



613 Oakfield Drive, Brandon, FL 33511

4,149 RSF For Lease in a medical office building anchored by SimonMed

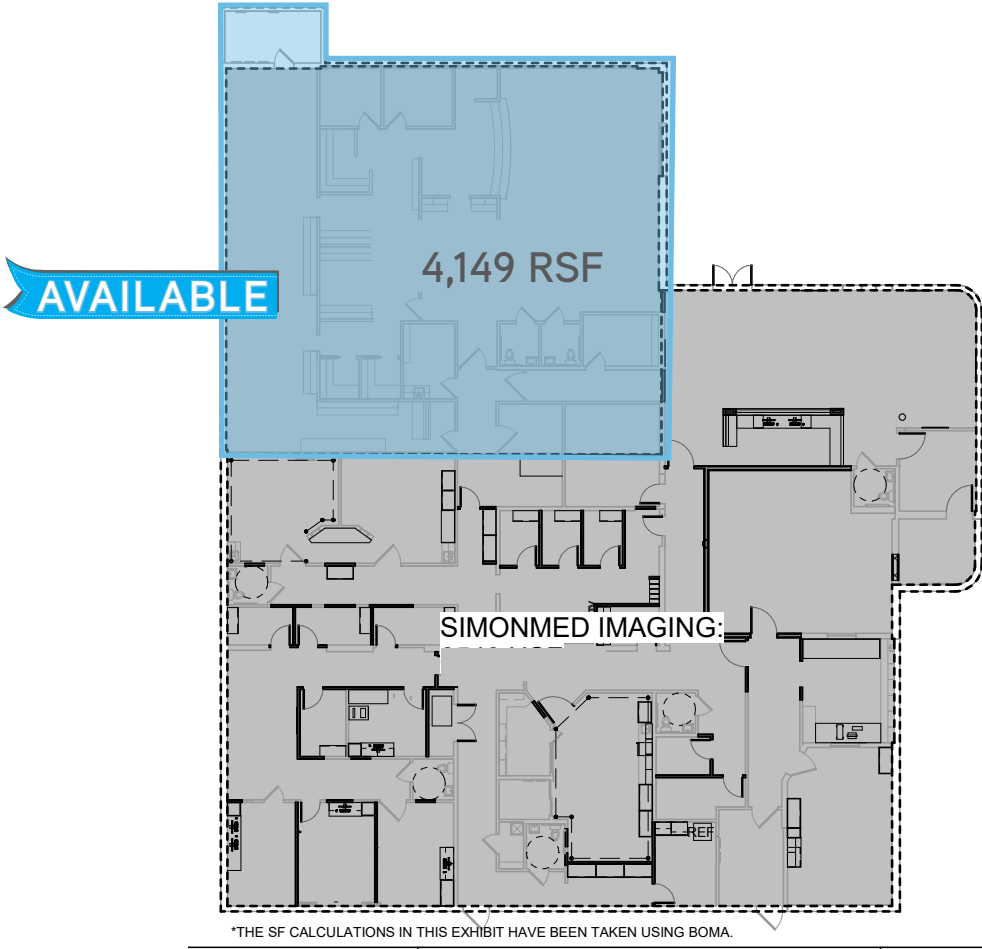
- › Excellent Access, Visibility and Function - Medical Office Building
- › Pylon signage available
- › 6/1,000 parking
- › Occupancy: Upon build out 75± days
- › Multiple physician specialties are in high demand, see page 3
- › Medical office building is anchored by SimonMed Imaging
- › Build out allowance for creditworthy tenant

JIM ALLEN

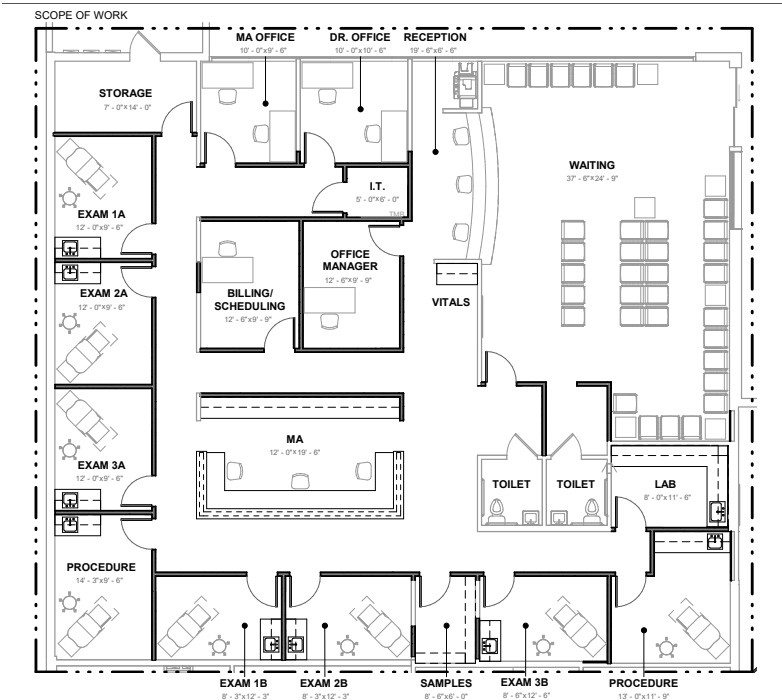
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Floor Plan



Conceptual Plan for Available For Lease Suite 4,149 RSF





Physician Demand

Advisory Board's analytics shows the projected additional providers needed within 5 years for the following specialties surrounding 613 Oakfield Drive.

Specialty Category	Need in Providers, 5 Year Pop. Growth	Specialty Category	Need in Providers, 5 Year Pop. Growth
• Advanced Practitioner	99.9	• Other Specialties	57.7
• Emergency Medicine	18.5	• Pathology & Laboratory Medicine	26.6
• Gastroenterology	7.3	• Pediatrics & Neonatology	18.9
• General Surgery	19.9	• Primary Care	46.5
• Neurosciences	15.7	• Psychiatry & Psychology	55.7
• Oncology & Hematology	22.1		
• Orthopaedics	14.6		

Contact Us

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