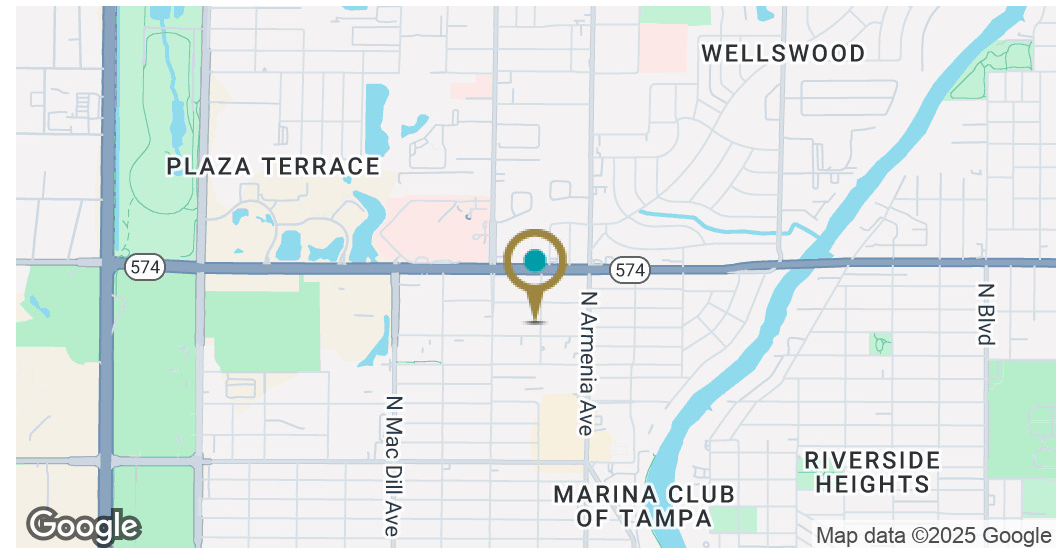




FOR SALE - WELLMED MEDICAL OFFICE
2701 W Saint Isabel St, Tampa, FL 33607

John Barkett, MAI / 727.388.9500 / john@barkettrealty.com / barkettrealty.com

Executive Summary 2701 W Saint Isabel St, Tampa, FL 33607



OFFERING SUMMARY

Sale Price:	\$3,250,000
Building Size:	7,670 SF
Lot Size:	0.46 Acres
Price / SF:	\$423.73
Cap Rate:	5.94%
NOI:	\$193,058
Year Built:	2008
Renovated:	2015
Zoning:	PD
Market:	Westshore

PROPERTY OVERVIEW

2701 W Saint Isabel St. is a stand-alone, Class A medical office building constructed in 2008 with reinforced concrete block and stucco construction. The property totals approximately 7,670 square feet across two stories, with roughly 6,987 square feet of net rentable area situated on a 0.46-acre corner lot. It offers excellent accessibility and visibility at the intersection of St. Isabel and Tampania Avenue, only minutes from Tampa International Airport and just two blocks from St. Joseph's Hospital and St. Joseph's Women's Hospital—an ideal location for medical tenants seeking proximity to a major healthcare hub.

The building features 38 dedicated parking spaces, including 19 covered spaces, which is a meaningful advantage for a medical operation with regular patient flow and staff traffic. Inside, the first-floor lobby is finished with ceramic tile, crown molding, recessed lighting, and a dropped acoustical ceiling, creating a professional presence for visitors. With its credit rated tenant (United Healthcare Group), strong location, modern construction/buildout and ample covered parking, this property positions an investor to capture stable cash flow from medical tenancy while retaining opportunities for future upside (below mkt. rent).



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Property Description *2701 W Saint Isabel St, Tampa, FL 33607*



LOCATION DESCRIPTION

2701 W St. Isabel Street is a purpose-built, Class A medical office property ideally positioned in the heart of Westshore, just blocks from St. Joseph's Hospital. This property offers a rare opportunity for stable, long-term cash flow — it is fully leased and occupied by a well-established medical provider, WellMed a division of United Healthcare Group (UHG). Credit rated tenant just executed a 5-year lease with 5-year option after occupying building for its 1st 10 years as only occupant after high grade medical purpose buildout.

PROPERTY HIGHLIGHTS

- Credit rated tenant in United Healthcare Group (UHG)
- NNN lease with new 5-year initial term and 5-year option beginning January 2026
- High-end medical buildout performed specifically for tenant (build-to-suit)
- Close proximity to two major hospitals
- Below market contractual rent (positive leasehold interest)
- Vaulted retention and adequate covered parking



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Exterior Photos 2701 W Saint Isabel St, Tampa, FL 33607



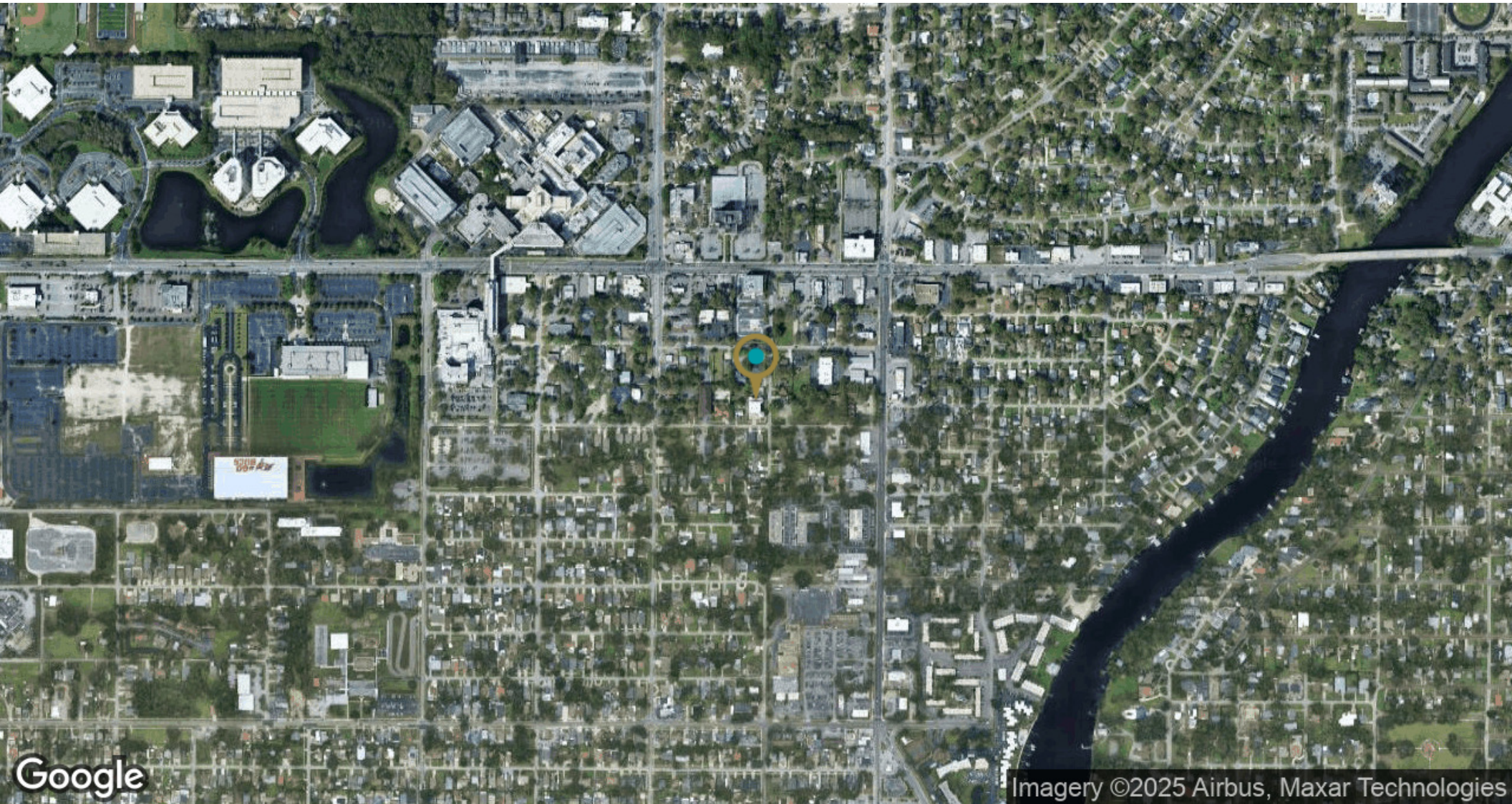
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Interior Photos 2701 W Saint Isabel St, Tampa, FL 33607



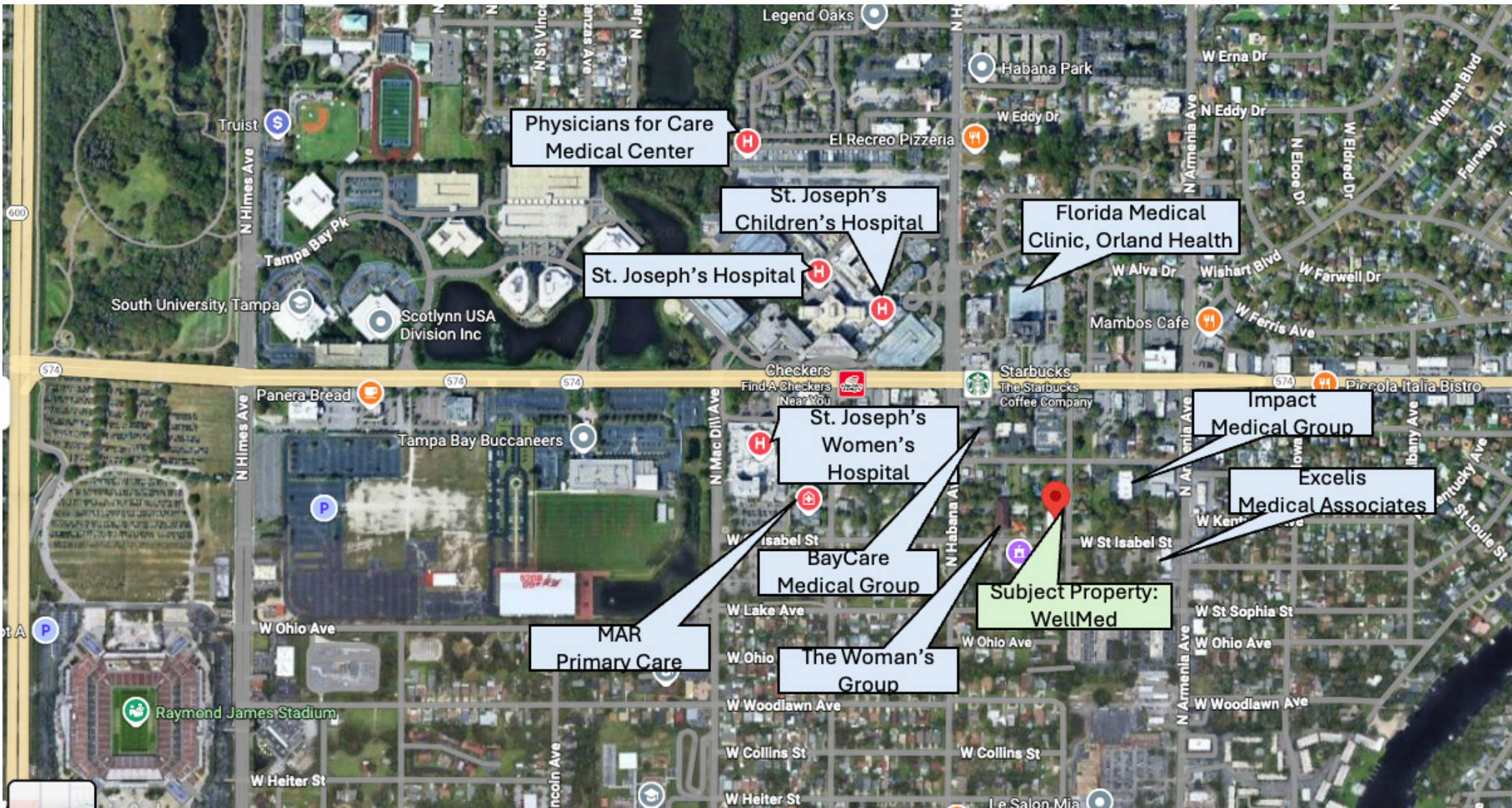
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Aerial Map 2701 W Saint Isabel St, Tampa, FL 33607



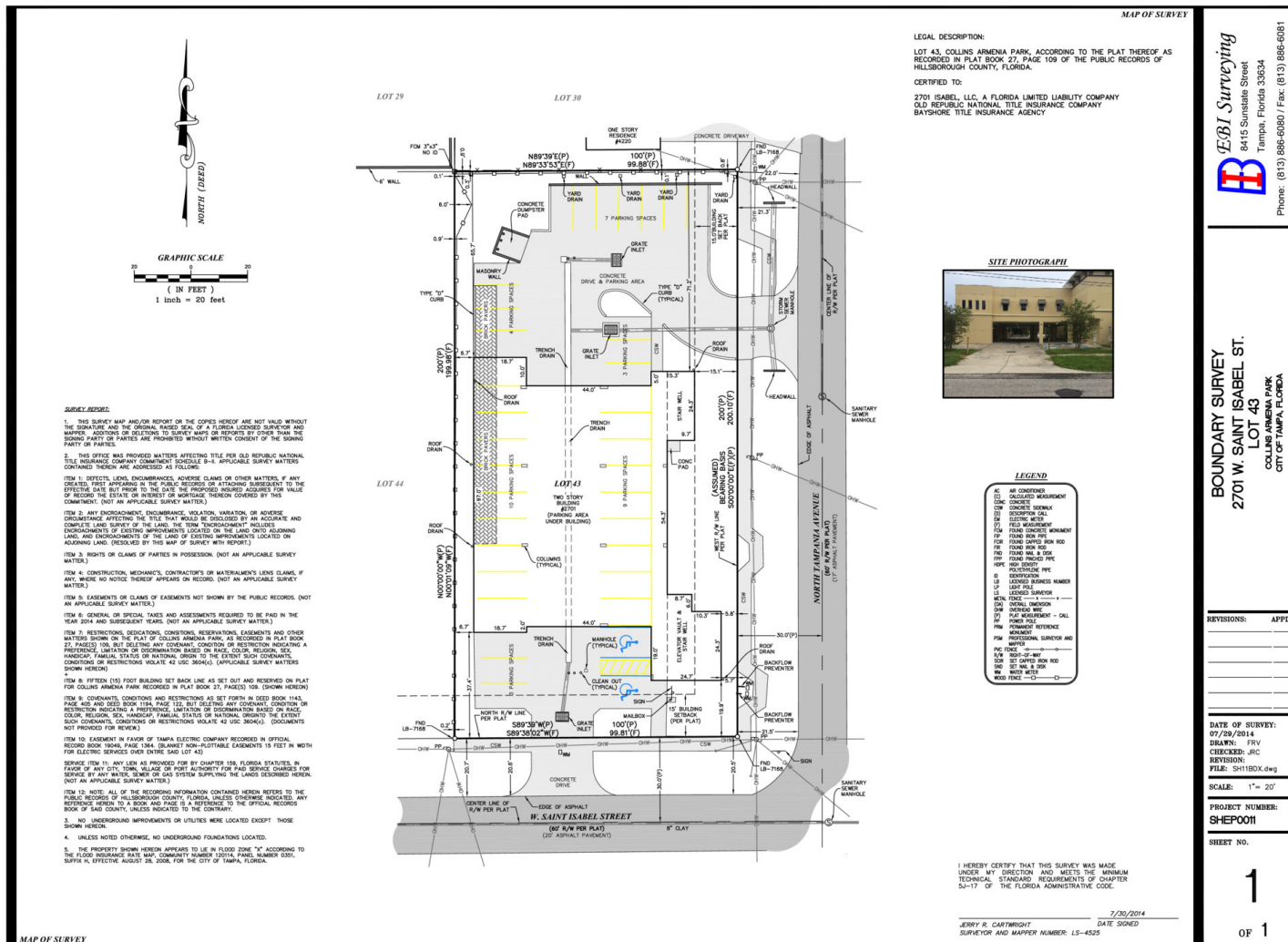
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Medical Provider Map 2701 W Saint Isabel St, Tampa, FL 33607



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Survey 2701 W Saint Isabel St, Tampa, FL 33607



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Financial Summary *2701 W Saint Isabel St, Tampa, FL 33607*

INVESTMENT OVERVIEW

Price	\$3,250,000
Price per SF	\$424
CAP Rate	5.94%

OPERATING DATA

Net Operating Income	\$193,058
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MARKET DATA

Rental rate for subject property	\$25.17 / SFYR
Average rental rate for office space (non-medical)	\$33 / SFYR (APPROX)

UNITED HEALTHCARE MEDICAL OFFICE



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John Barkett 2701 W Saint Isabel St, Tampa, FL 33607



JOHN BARKETT, MAI

Broker/Owner

john@barkettrealty.com

Direct: **727.388.9500** | Cell: **727.510.7106**

PROFESSIONAL BACKGROUND

As an established Tampa Bay area real estate specialist for nearly two decades, John Barkett, MAI has personally been involved in numerous transactions of office buildings, retail centers, warehouses, hotels/motels, apartment complexes and vacant land as well as a multitude of residential properties from bungalows to mansions. He assists Sellers and Buyers as well as Landlords and Tenants with real estate sales and leasing concerns from simple to complex by leveraging his three decades of both commercial and residential real estate experience (including 10 years in NYC) as well as by utilizing his vast connections and interpersonal skills. His passion for and extensive knowledge of local and surrounding real estate markets blends with his high regard for the basic principle of time and effort. Some things just require more of it and he is willing to do what it takes to make his clients successful. His analytical background and ongoing valuation business including expert testimony in both district and federal courts provides valuable information allowing the presentation of an extensive view of the current market. John's differentiator is his ability to assess commercial properties, understanding their current value, development potential and long term value. These skills afford John the opportunity to develop long-term relationships while growing and managing his clients' portfolios

EDUCATION

In addition to holding the Member of the Appraisal Institute (MAI) designation, John is also a Florida State Certified General Appraiser as well as a Florida State Licensed Real Estate Broker specializing in the sale, leasing and development of commercial real estate. John holds a Bachelor of Science Degree in Business Administration (Business Management) from Western New England University (WNEU) as well as a Masters Degree from New York University (NYU) in Real Estate Valuation and Analysis.

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Amar Nathwani *2701 W Saint Isabel St, Tampa, FL 33607*



AMAR NATHWANI

Commercial & Residential Sales

amar@barkettrealty.com

Direct: 813.434.8827

PROFESSIONAL BACKGROUND

Amar Nathwani is a Commercial and Residential Sales Agent. Amar is from London, where he completed his Law Degree and achieved an MBA from INSEAD. Following his education, Amar spent c.10 years as a Management Consultant at Accenture Strategy and Deloitte advising Senior Executives of S&P 500 and FTSE 100 companies with developing and executing their corporate strategies.

Alongside his Consulting career, Amar has been investing in both commercial and residential real estate in Florida since 2014. His deals predominantly include single-family homes, self-storage facilities, retail stores, and multi-family properties.

Amar combines his relationship-focused and results-driven mindset from the corporate world, with his experience in property investment to best serve his clients with commercial and/or residential real estate. Whether you need assistance with a purchase, sale, or investment – Amar is a dedicated realtor with a proven track record of client satisfaction.

EDUCATION

- Law LLB, Queen Mary University of London (2009)
- Law LPC, BPP Law School (2011)
- MBA, INSEAD Business School (2016)



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