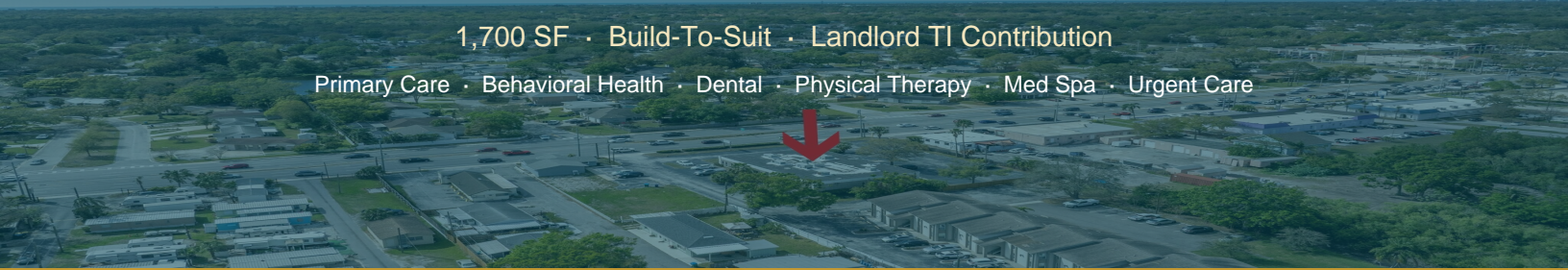


MEDICAL / HEALTHCARE OFFICE SUITE

1,700 SF · Build-To-Suit · Landlord TI Contribution

Primary Care · Behavioral Health · Dental · Physical Therapy · Med Spa · Urgent Care



★ **TENANT IMPROVEMENT ALLOWANCE — BUILD YOUR PRACTICE EXACTLY AS YOU NEED IT** ★

Landlord funds TI for qualified medical tenants · Custom layout: exam rooms, reception, lab, therapy

1,700 SF

Medical Suite

\$19–\$25

Per SF / NNN

TI Allowance

Landlord Funded

Build-To-Suit

Your Layout

SUITE B — WHY THIS SPACE WORKS

- Blank slate — configure to your clinical spec
- Exam rooms, reception, lab or therapy layout
- Ground-level access — critical for patients
- On-site parking — patient & staff convenience
- High-visibility Seminole Blvd patient traffic
- ADA compliant · Signage rights available
- Adjacent to 5,500 SF office — multi-group option
- Dense senior & residential patient base nearby

LEASE TERMS

- Type: Triple Net (NNN)
- Rate: \$19.00 – \$25.00 / SF NNN
- Term: 5–10 years preferred
- TI Allowance: Negotiable by term & use
- Free Rent: Negotiable on qualifying leases
- Available: Upon lease execution



IDEAL MEDICAL TENANTS

- Primary Care & Family Medicine
- Behavioral Health / Psychiatry
- Physical Therapy & Chiropractic
- Dental · Dermatology · Med Spa
- Urgent Care Satellite · Optometry

LOCATION: Seminole Blvd · Dense senior & residential patient base · Largo Medical Center & BayCare nearby
Minutes to US-19, SR-694 & Gulf Beaches · High daily traffic · Strong walk-in patient potential

SUITE B — MEDICAL TENANT INCENTIVE PACKAGE

Whole-building lease (A+B): TI allowance on Suite B + free rent on Suite A — combined package negotiable

✓ Landlord TI Allowance

Funded build-out contribution:
exam rooms, plumbing, reception

✓ Free Rent Option

Negotiable on qualifying
long-term NNN lease

✓ Full-Building Bonus

Lease A+B together: adds
free rent on Suite A

FOR LEASING INQUIRIES — CONTACT OWNER DIRECTLY

Andy Singh | (727) 604-5288 | 9911seminole@gmail.com | 9911seminole.com

9911 Seminole Blvd · Seminole, FL 33772 · Tours by appointment · Owner-direct — serious inquiries only

Information deemed reliable but not guaranteed. Incentives subject to change. Verify zoning & permitted uses with Pinellas County.

LOCATION CONTEXT — SUITE B MEDICAL | 1,700 SF

Pinellas County · Dense Senior & Residential Patient Base · High-Traffic Medical Corridor



Aerial view — Gulf of Mexico on horizon · Waterfront proximity drives premium location perception



Dense residential catchment — built-in patient base



High-traffic Seminole Blvd — strong walk-in potential

WHY THIS LOCATION WORKS FOR MEDICAL PRACTICES

- › Pinellas County medical office vacancy ~7–9% — among the tightest submarkets in the Tampa Bay area
- › Population skews significantly older: ideal built-in patient base for primary care, PT & specialty
- › Proximity to Largo Medical Center & BayCare Health drives referral traffic and co-location value
- › High daily traffic on Seminole Blvd — walk-in patient visibility superior to interior office parks
- › Underserved medical office supply on this corridor — limited new construction, strong retention

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