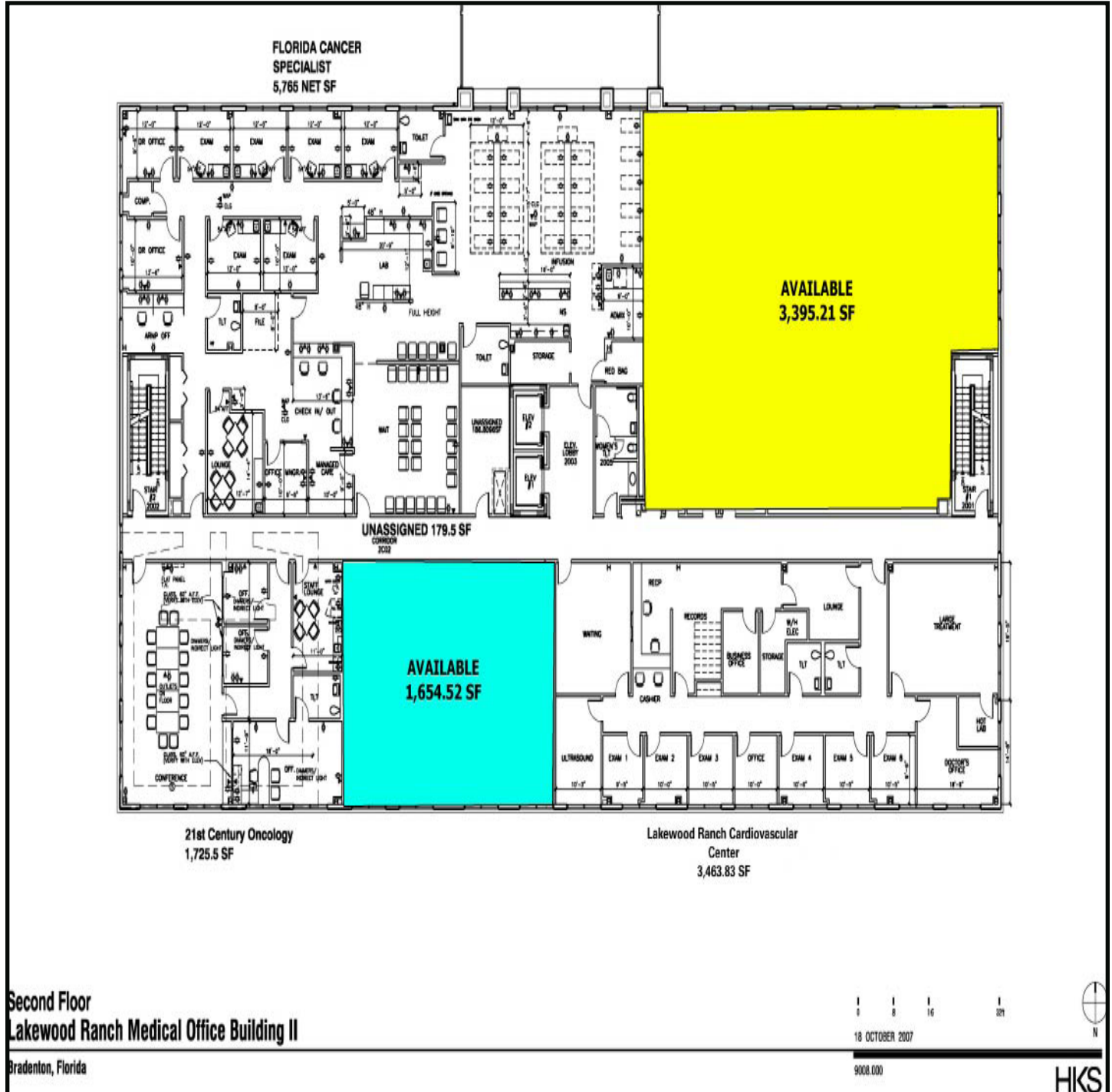
FLOOR PLAN - 1ST FLOOR



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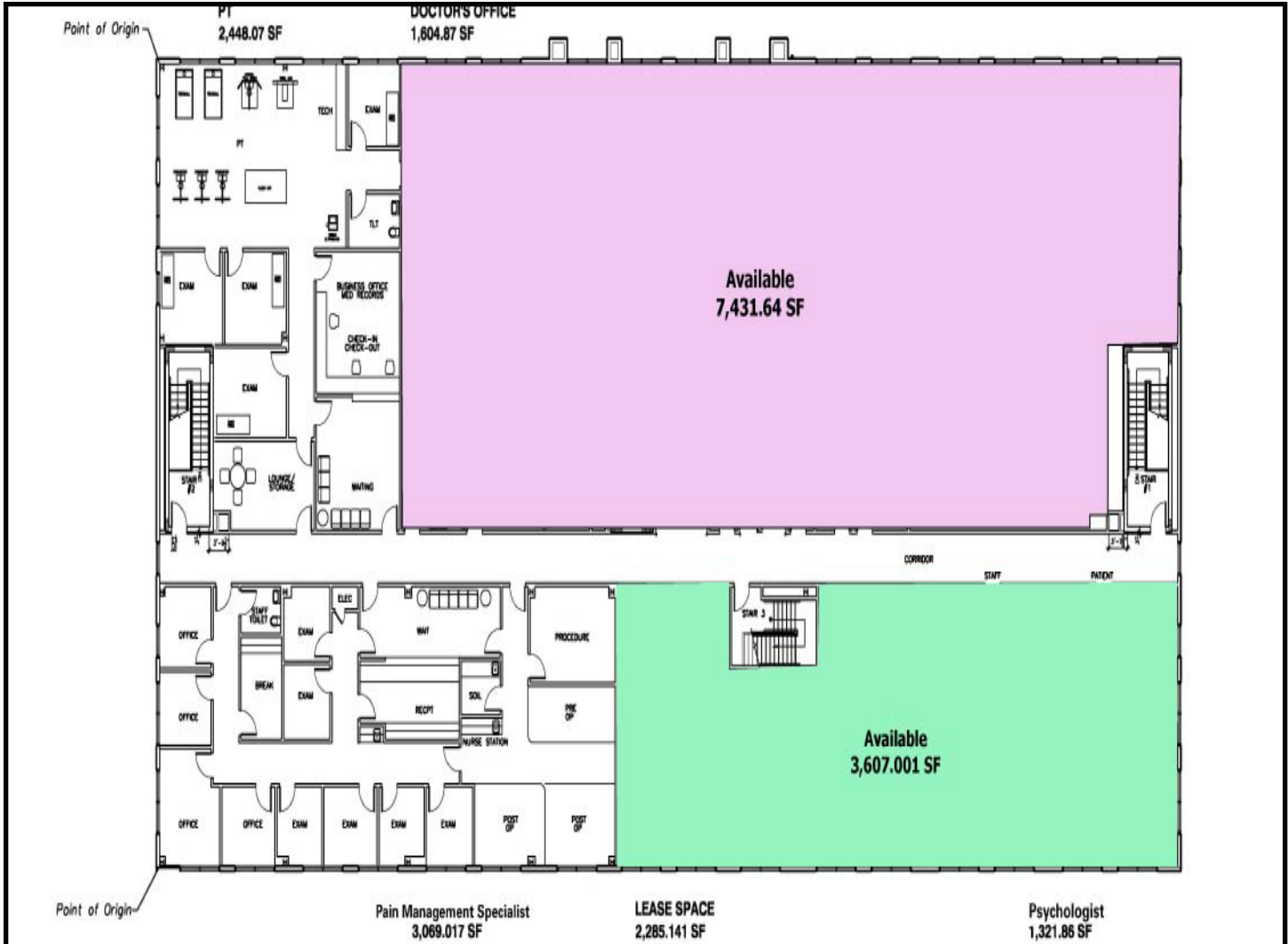
FLOOR PLAN - 2ND FLOOR



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FLOOR PLAN - 3RD FLOOR



Third Floor
Lakewood Ranch Medical Office Building II

Bradenton, Florida

0 8 16 20
29 OCTOBER 2007

9008.000



HKS



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PROPERTY PHOTOGRAPHS



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CONTACT INFORMATION



IAN BLACK
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THE PLACE FOR SPACE

For more information or to schedule a private tour of the facility contact:

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To view the virtual tour visit
<http://www.sarasotavirtualtour.com/8330towncenterbldll.html>



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