MAXHEALTH **VENICE HEALTHPARK**

1211 Jacaranda Boulevard
Venice, FL 34292

MAXHEALTH **PORTFOLIO**

$2,000,000
SALES PRICE

5,194 SF **PROPERTY SIZE**	100% **OCCUPANCY**
4.25 YRS **WALT**	$25.50 **AVERAGE LEASE RATE**
$132,468 **CURRENT NOI**	100% **MAXHEALTH BUILDING SHARE**

KEY TENANTS

MaxHealth

DERMATOLOGY associates

HIGHLIGHTS

Year Renovated	2020
Acres	Office Condominium
Zoning	Sarasota County - Commercial Shopping Center (CSC)
Traffic Count	38,100 (Combined Jacaranda Blvd & Center Rd)

VENICE HEALTHPARK

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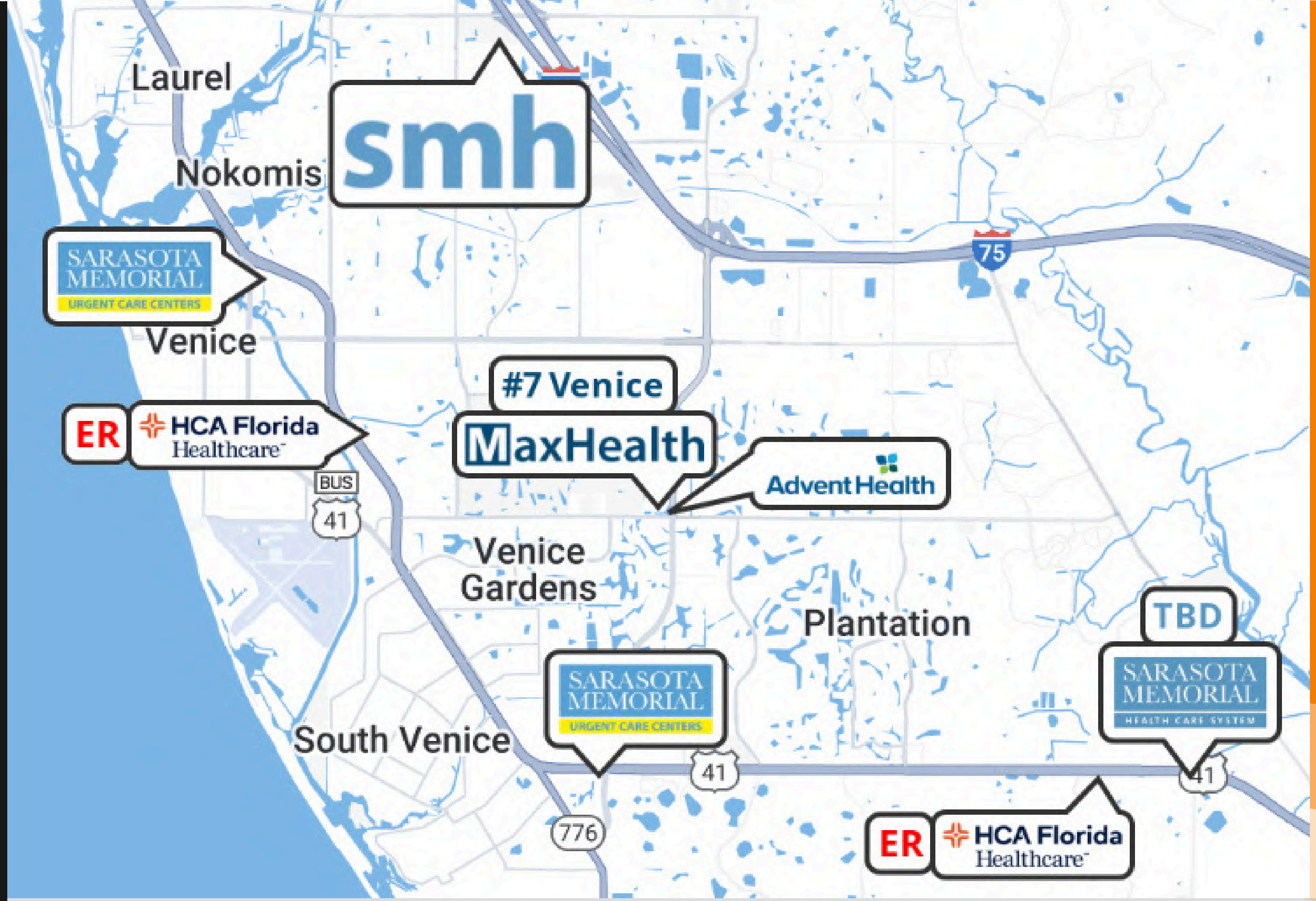
PROPERTY DESCRIPTION

The MaxHealth & Dermatology Associates Venice office is located in the very popular Venice Health Park Office Condominium. This premier medical office facility is strategically located at the signalized intersection of Jacaranda Boulevard and Center Road, offering outstanding visibility and accessibility in one of Venice's most active and expanding healthcare corridors. Positioned between US-41 (Tamiami Trail) and Interstate 75, the site benefits from a combined daily traffic count of more than 38,000 vehicles per day, providing consistent exposure and ease of access for both patients and healthcare providers.

Set amid mature landscaping and a tranquil, tree-lined setting, the property features ample surface parking and four separate access points, ensuring smooth traffic flow throughout the center. In addition to MaxHealth and Dermatology Associates in this suite, other providers at Venice HealthPark include Florida Lakes Vein Center, several Advent Health offices, Sarasota Arthritis Center and Amplified Chiropractic among others.

Its location, just minutes from I-75, as well as its close proximity to residential neighborhoods makes this an ideal site for medical practices seeking to serve the growing—and aging—population in the Venice area.



PROPERTY LOCATION

This medical office center is ideally situated in central Venice, at the highly visible and easily accessible corner of Center Road and Jacaranda Boulevard just south of I-75. The property benefits from its close proximity to several major healthcare providers, including HCA Florida Sarasota Doctors Hospital, Sarasota Memorial Hospital at Venice, and ArchWell Health Medical Center, all located just minutes from the site.

Venice is a picturesque coastal city on Florida's Gulf Coast, widely recognized for its charming historic downtown, white-sand beaches, and relaxed lifestyle. It is particularly known as a premier destination for retirees, with approximately 76% of the population aged 55 and older. This demographic concentration positions Venice as one of the most senior-centric communities in the state.

The combination of a high median age and affluent residential base makes Venice a highly attractive market for healthcare providers, senior-focused services, and specialty medical practices. As demand continues to grow for convenient, high-quality medical care tailored to an aging population, this location offers an ideal setting for healthcare businesses seeking to capitalize on a well-established and expanding patient base.

NORTH PORT-BRADENTON-SARASOTA MSA OFFICE OVERVIEW

Sarasota ranks second on the strength of its demand and quality metrics. Office-using employment grew faster in Sarasota than in all but two other markets in the study, led by gains in the professional and business services sector. The city's market also skews toward higher-grade assets: it has the fourth-lowest proportion of Class C assets. Its average asking rent per square foot is among the highest as well, at $37.46. While it is a smaller market with fewer overall listings, Sarasota offers strong underlying demand to offset its tighter asset pool.

City	State	Rank	Score	Income-to-Price Ratio	Avg. Asking Rent PSF	Median Sale Price PSF	Listings per 10,000 Residents	Active Listings	Office Employment Trent (12-Mo. % Change)	% Class A	% Class C
Tucson	AZ	1	87.9	21.4	$35.59	$166	0.92	99	-0.6%	3.0%	23.2%
Sarasota	FL	2	86.6	17.1	$37.46	$219	0.6	57	1.1%	3.5%	28.1%
Raleigh	NC	3	73.9	16.4	$29.46	$179	0.41	66	0.8%	4.5%	36.4%
Pittsburgh	PA	4	67.1	20.5	$22.59	$110	0.44	107	-0.3%	1.9%	55.1%
Columbia	SC	5	65.6	17.2	$24.77	$144	0.75	66	-4.2%	3.0%	34.8%

Metrics: Income-to-price Ratio:35%, Office listings per 10,000 residents: 25%, Office-using employment trend:20%, Share of Clas C inventory, inverted: 20%

Source: https://www.loopnet.com/cre-explained/trends/best-cities-for-office-investing/

AREA **OFFICE MARKET**

NORTH PORT-BRADENTON-SARASOTA MSA OFFICE OVERVIEW

Demand for office space is stronger than the national average as this area has a very high residential in-migration resulting in faster absorption of office space. As a result, rent prices rose faster than the national average and vacancy rates are lower.

LARGEST OF THE SOUTHWEST FLORIDA MARKETS

The North Port-Bradenton-Sarasota MSA office market is the largest of the Southwest Florida markets with over 28 million square feet of office inventory.

CONSISTENT LEASING ACTIVITY

Office leasing activity has remained consistent over the last few years with medical office development leading the charge for new construction projects. This MSA has remained one of the more desirable office markets in all of Florida.

HEALTHCARE REMAINS A LARGE COMPONENT OF THE REGIONAL ECONOMY

Healthcare is a large component of the region's economy, only behind the Trade, Transportation, and Utilities industry. Several hospital groups are expanding their offerings, either through new outpatient facilities or by upgrading existing hospitals.

$32.11
MARKET ASKING RENT/SF

2.9%
ASKING RENT GROWTH PER YEAR

4.9%
MSA OFFICE VACANCY RATE

14%
NATIONAL OFFICE VACANCY RATE

$57 BILLION
MSA GROSS DOMESTIC PRODUCT (GDP)

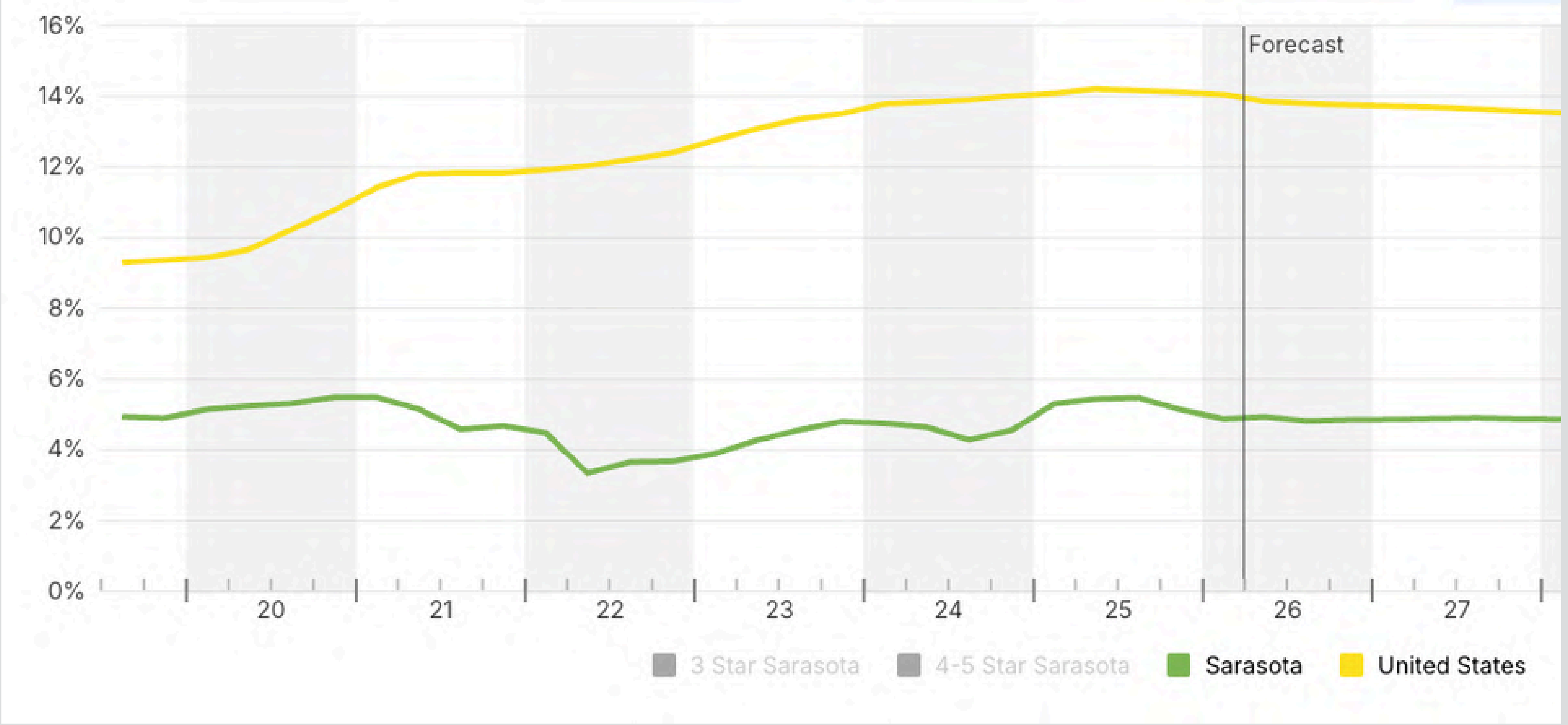
28 MILLION
OVERALL OFFICE INVENTORY SF

*Data derived from CoStar & FRED




MAXHEALTH **PORTFOLIO**

MSA OFFICE VACANCY RATES COMPARED TO NATIONAL AVERAGE



MEDICAL OFFICE **INVESTMENT**

LOW TURNOVER

Medical tenants invest significant capital into expensive, specialized buildouts. This—alongside the desire to maintain established, localized patient bases—makes relocation expensive and disruptive, leading to high tenant retention rates.

RECESSION RESILIENCE

Healthcare is an essential service. Regardless of economic conditions, routine checkups, specialized treatments, and urgent care must continue, ensuring that rental incomes remain steady and predictable.

AGING BABY BOOMER POPULATION

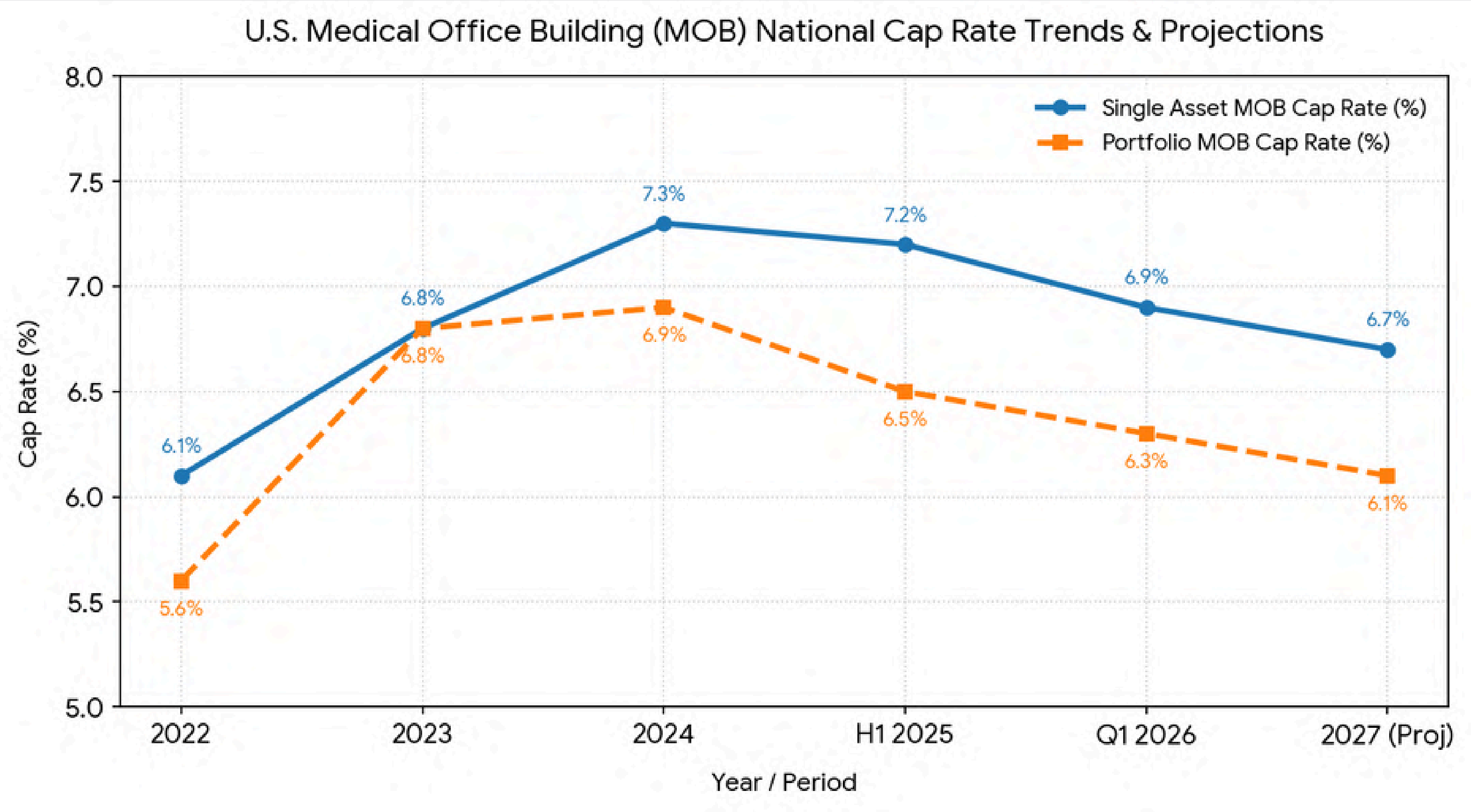
The need for healthcare services outside a traditional hospital setting is set to increase as baby boomers enter their golden years. The demographic is 75 million strong, with more than 10,000 boomers retiring each day. The field of healthcare gives long-term value potential as the boomer population continues to age and the costs associated with healthcare continue to expand.

SUPPLY CONSTRAINTS

New medical outpatient building development accounts for only about 1% of total inventory. Regulatory complexity, high construction costs, and limited financing have slowed ground-up projects, creating tighter competition for existing properties.

OUTPATIENT CARE GROWTH

Healthcare delivery is shifting toward outpatient settings. Volumes are expected to rise over the next decade, fueling demand for accessible, tech-enabled MOBs. Properties near suburban corridors with strong patient access may see outsized gains.



AREA **OVERVIEW**

Florida remains one of the fastest-growing states in the U.S., with over 1,000 new residents per day. The state's pro-business climate, which includes no state income tax, ongoing infrastructure investments, rapid real estate expansion, and an enviable quality of life, continues to attract both residents and businesses alike.

The Bradenton/Sarasota area is located on Florida's beautiful West Coast on the Gulf of America about one hour south of Tampa. With a projected 6% population growth over the next five years, the region is well-positioned for continued expansion—making this portfolio a valuable asset within a thriving, high-demand healthcare market.

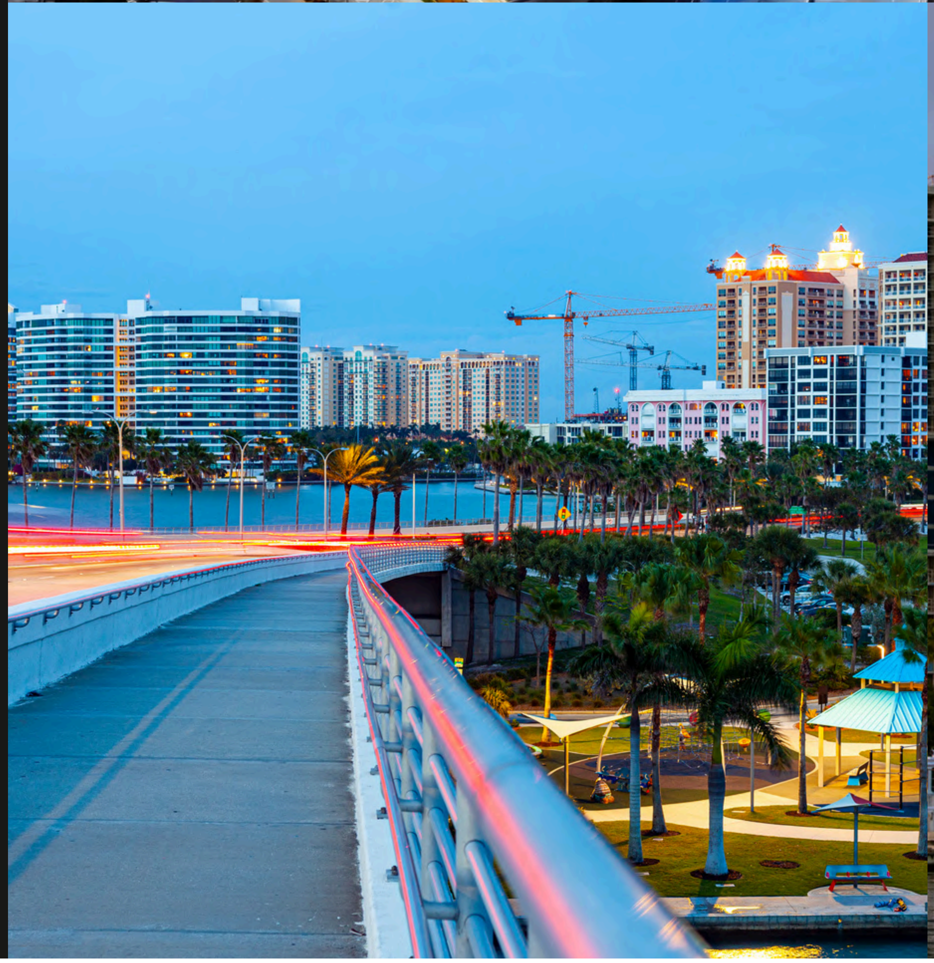
Both cities are best known for their beautiful beaches; Bradenton features Anna Maria Island with Holmes Beach, Bradenton Beach and Coquina Beach, while Sarasota is best known for Siesta Key and Lido Key Beach, with both Counties sharing Longboat Key.

Manatee County is an ideal spot for nature enthusiasts with attractions such as De Soto National Memorial, Robinson Preserve, Lake Manatee State Park, Palma Sola Botanical Park, Neal Preserve, Perico Preserve, Rye Preserve, Terra Ceia Preserve State Park, and the Bradenton Riverwalk, to name a few. Other attractions bringing visitors each year include the Village of the Arts, the Bishop Museum of Science, LECOM Park (Spring Training home of the Pittsburgh Pirates), the Florida Railroad Museum and the Florida Maritime Museum.

Manatee County draws national attention each year through the highly esteemed IMG Academy, which services elite athletes from around the world.

Vibrant hot spots in Sarasota County driving visitors to the area include St. Armands Circle, Mote Marine, Marie Selby Botanical Gardens, The Van Wezel Performing Arts Hall, Ed Smith Stadium (Spring Training home of the Baltimore Orioles), Sarasota Jungle Gardens, The John and Mable Ringling Museum of Art, Nathan Benderson Park and it's internationally acclaimed rowing facility, Historic Downtown Venice, and CoolToday Park (Spring Training Home of the Atlanta Braves).

Many nationally recognized companies call the Bradenton/Sarasota Area home or have major facilities located here. These include Tropicana Products (PepsiCo), Air Products & Chemicals, Beall's Department Stores, Chris-Craft Boats, Yellowfin Yachts, Feld Entertainment (Ringling Brothers Circus / Monster Jam), Sunz Holdings, Sun Hydraulics, Sysco West Coast, and Pierce Manufacturing.



HEALTHCARE ECOSYSTEM

HEALTHCARE & EDUCATION LEADING JOB GROWTH

The Education and Health Services Industry in the North Port-Bradenton-Sarasota MSA is the fastest growing industry in the area with a 2.78% current growth rate. This industry includes services pertaining to hospitals, physician offices, schools, colleges, universities, training centers, and more.

GROWTH AND EXPANSION

SARASOTA MEMORIAL HEALTH CARE SYSTEM (SMH)

Established in 1925, SMH remains one of the largest healthcare providers in the region, operating two major hospitals—one in Sarasota and one in Venice—and currently constructing a third in North Port. The network also includes seven urgent care centers and numerous physician offices throughout the area.

HCA FLORIDA

HCA Florida is a statewide network of hospitals and healthcare facilities, operating 50 hospital campuses and more than 90 urgent care centers. The network continues to grow along Florida's west coast, with a new hospital proposed in Parrish and numerous newly-built Freestanding Emergency Departments around the two-county region.

BAYCARE

Founded in 1997, Central Florida-based BayCare is a leading not-for-profit, community-based healthcare system. Its network now includes 16 hospitals, recently expanding into Manatee County with the addition of the first hospital north of the Manatee River.

UNIVERSAL HEALTH SERVICES (UHS)

UHS, one of the nation's largest healthcare providers, operates in 39 states and owns Manatee Memorial Hospital & Lakewood Ranch Medical Center. As the primary hospital east of I-75, LWRMC is currently expanding with a new tower that will add 60 in-service beds with the opportunity to add 60 more at a later date.

PROVIDERS PER 100,000 RESIDENTS

322.7	199.3
SARASOTA COUNTY	MANATEE COUNTY

*Data derived from Florida Department of Health

DEMOGRAPHICS

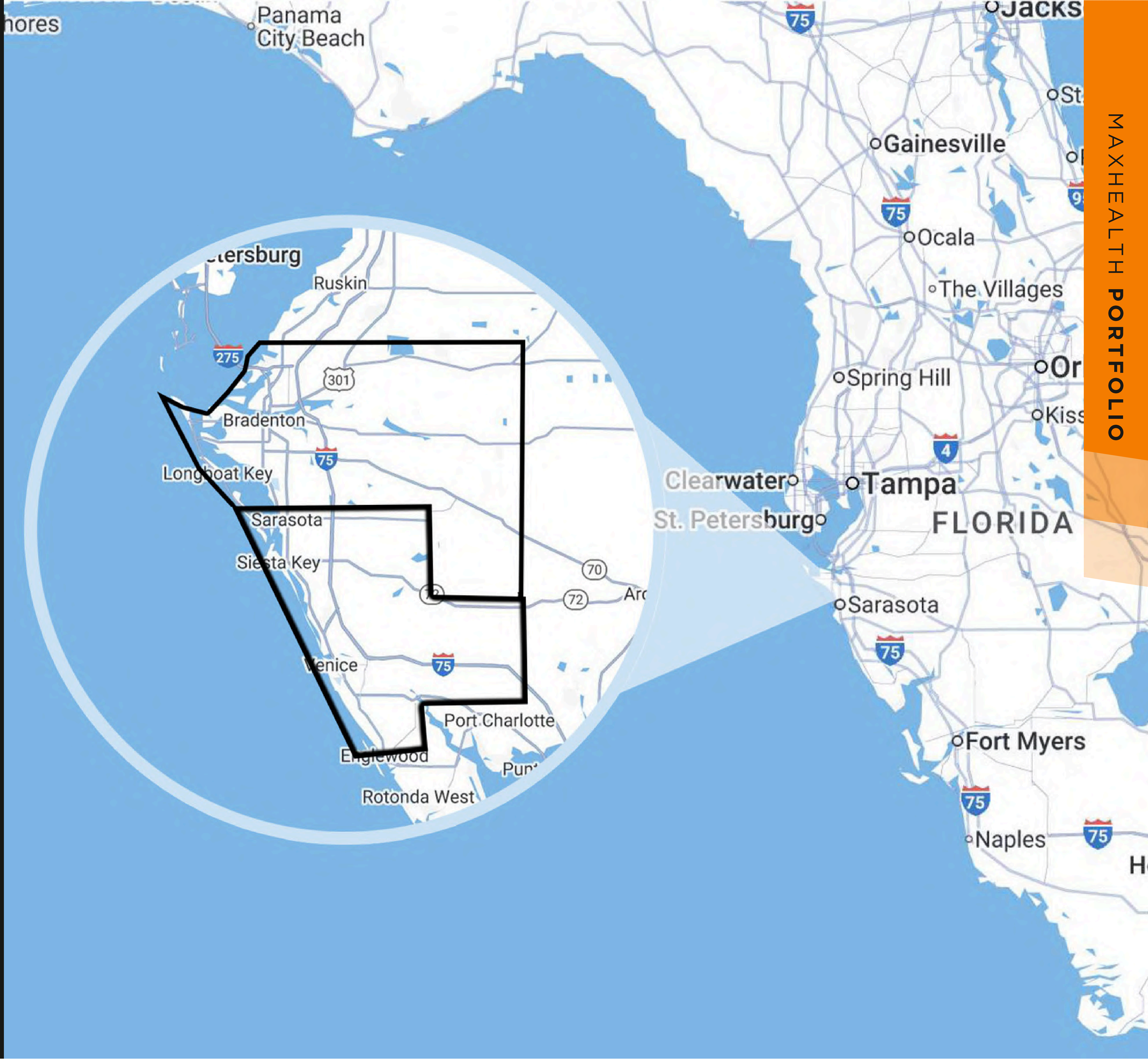
940,000 2026 MSA TOTAL POPULATION	**1.07 MIL** PROJECTED 2030 POPULATION
0.58% POPULATION GROWTH/YR	**4.7%** UNEMPLOYMENT RATE
$84,199 MEDIAN HHI	**0.5%** JOB GROWTH YOY

*Data derived from CoStar

EDUCATION & HEALTH SERVICES EMPLOYMENT

Current Number of Health Services Jobs	68,200
Overall Nonfarm Jobs	361,100
Health Services as % of Overall Nonfarm Jobs	18.8%
12-Month % Health Services Job Growth	1.4%

May 2026 employment data from the U.S. Bureau of Labor Statistics



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