



Lakewood Ranch Medical Office Park

Optimal Outcomes x Newhaven Blvd Medical Park

Location & Demos



Strategically located in the heart of Lakewood Ranch, the 20,000 square foot medical office park sits between Orlando Health’s recently acquired 32-acre parcel and the 84-acre Erickson Senior Living community now under construction. The site offers exceptional convenience, with walkable access to The Green at Lakewood Ranch shopping center, as well as the new ALDI and Outback Steakhouse.

Lakewood Ranch is one of the nation’s fastest-growing master-planned communities, offering exceptional potential for expanding medical services. Its rapidly increasing population, strong household incomes, and established residential and commercial amenities create both immediate demand and long-term stability for healthcare providers. Centrally located between Sarasota and Bradenton, the area offers broad regional access and a thoughtfully planned environment that supports patient convenience and practice growth. For providers seeking a high-visibility, high-growth market with strong demographics, Lakewood Ranch is an ideal location for a new medical office.

This project will represent Optimal Outcomes’ third development in Lakewood Ranch, following the successful delivery of HealthPark I in 2020 and the planned groundbreaking of HealthPark II in early 2026.

DEMOS	2024 General Population	2024 Number of Households	2024 Avg. Household Income
1-MILE	8,289	3,460	\$141,704
3-MILE	47,614	20,420	\$151,021
5-MILE	96,423	41,972	\$145,314

Lease *Term Sheet*

Project Name	Lakewood Ranch Newhaven Medical Office
Project Size	Approximately 20,000 SF, divided between two single-story buildings
Premises	Approximately 10,000 SF of contiguous space
Tenant	TBD
Commencement Date	Upon Substantial Building Completion
Lease Term	10-15 Years (With Options Available)
Tenant Improvements	\$50.00 - Gray Shell Delivery
Base Rental Rate	\$40.00 NNN
Escalations	3% Annual Escalations
Operating Expenses	Estimated to be \$8.00 - \$10.00 Per Square Foot



Site II



R at Lakewood Ranch

Rangeland Pkwy

Prodigy Pest Solutions



Newhaven Blvd



THE SUMMIT OF LAKEWOOD RANCH
A GRACE MGMT COMMUNITY

CBC Florida Builders LLC at Emerson Lakes

Newhaven Blvd

Evenrig Walk Dr



empath
TIDEWELL
HOSPICE

Emerson Lakes Phase 1

Rangeland Pkwy



Emerson Lakes
BY ERICKSON SENIOR LIVING



Conceptual Rendering



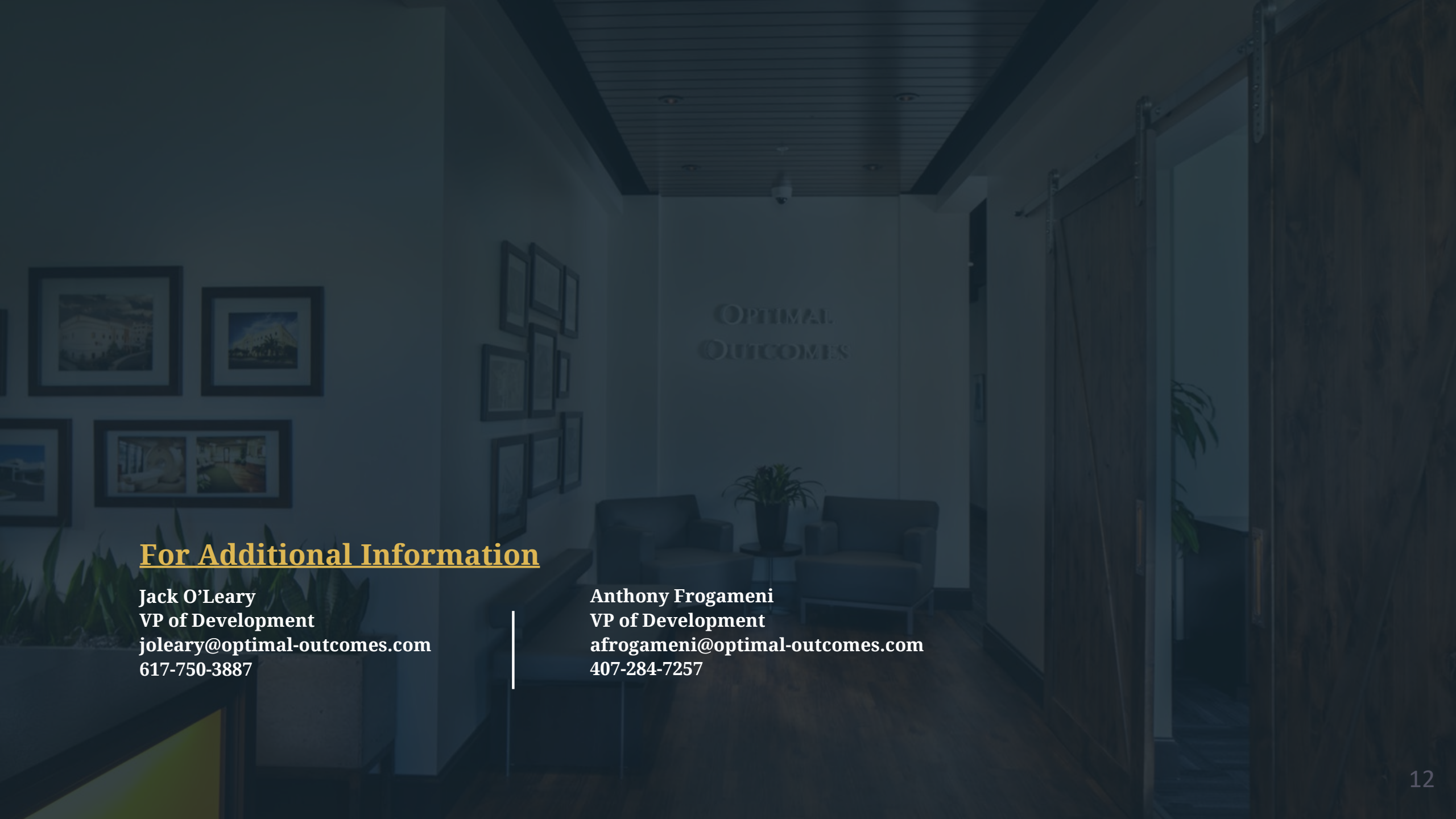
Conceptual Rendering



Conceptual Rendering



Conceptual Rendering



For Additional Information

Jack O'Leary
VP of Development
joleary@optimal-outcomes.com
617-750-3887

Anthony Frogameni
VP of Development
afrogameni@optimal-outcomes.com
407-284-7257