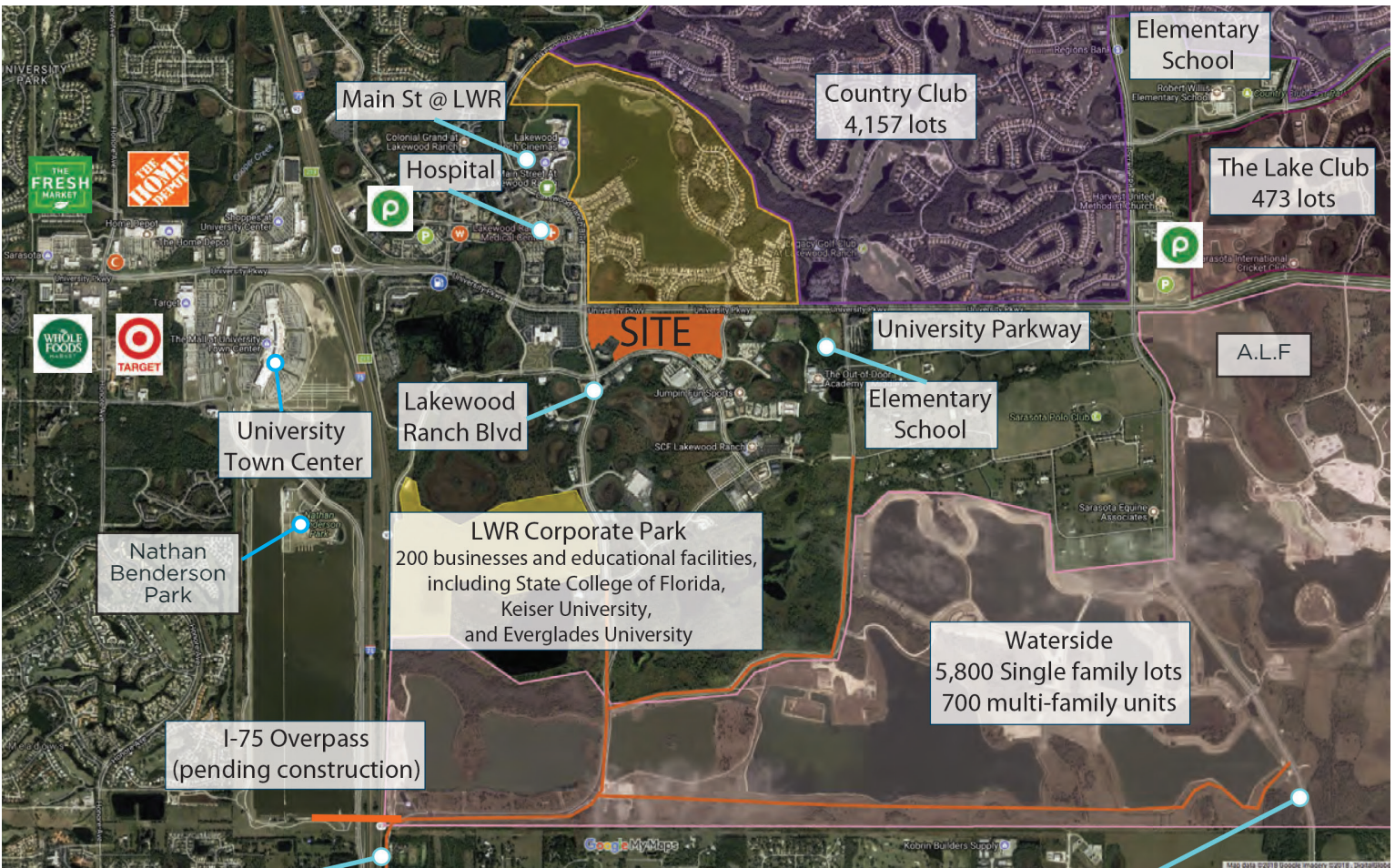


CENTER POINT MEDICAL OFFICE BUILDING | Lakewood Ranch, Florida



Lakewood Ranch Blvd
Extension to Fruitville Rd

Lorraine Rd
Extension to Fruitville Rd

MASTER SITE PLAN

50 acres

OPENING DELIVERY

End of 2019, Q2 2020

LOCATION

SEC of University Parkway and
Lakewood Ranch Blvd., Sarasota, FL

LEASING CONTACTS

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5391 Lakewood Ranch Blvd., Suite 100
Sarasota, Florida 34240
www.castoinfo.com

77,000 SF Medical Office Building with 3 floors

The proposed MOB will be the only major off-campus building located in the heart of Lakewood Ranch.

SURROUNDING MARKET

Lakewood Ranch was ranked the #4 Best Selling Master Planned Community by Robert Charles Lesser & Company (RCLCO) in 2016 and ranked in the top ten for six consecutive years.

CORPORATE PARK

- 1,273-acre campus-style business park.
- Home to over 200 business and educational facilities, including State College of Florida, Keiser University and Everglades University.
- Considered a major employment center along the I-75 corridor.
- Class A office space, high-end light industrial.

MAGNOLIA GREEN OFFICE PARK

- 500,000 SF of Class A office space.

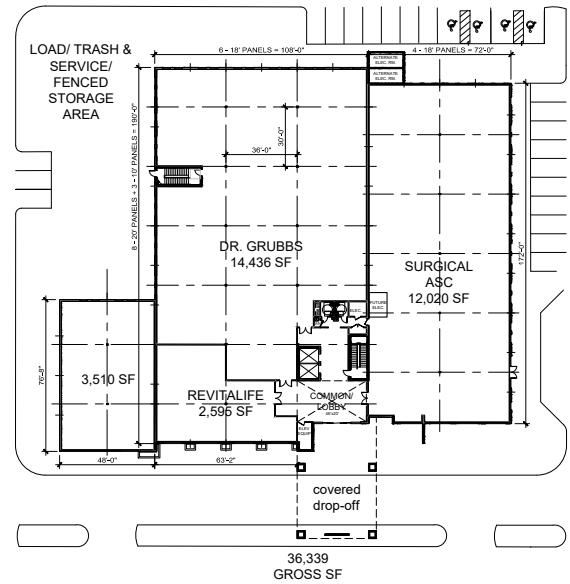
LAKWOOD RANCH TOWN CENTER

- 500-acre mixed-use business park with multiple retail centers, professional executives, hospitality services, medical and high-end offices.
- Lakewood Ranch Medical Center, a 120-bed acute care hospital.

WATERSIDE

- Completed infrastructure for 5,800 single-family lots located south of Corporate Park; homes are well under construction.
- 700 multi-family units + community retail shops and restaurants.

Tenant names, building sizes and shopping center configuration are subject to change.



FLOOR 1		
UNIT	TENANT	SF
100	Sarasota Interventional Radiology	15,760 s.f.
101	Revitalife	2,560 s.f.
102	Surgery Center	12,020 s.f.
103	Urgent Care Center	3,510 s.f.
FLOOR 2		
TOTAL	AVAILABLE	Gross 20,272 s.f.
FLOOR 3		
TOTAL	AVAILABLE	Gross 20,272 s.f.

KEY DEMOGRAPHICS

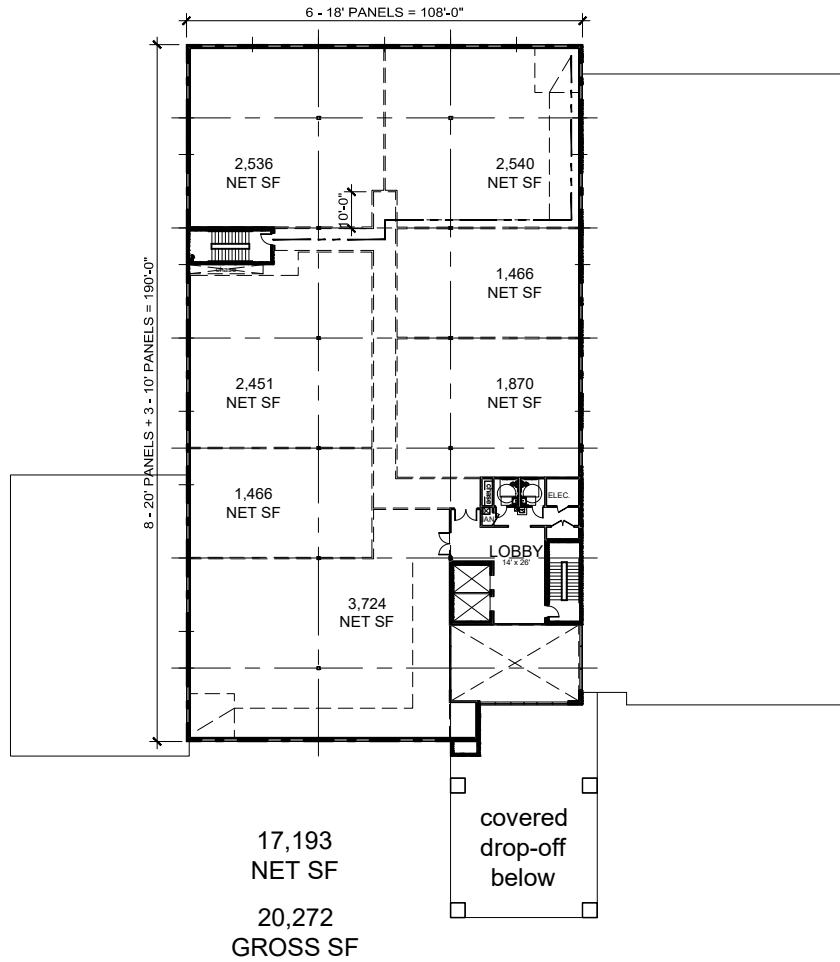
3-MI RADIUS	
POPULATION	
Current Estimated Population	28,165
Projected Population (5 Years)	31,767
College Degree (BA or Higher)	52.1%
Travel to Work in 14 Min. or Less	19.8%
Average Minutes Travel to Work	23.2
Estimated Average HH Income	\$115,476

DAYTIME DEMOGRAPHICS

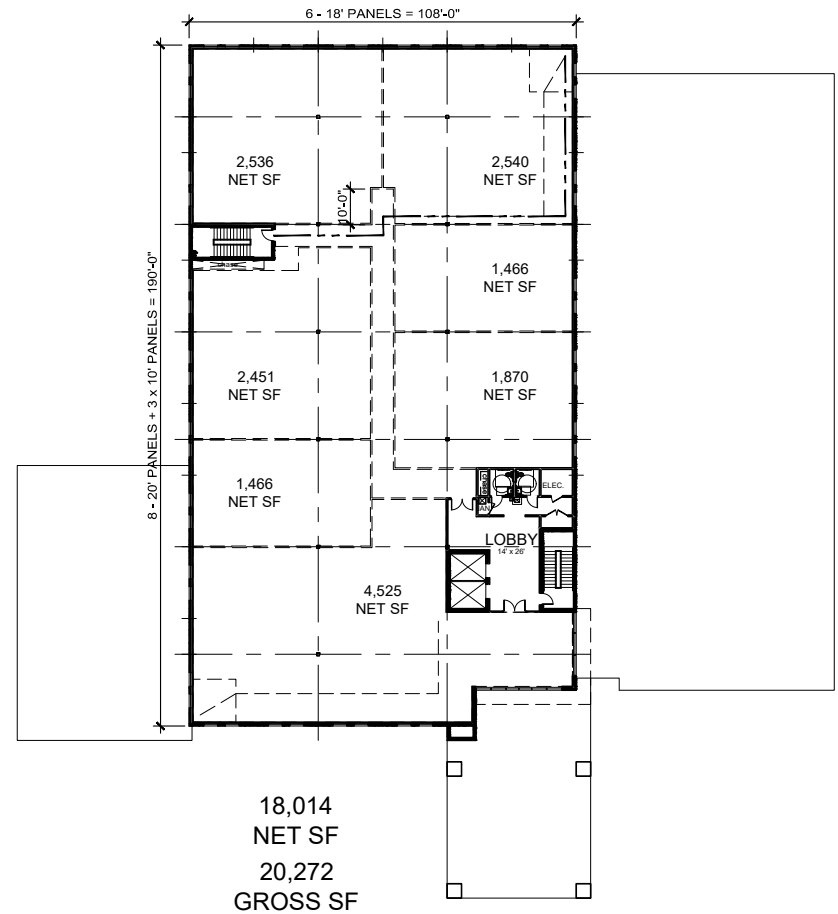
Number of Businesses	1,977
Number of Employees	22,093
Total Daytime Population	33,955
Labor Force Growth Since 2010	5.6%

CONSUMER EXPENDITURES

Total Retail Expenditures	\$470 M
Per Household per Month	\$3,083
Food and Beverages	\$141 M



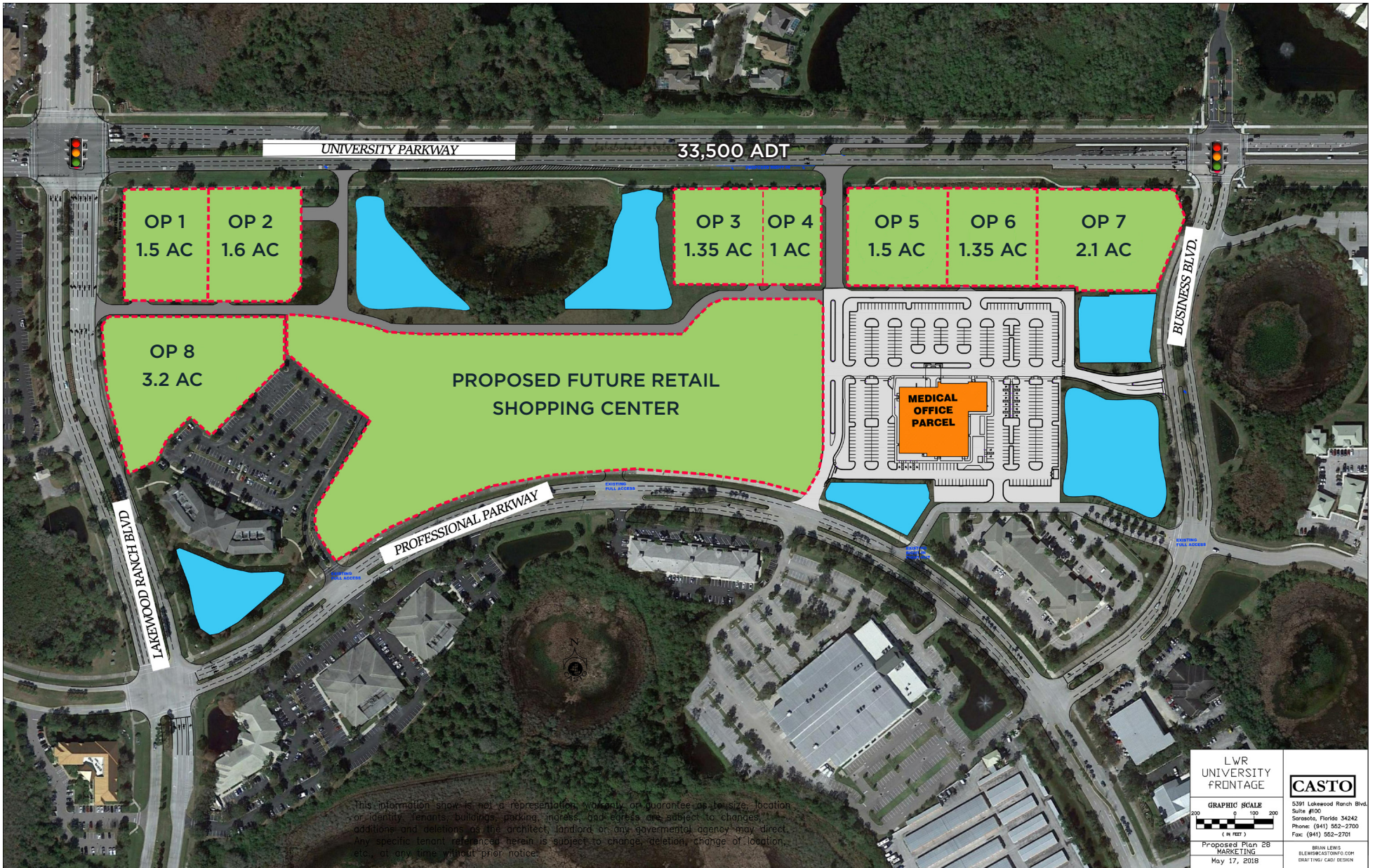
2ND FLOOR PLAN
1/32" = 1'-0"



3RD FLOOR PLAN
1/32" = 1'-0"



Tenant names, building sizes and shopping center configuration are subject to change.



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CENTER POINT MEDICAL OFFICE BUILDING | Lakewood Ranch, Florida

