

FOR LEASE

Medical Office Spaces

4503 Bruce B. Downs Blvd. Wesley Chapel, FL 33544



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HATHAWAY**
HOMESERVICES

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PROPERTIES
GROUP

COMMERCIAL DIVISION

PROPERTY

Executive Summary

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BayCare Hospital Wesley Chapel

Introducing BayCare Hospital Wesley Chapel, a cutting-edge medical facility offering exceptional clinical excellence right in your neighborhood. Situated on Bruce B. Downs Boulevard in Pasco County, this 6-story, 86-bed hospital is designed to provide comprehensive medical services and healthcare resources to the community it serves. The hospital boasts a wide range of specialized facilities, including an emergency department, intensive care unit, and diagnostic services such as imaging, labs, and physical rehabilitation. With its extensive amenities and advanced technology, BayCare Hospital Wesley Chapel aims to deliver top-quality medical care to meet the growing health and wellness needs of the community.

Conveniently located just 1 mile from the I-75 corridor, BayCare Hospital Wesley Chapel offers easy accessibility for patients, staff, and visitors. The hospital enjoys over 7,000 feet of frontage between State Road 54 to the North and state Road 56 to the South, ensuring high visibility and prominence within the community.

Leasing a space at BayCare Hospital Wesley Chapel presents a unique opportunity to establish a presence within a state-of-the-art medical facility and join a renowned healthcare network. With its comprehensive services, cutting-edge technology, and strategic location, this lease opportunity provides an ideal setting for businesses in the healthcare industry to thrive and contribute to the well-being of the community.



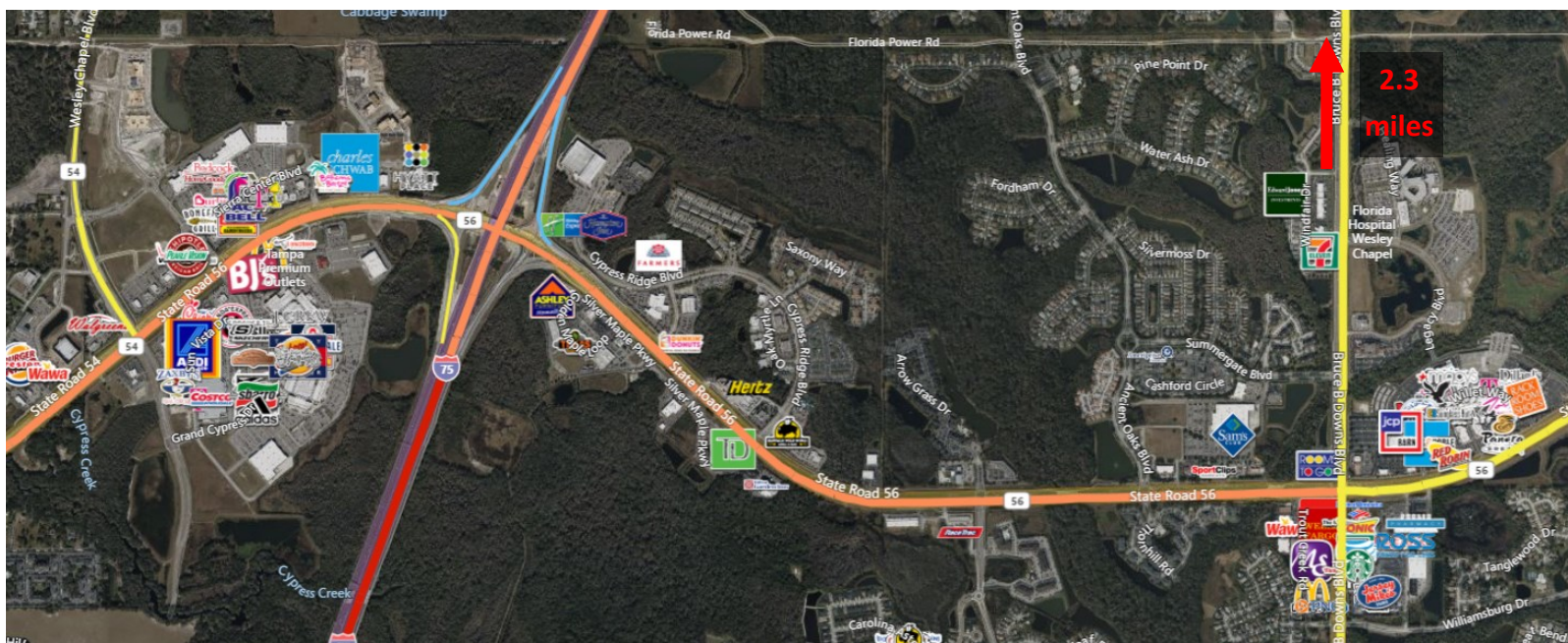
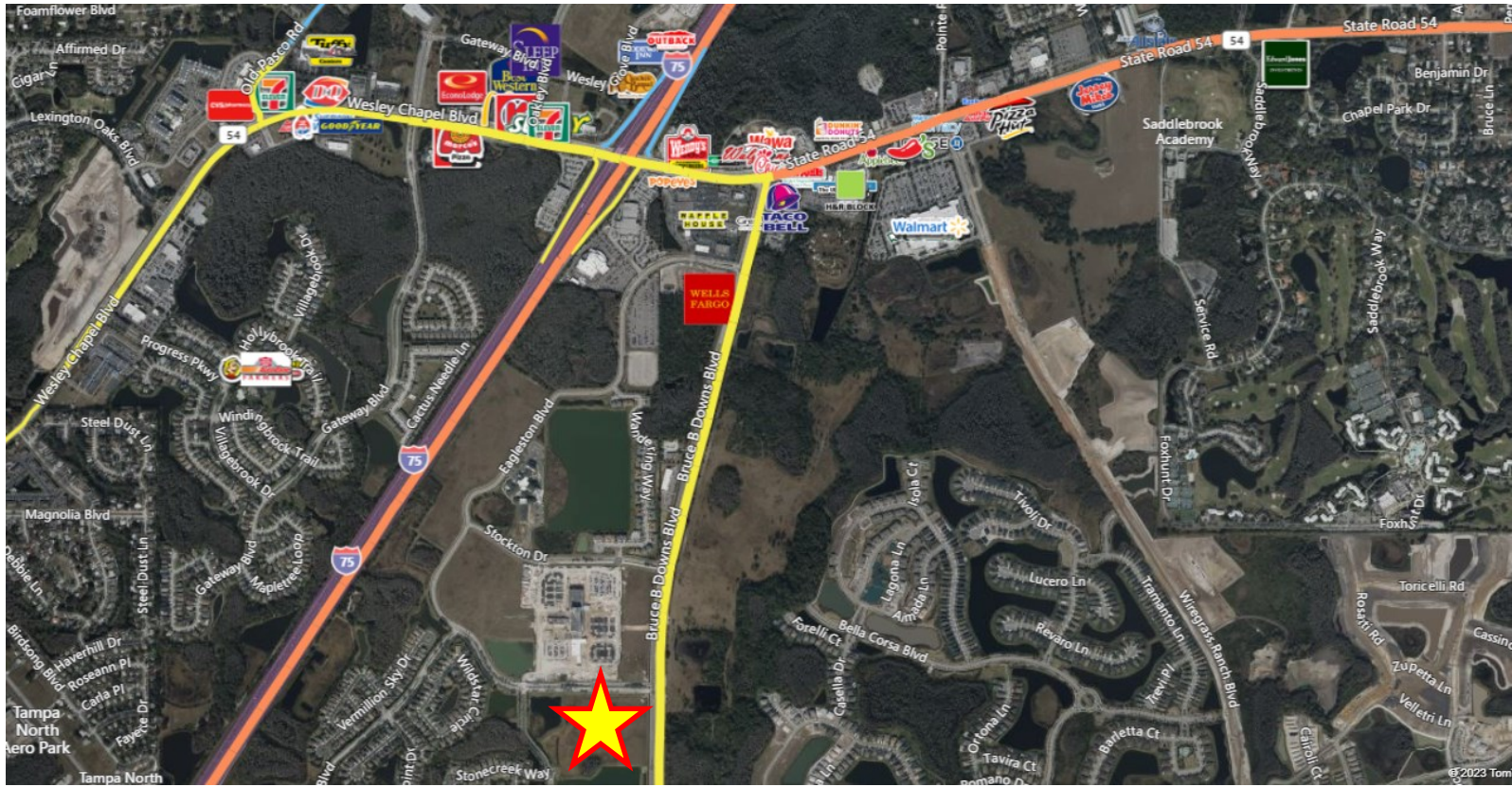
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SITE MAP

Points of Interest

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LEASE OPPORTUNITIES

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SEEKING LEASE OPPORTUNITIES - BayCare Hospital Wesley Chapel offers various space options on the 2nd and 3rd floors with secure access through the main hospital entrance. The current space is in shell condition and ready to meet your custom space needs ranging in size from **1,600± SF** up to **26,500± SF** full floor, providing the opportunity for tenants to customize the interior to their specific needs.

2nd FLOOR

Suite

201— 1,866 SF

202— 4,960 SF

203— 2,717 SF

204— 5,691 SF

205— 4,820 SF

206— 5,117 SF

3rd FLOOR

Suite

301— 2,848 SF

303— 4,352 SF

D3501— 7,749 SF

306— 7,869 SF

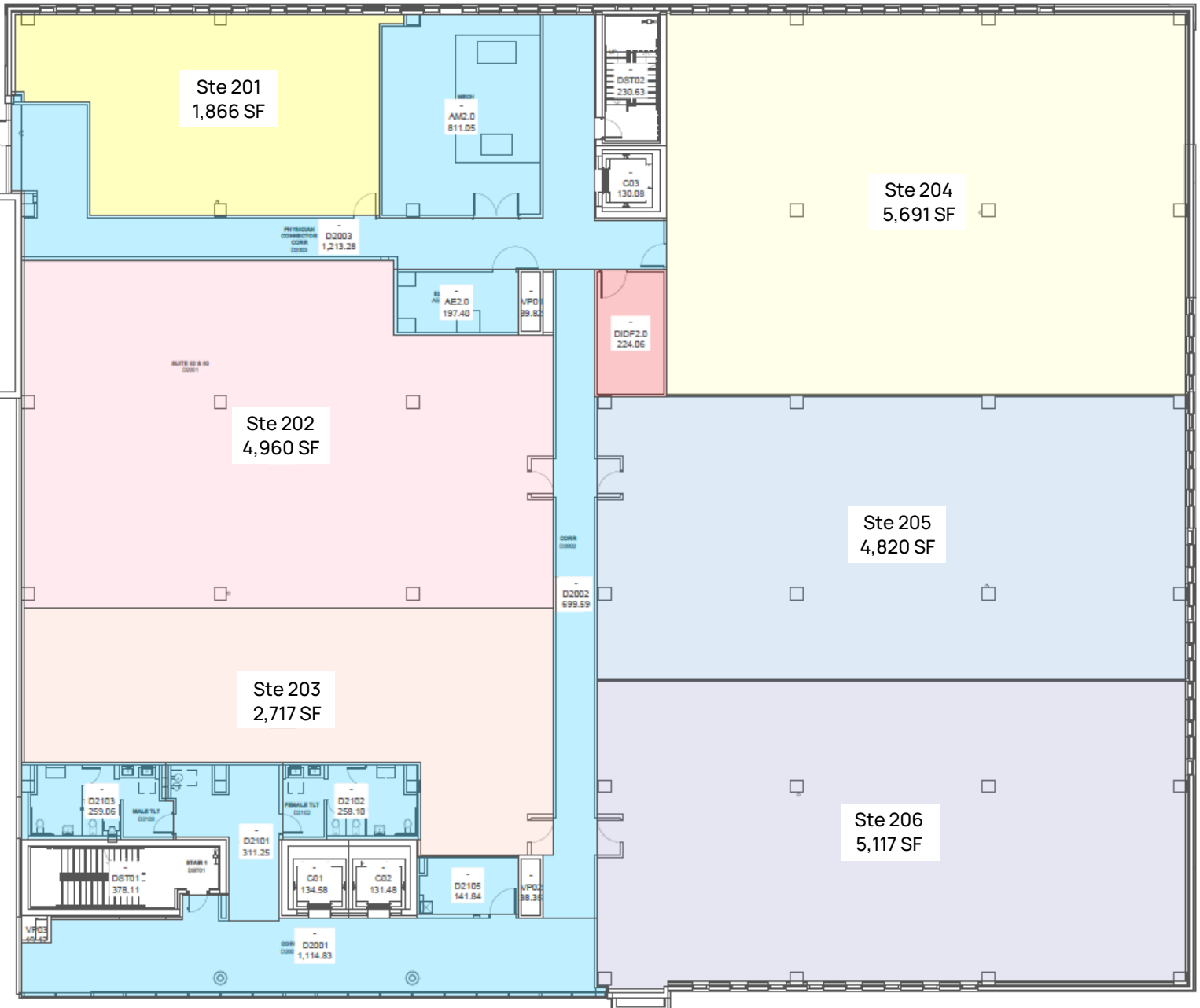
FLOOR PLANS

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2nd Floor

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FLOOR PLANS

3rd Floor



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HOSPITAL LAYOUT

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Layout

- 1st Floor
 - Facilities, EVS, Clinical Engineering, FNS, Security, Lab, Pharmacy, Imaging, ED, Chapel, Admitting/Registration, Gift Shop/Volunteer Services, HIM, Education, Administrative Offices, Outpatient Lab and Outpatient Imaging.
- 2nd Floor
 - PAT, Pre-Op, Recovery, Endoscopy, Operating Rooms, Interventional Services, SPD, Dialysis, Non-Invasive Cardiology
- 3rd Floor
 - Mechanical Mezzanine
- 4th Floor
 - 12-Bed ICU, 14-Bed Med Surg Unit, Respiratory Services, Central Monitoring (tele/visual)
- 5th Floor
 - 30-Bed Med Surg Unit, Rehabilitation Services, Care Coordination
- 6th Floor
 - 30-Bed Med Surg Unit



PROPERTY LAYOUT

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- 1 Ambulance Entrance
- 2 Emergency Department
- 3 Emergency Entrance
- 4 Helipad
- 5 Hospital
- 6 Loading Dock
- 7 Main Entrance
- 8 Medical Arts Building
- 9 Total Parking Spaces: 795

DEMOGRAPHICS

Tampa Bay Market

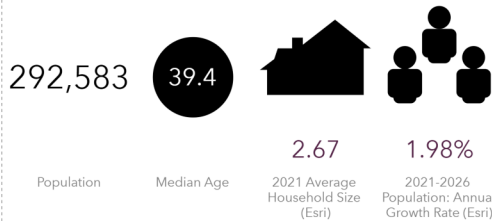
COMMERCIAL DIVISION

10 MILE RADIUS

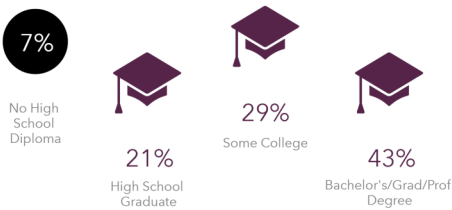
DEMOGRAPHIC SUMMARY

4053 Bruce B Downs Blvd, Wesley Chapel, Florida, 33544
 Ring of 10 miles

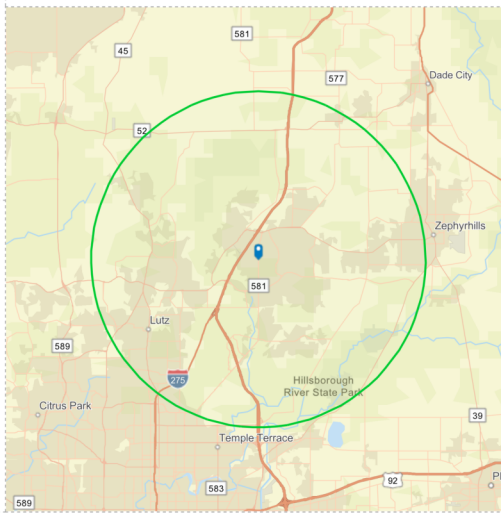
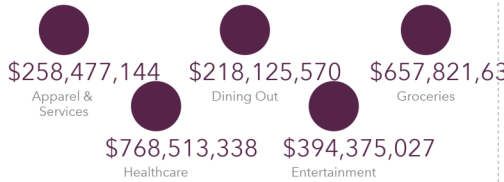
KEY FACTS



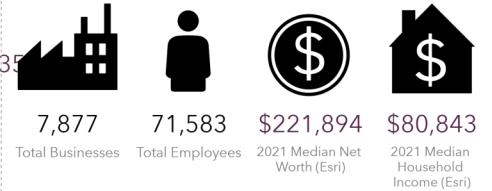
EDUCATION



INCOME

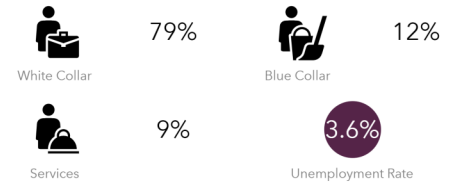


BUSINESS



Median Home Value	Owner Occupied	Renter Occupied	Owner Occupied Growth Rate	Affordability Index
\$281,340	80,805	27,786	1.91%	151

EMPLOYMENT

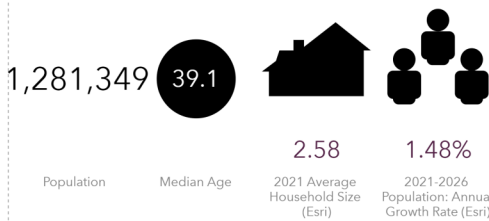


20 MILE RADIUS

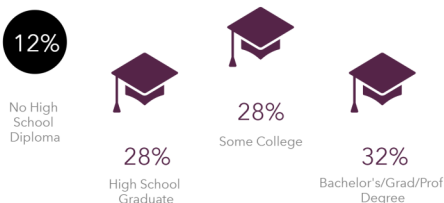
DEMOGRAPHIC SUMMARY

4053 Bruce B Downs Blvd, Wesley Chapel, Florida, 33544
 Ring of 20 miles

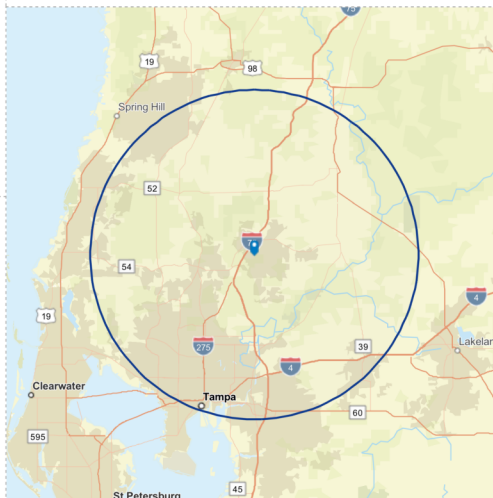
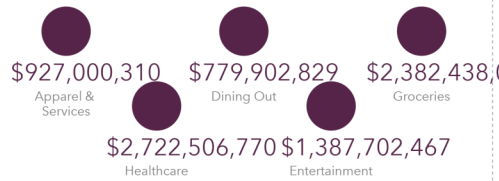
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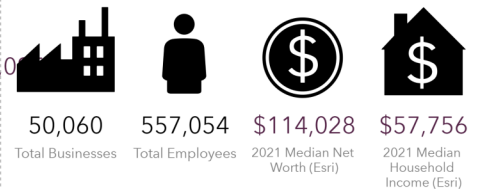
EDUCATION



INCOME



BUSINESS



Median Home Value	Owner Occupied	Renter Occupied	Owner Occupied Growth Rate	Affordability Index
\$250,218	304,528	183,219	1.59%	127

EMPLOYMENT

