

NOW LEASING

1970 GOLF STREET, SARASOTA, FL 34236



For more information contact:

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EXIT KING REALTY

Healthcare Real Estate Division

Property Overview

Building Highlights:

- Former Oncology Center – Now Vacant
- Full Building: 18,601 SF
- First Floor: 9,301 SF
- Second Floor: 9,300 SF
- 2-Story Medical Office Building
- Heart of Sarasota – Prime Location

Ideal Medical Uses:

- Multi-Specialty Physician Group
- Ambulatory Surgery Center (ASC)
- Oncology / Infusion Center
- Orthopedic or Pain Management Clinic
- Imaging / Radiology Center
- Dialysis Center
- Urgent Care / Walk-In Clinic
- Behavioral Health / Psychiatry Practice
- Dermatology or Med Spa

WHY SARASOTA?

Strategic Location:

- Corner of Golf Street & US-301 – the heart of downtown Sarasota
- Less than 2 miles to Sarasota Memorial Hospital
- High-traffic intersection with excellent visibility & signage opportunity
- Walkable downtown location surrounded by restaurants, retail & professional services

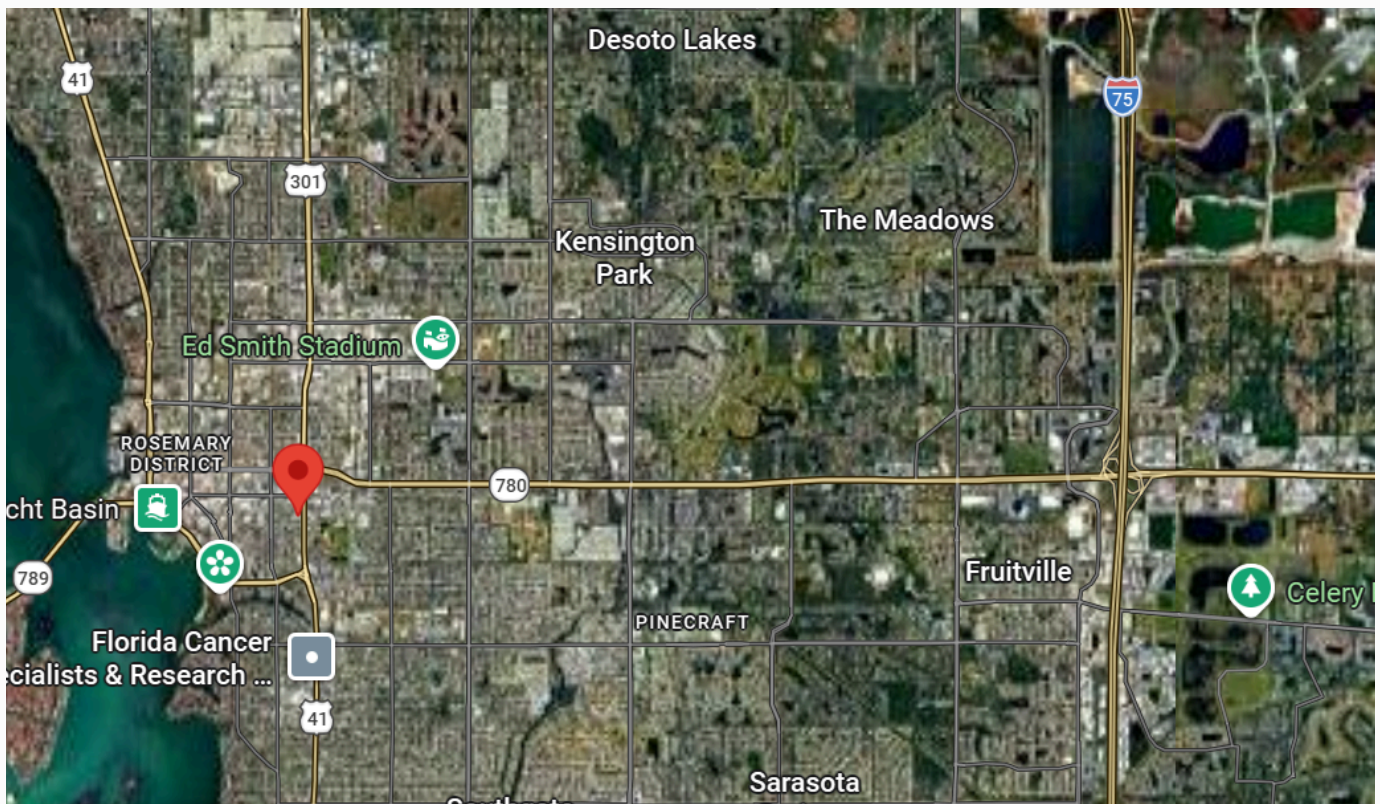
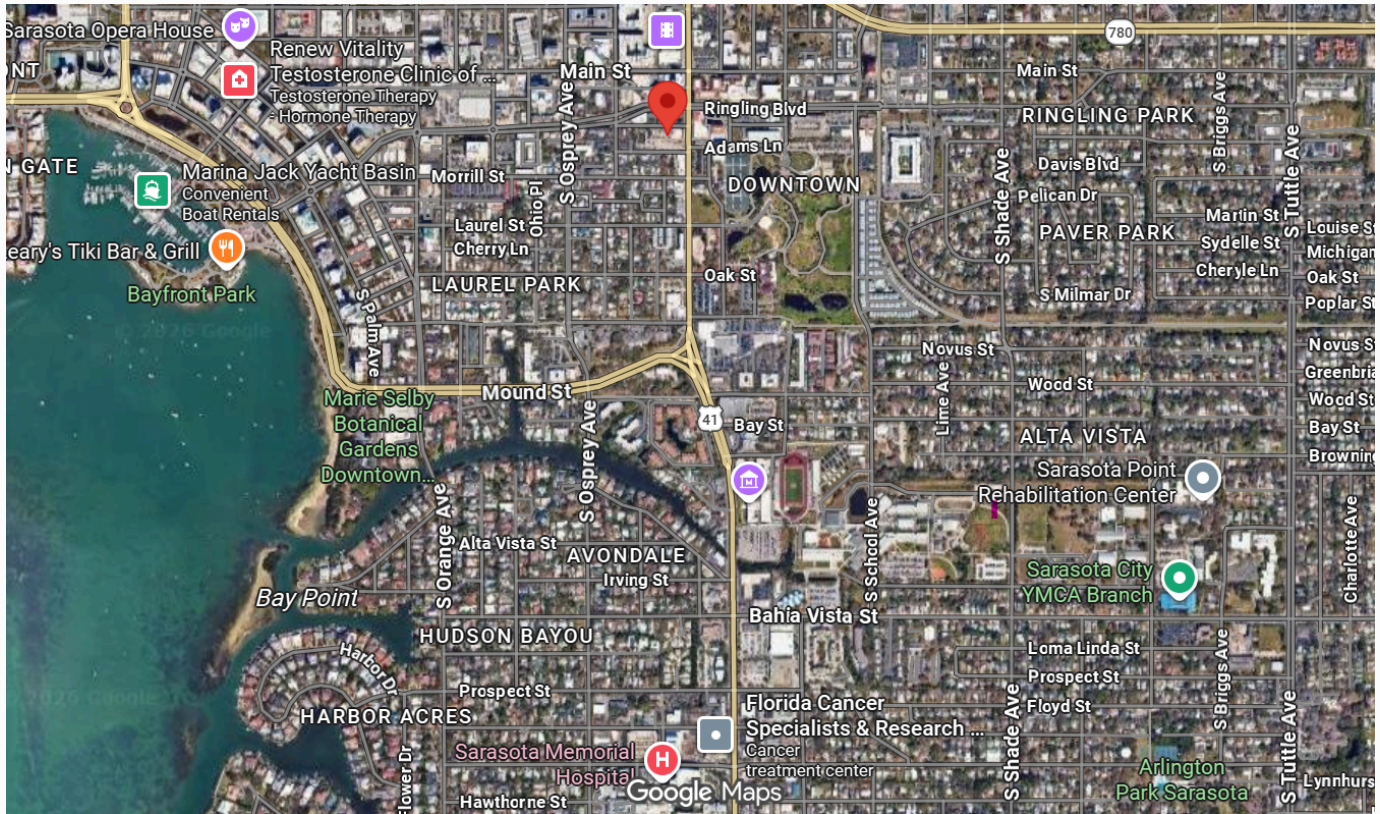
Market Strength:

- One of the most dynamic secondary markets for medical development
- Strong population growth + affluent demographics driving healthcare demand
- Business-friendly environment with favorable tax structure
- Low vacancy rates & strong rental growth vs. national averages
- Attractive cap rates for medical office investors

Demographics & Demand:

- 65+ population significantly above national average – high healthcare utilization
- Underserved in outpatient surgical & infusion capacity
- Growing need for multi-specialty groups outside hospital systems

Aerial



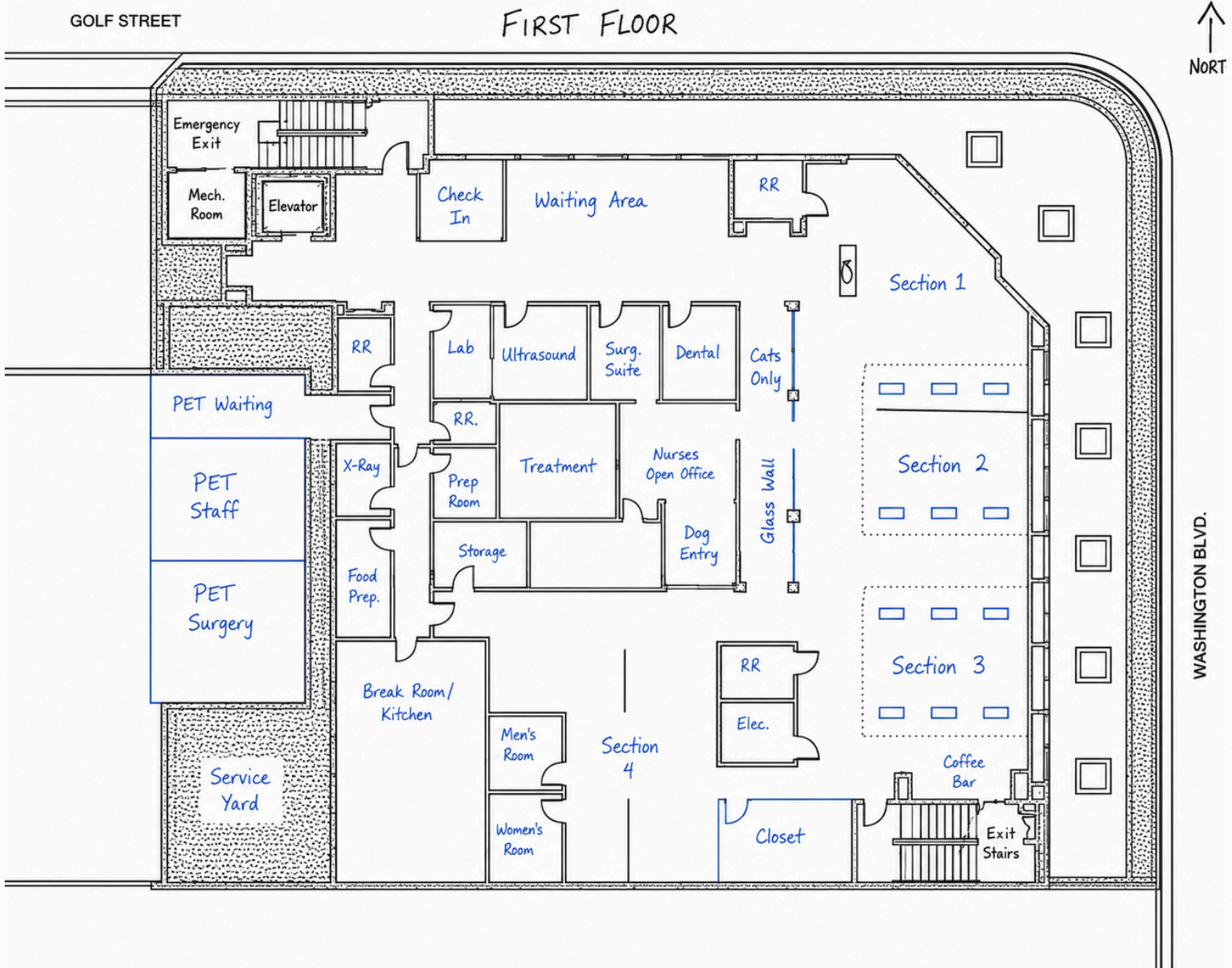
Current Lobby:



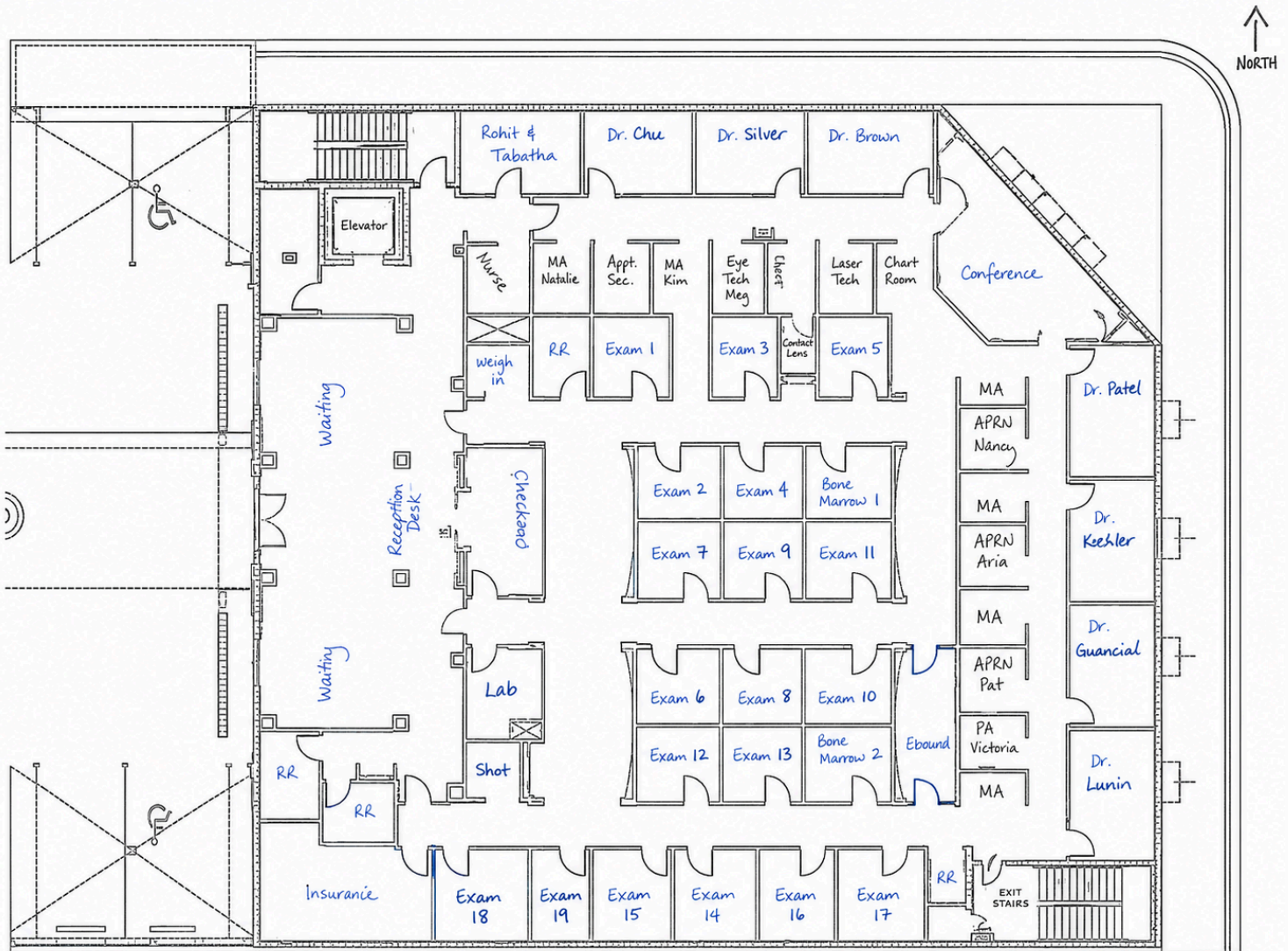
Current Exam Room:



Floor Plans - 1st Floor



Floor Plans - 2nd Floor

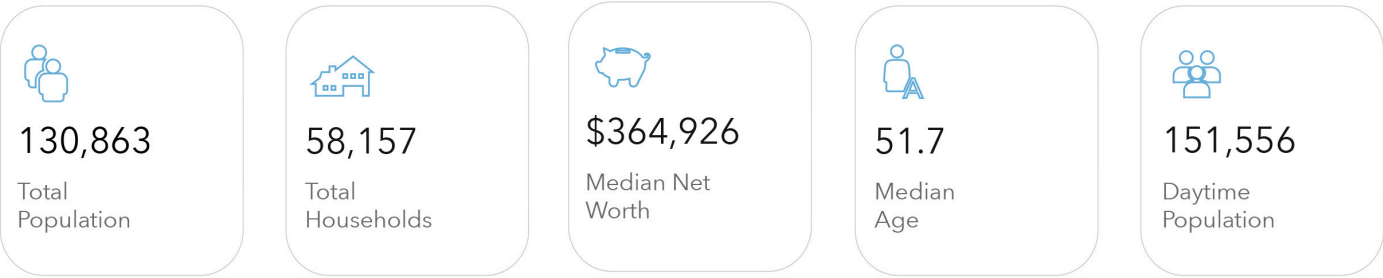


SECOND FLOOR

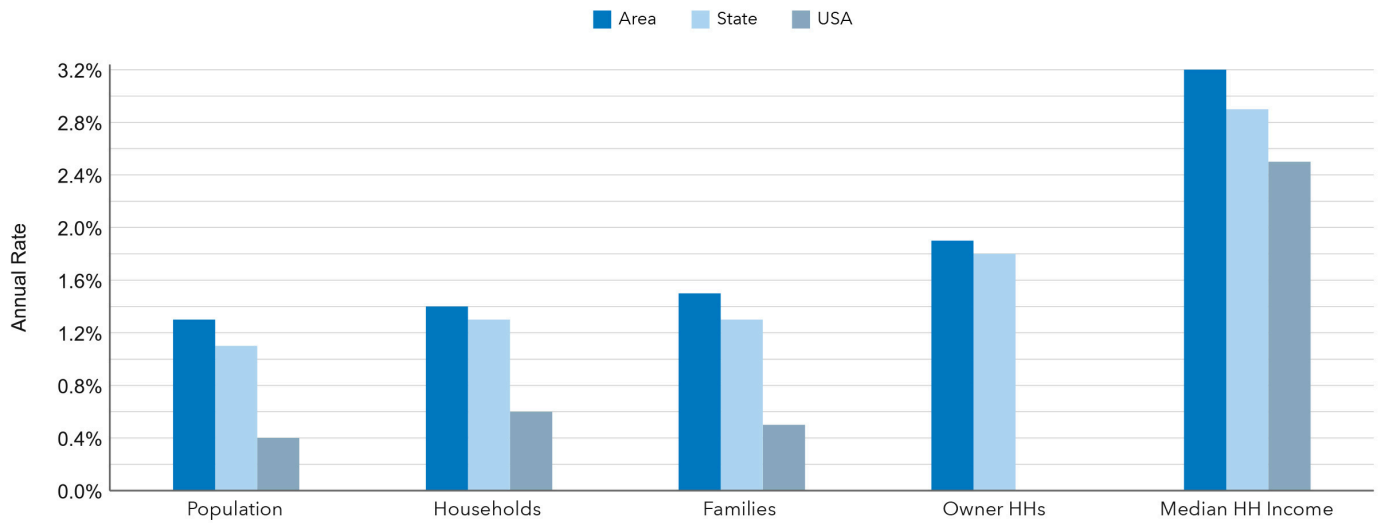
Demographic & Income Profile

5 Mile Radius

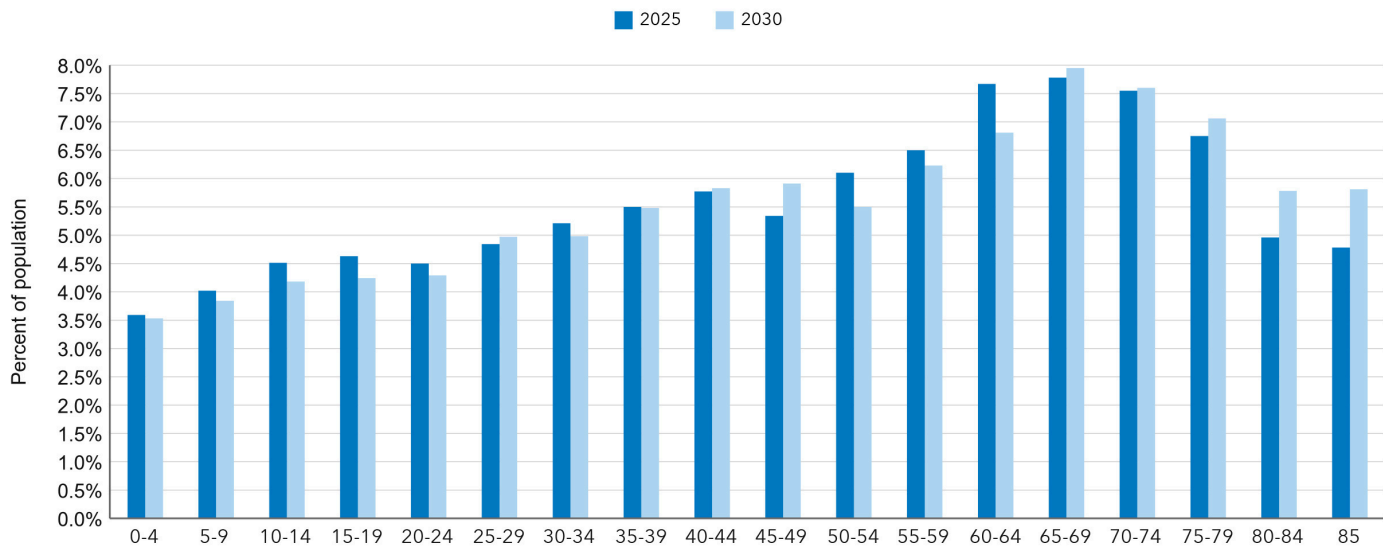
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



Population by Age



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Strategically located medical office space empowers healthcare providers to expand their reach, elevate the patient experience, and meet the evolving needs of a growing population.

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