

# TRINITY

MEDICAL ARTS BUILDING

9332 STATE ROAD 54

TRINITY, FLORIDA 34655

[WWW.TRINITYMEDICALARTS.COM](http://WWW.TRINITYMEDICALARTS.COM)

DEVELOPED BY:

**Onicx**  
development

& AXCEL DEVELOPMENT GROUP



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Medical Arts Building  
9332 State Road 54  
Trinity, Florida 34655

Building Floors: 4  
Building Size: 90,000 square feet  
Land: 32.72 acres  
Building Class: A  
Building Type: Medical Office Building  
Year Built: 2012  
Rental Rate: \$21.00-22.00/SF NNN  
Availabilities:

Suite 207	1,348 square feet	} 2,946 square feet
Suite 209	1,598 square feet	
Suite 301	3,527 square feet	
Suite 304	5,440 square feet	
Suite 310	896 square feet	
Suite 404	2,604 square feet	
Suite 405	4,291 square feet	

## THE BUILDING

Trinity Medical Arts Building is a 90,000 square foot, Class A medical office building within Medical Center of Trinity campus. Developed by Onicx and Axcel and built in 2012, Trinity Medical Arts Building is located to the east of the hospital's main entrance. Trinity Medical Arts Building houses a women's diagnostic center, an outpatient surgery center, physician's offices, a pharmacy and a children's learning academy.

## MEDICAL CENTER OF TRINITY CAMPUS

The 55-acre medical campus is home to Medical Center of Trinity hospital, a 400,000 square foot, 236-bed, HCA affiliated hospital. The campus features ample parking and amenities common to a hospital-setting. Medical Center of Trinity is a tobacco-free campus. Surrounding land is available for future medical-use development, as needed.

[www.TrinityMedicalArts.com](http://www.TrinityMedicalArts.com)

For more information, please contact:

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Based in Tampa, Onicx creates superior commercial, healthcare, educational and luxury residential projects. Onicx also specializes in preconstruction, design-build, construction management, general contracting and tenant improvements.

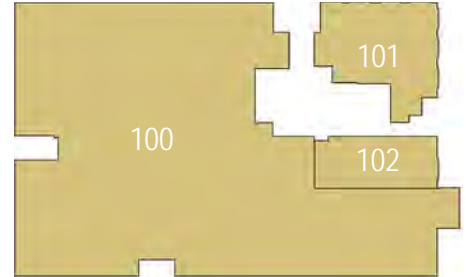
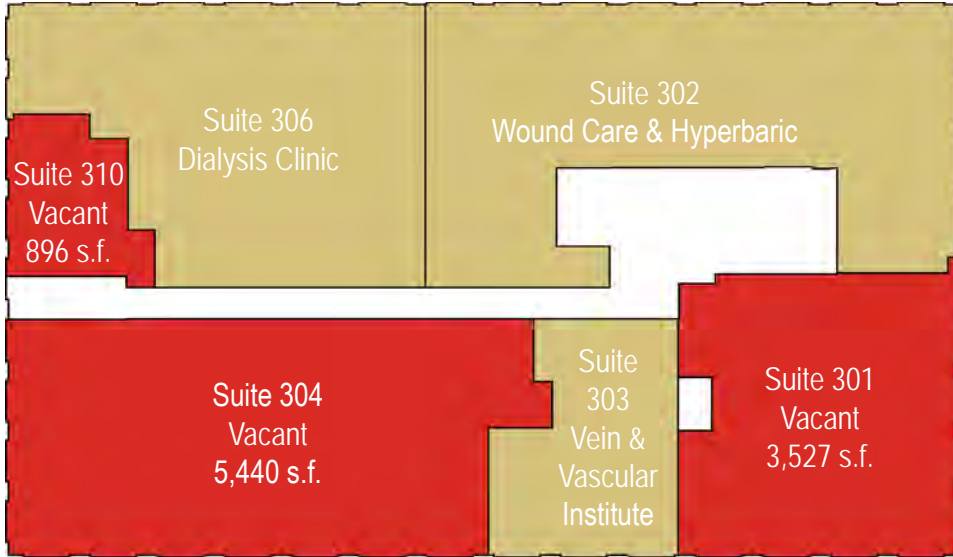
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AVAILABILITIES

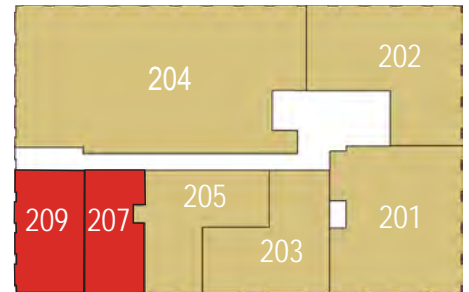
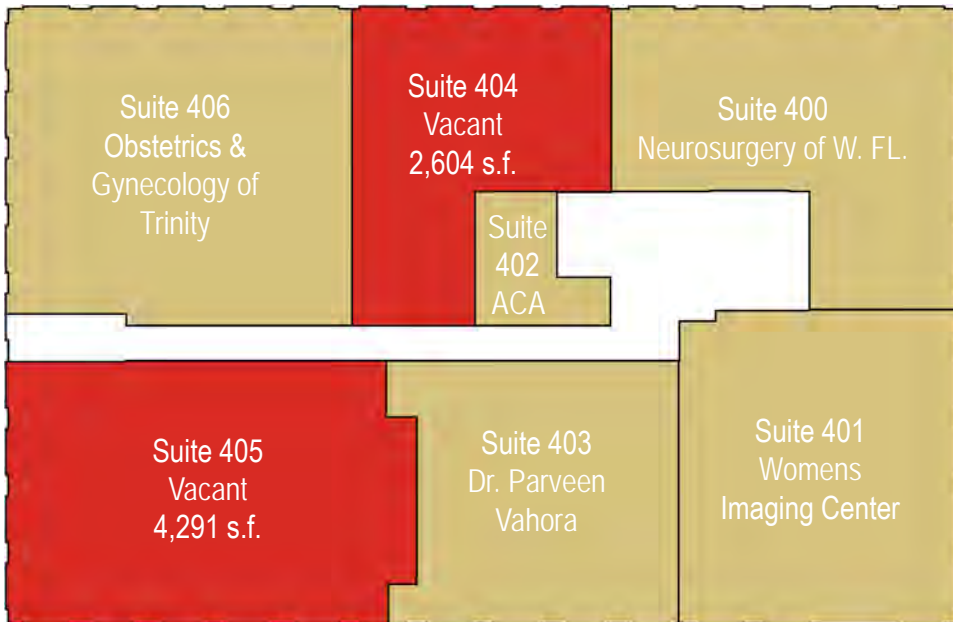
3rd Floor



1st Floor 100% Leased

- Suite 100 General Surgery of Trinity
- Suite 101 Physical Therapy Rehab
- Suite 102 Trinity Medical office

4th Floor



2nd Floor

- Suite 201 Trinity Medical office
- Suite 202 Women's Care Center
- Suite 203 Trinity Medical Pharmacy
- Suite 204 Excel Creative Learning
- Suite 205 Trinity Medical office
- Suite 207 Vacant - 1,348 s.f.
- Suite 209 Vacant - 1,598 s.f. > 2,946 s.f.

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# TRINITY

## MEDICAL ARTS BUILDING



### LOCATION

Trinity Medical Center campus is strategically located in the tri-county area of Pasco, Pinellas and Hillsborough Counties, near the intersection of State Road 54 and Little Road in Trinity, Florida.

#### FROM MEDICAL CENTER OF TRINITY TO:

##### West Pasco

- US 19 & State Rd 54 ..... 5.3 miles
- Marine Pkwy ..... 5.7 miles
- Downtown New Port Richey ..... 6.4 miles
- Ridge and Little Rd ..... 5.8 miles

##### Central Pasco

- Suncoast Pkwy & State Rd 54 ..... 7.8 miles
- US 41 & State Rd 54 ..... 12.9 miles

##### Hillsborough

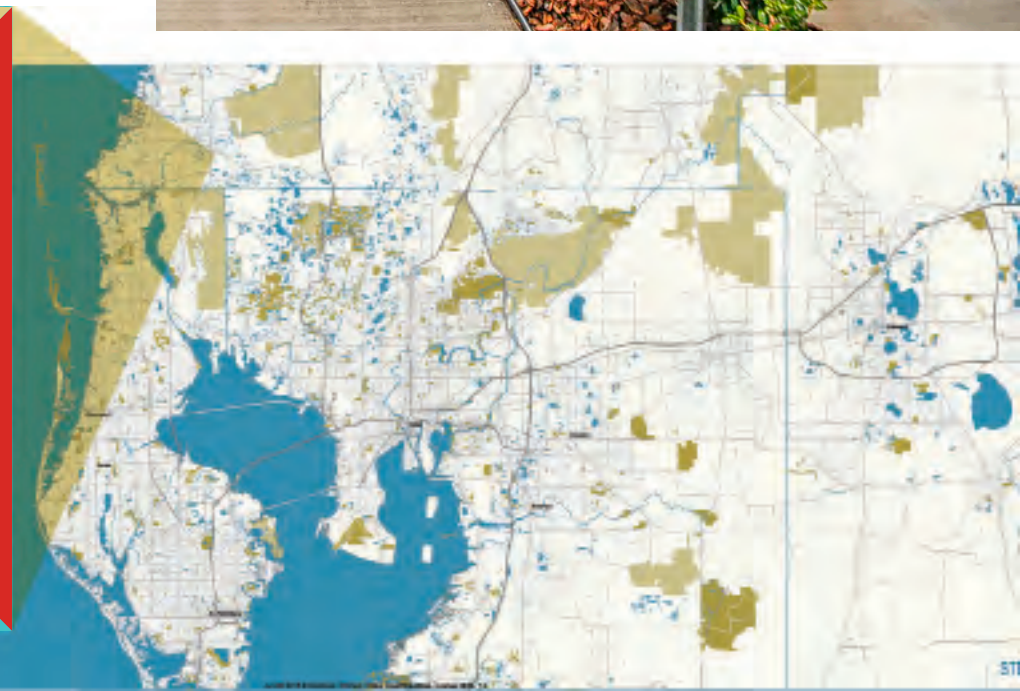
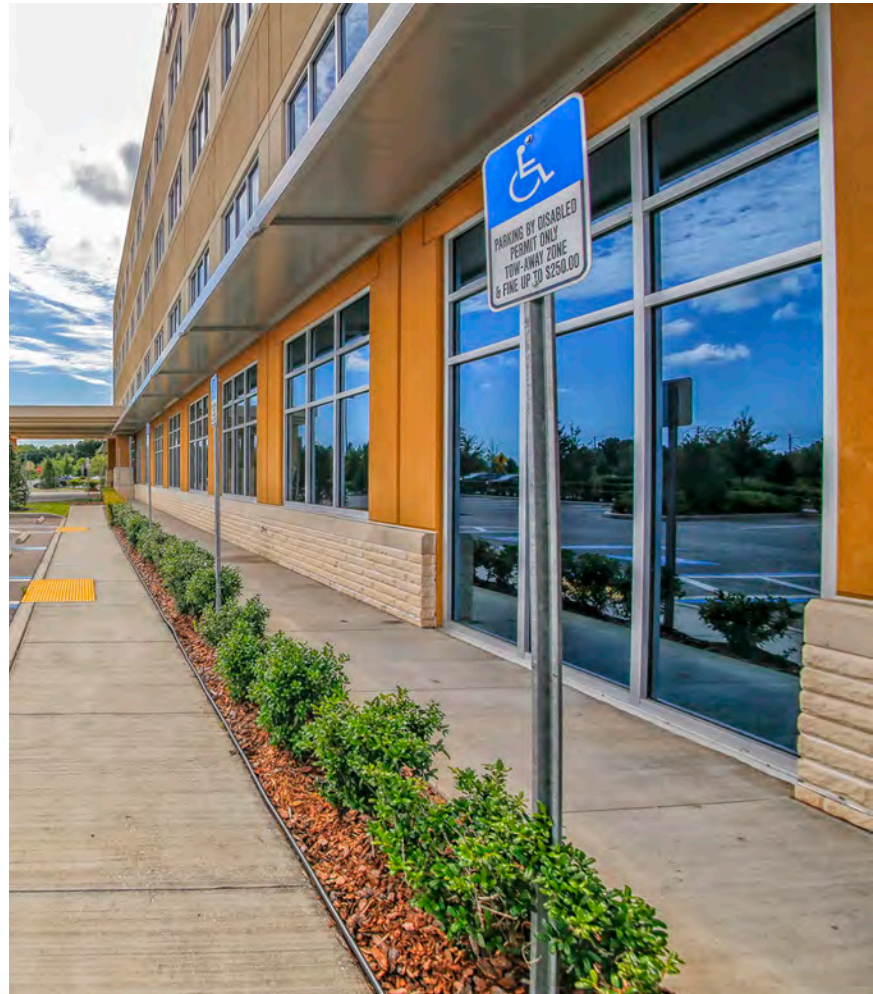
- Gunn Hwy & Van Dyke Rd ..... 7.4 miles
- Citrus Park Mall ..... 14.4 miles

##### Pinellas

- Lansbrook ..... 8 miles
- Downtown Tarpon Springs ..... 10 miles
- McMullen Booth and Tampa Rd ..... 12 miles

##### St. Petersburg-Clearwater

- International Airport ..... 23.5 miles
- Tampa International Airport ..... 28.7 miles



## AMENITIES



State Road 54 is one of Tampa's most active suburban growth corridors, with approximately 16,500± residential units and over 5.9M SF of commercial space under development

## ACCESS

Trinity Medical Arts Building is located near the intersection of State Road 54 and Little Road. The main entrance to the hospital campus comprises of a dedicated traffic light on State Road 54 with extended turning lanes. There are three additional points of entry - two off State Road 54 and one on Mercy Way (a two-lane road with signalized entrance off Little Road).

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	2 Mile	3 Mile	5 Mile
<b>Population</b>			
2015 Total Population	23,199	43,337	105,052
2020 Population	23,740	44,293	108,049
Pop Growth 2015-2020	2.33%	2.21%	2.85%
Average Age	44.40	44.20	43.90
<b>Households</b>			
2015 Total Households	9,689	18,053	44,603
HH Growth 2015-2020	2.27%	2.09%	2.77%
Median Household Inc	\$52,976	\$54,006	\$44,557
Avg Household Size	2.40	2.40	2.30
2015 Avg HH Vehicles	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value	\$156,600	\$164,360	\$126,861
Median Year Built	1992	1993	1984