

welltower

MEDICAL OFFICE SPACE
FOR LEASE

Click or Scan Below



For Information:

WELLTOWER LEASING
833.275.9355
leasing@welltower.com

Waldemere Medical Plaza

1921 WALDEMERE STREET | SARASOTA, FL

medicaloffice.welltower.com

EXECUTIVE SUMMARY



Location Description

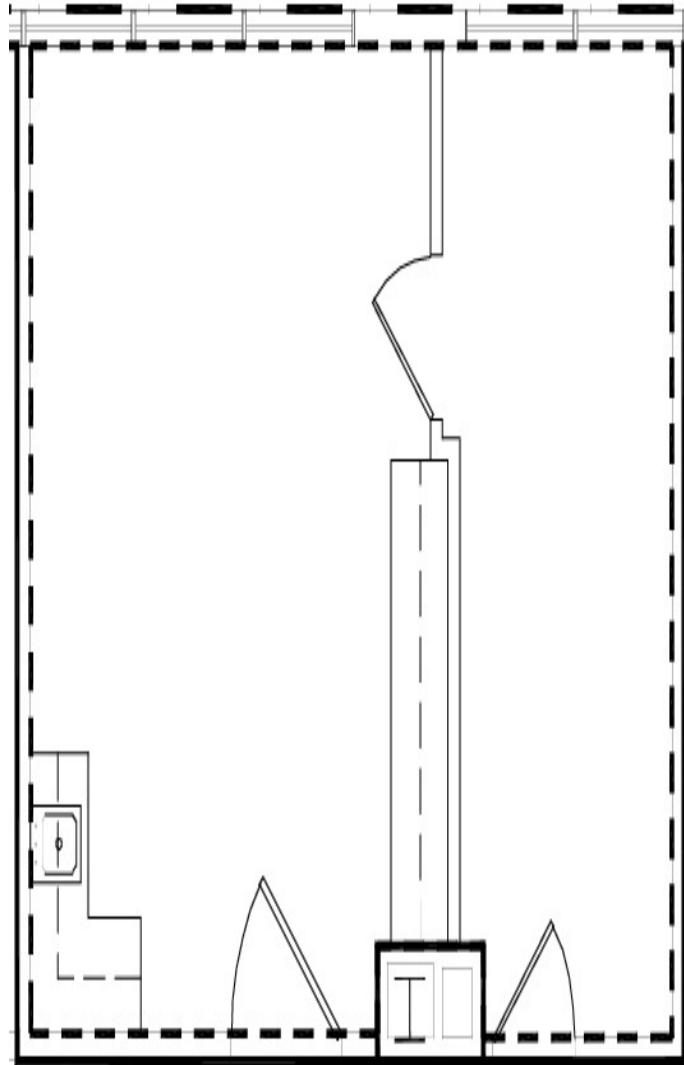
Conveniently located on the campus of Sarasota Memorial Hospital.

Property Highlights

- Excellent tenant mix with potential referral opportunities
- Specialties include: cardiology, neurology, lab & pharmacy, OBGYN, orthopedics, and internal medicine
- Competitive lease rates and terms
- Ample parking in garage adjacent to the building with valet parking service and canopy-covered patient drop-off
- Awarded Energy Star label for operating efficiency
- Awarded LEED Silver by the U.S. Green Building Council
- Adjacent to Sarasota Memorial

FLOOR PLANS

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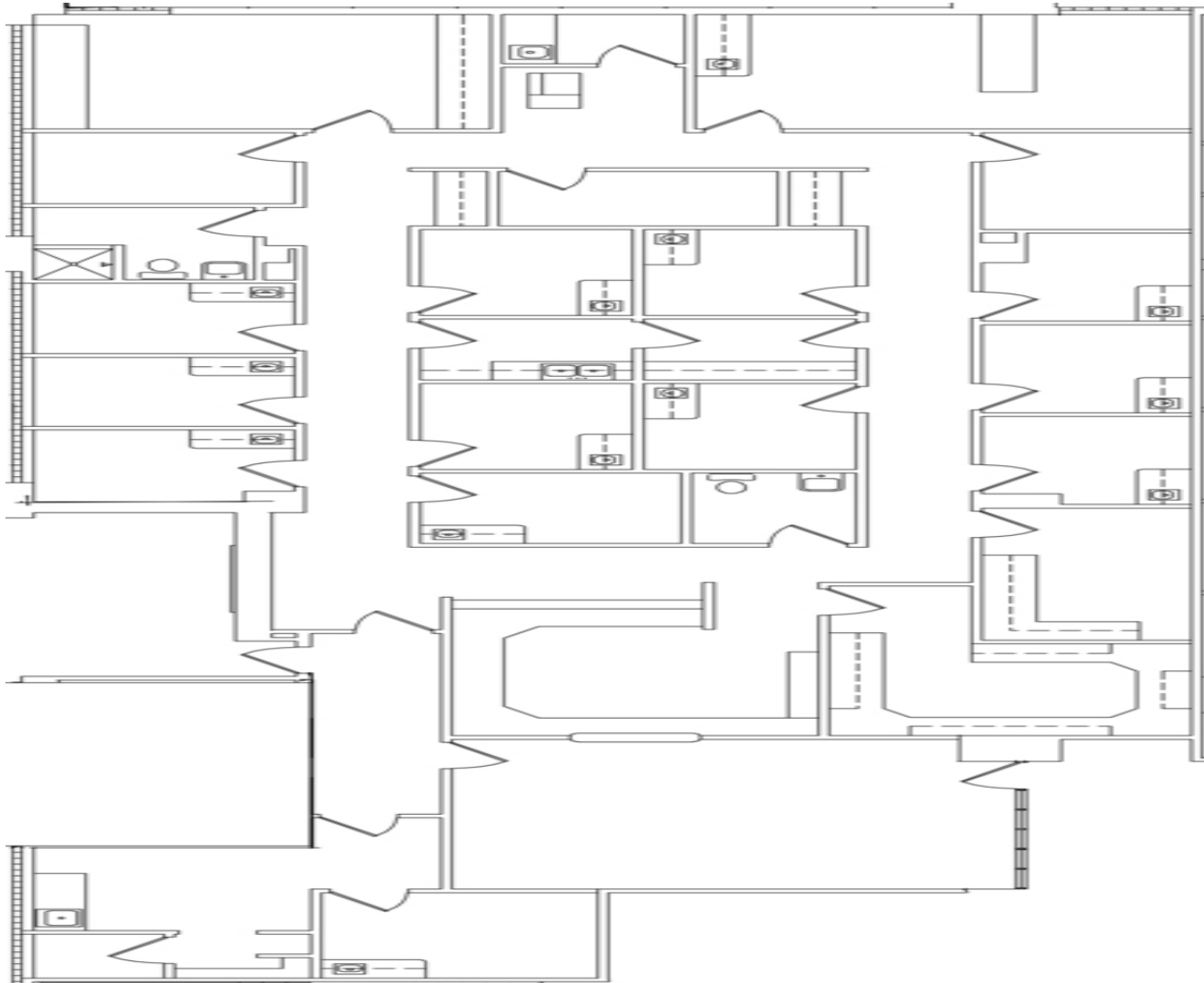
101B

19,071 RSF

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FLOOR PLANS

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106

4,073 RSF

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200-205

4,073 RSF

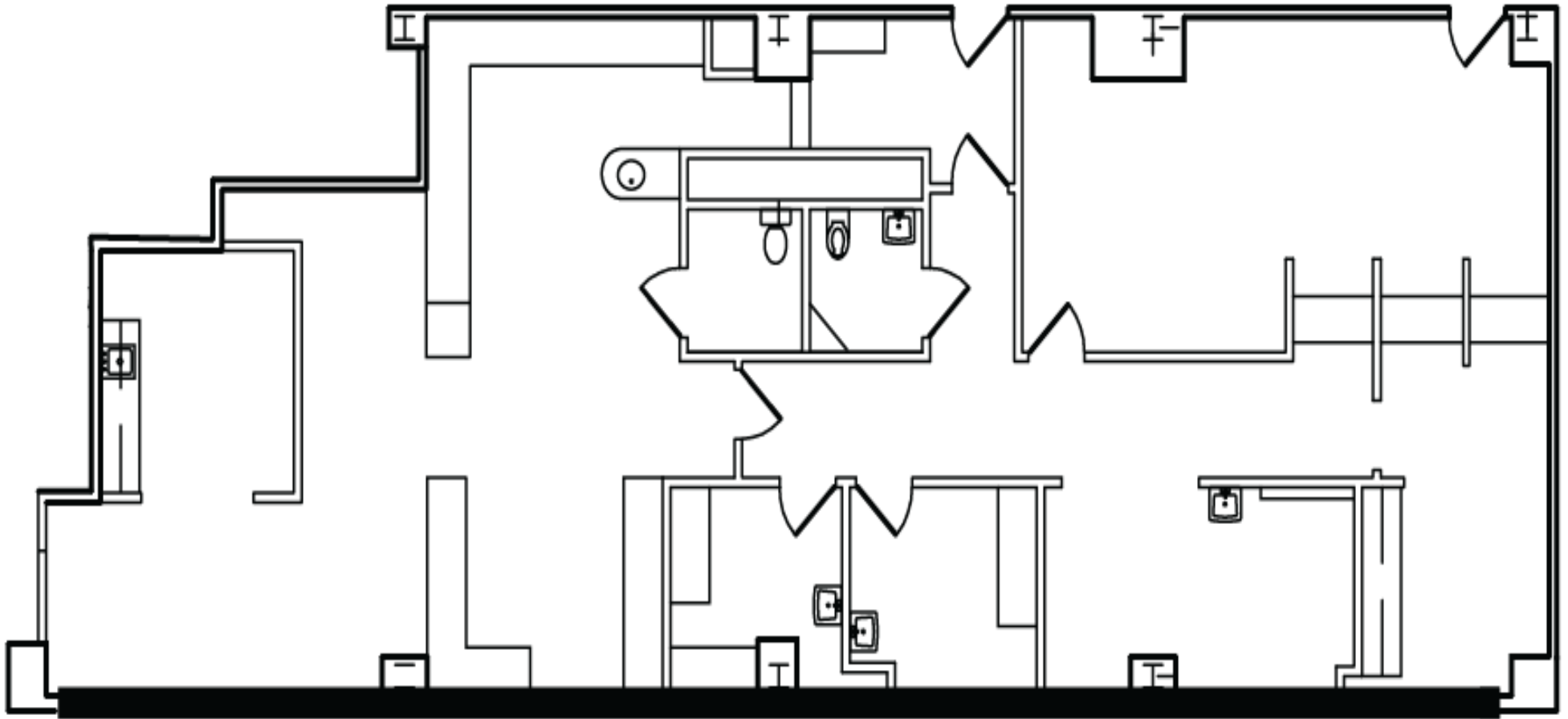
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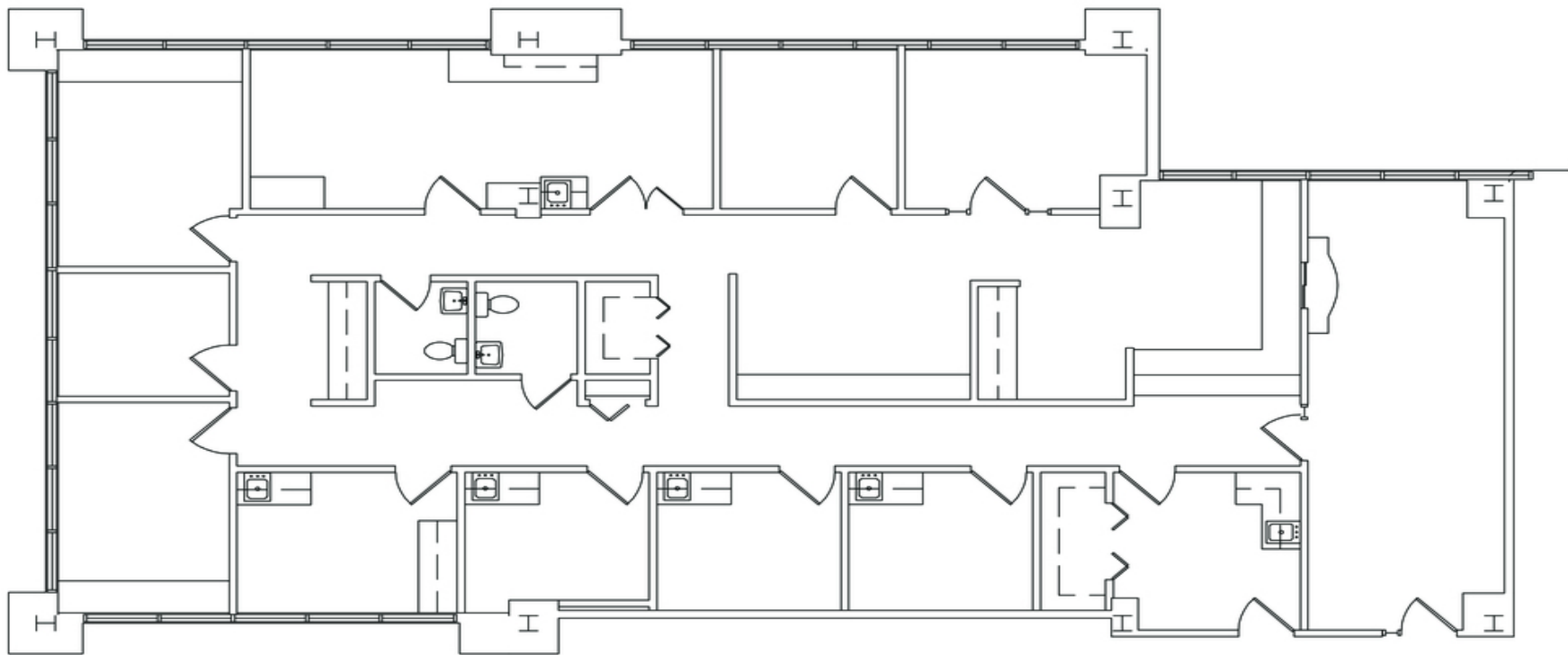
203

2,455 RSF

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301

2,455 RSF

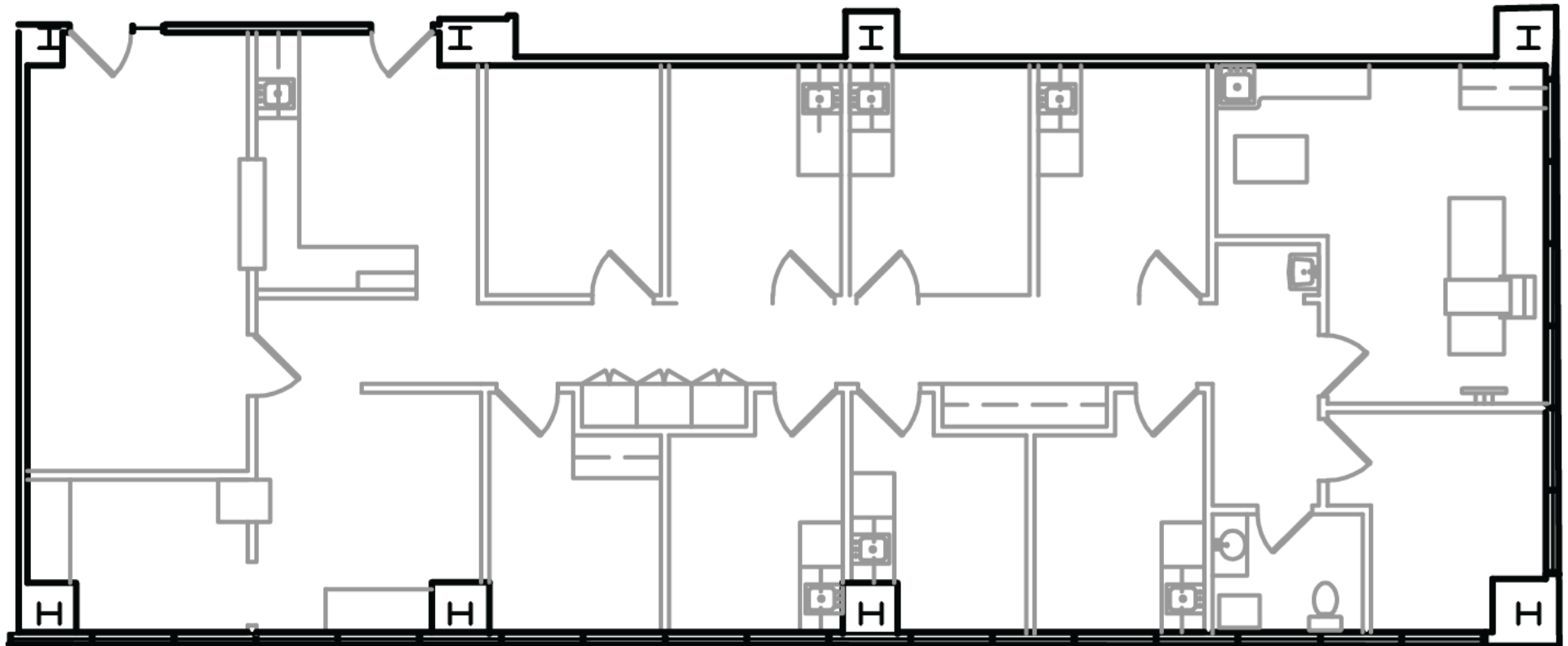
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607

Floor Plan Information

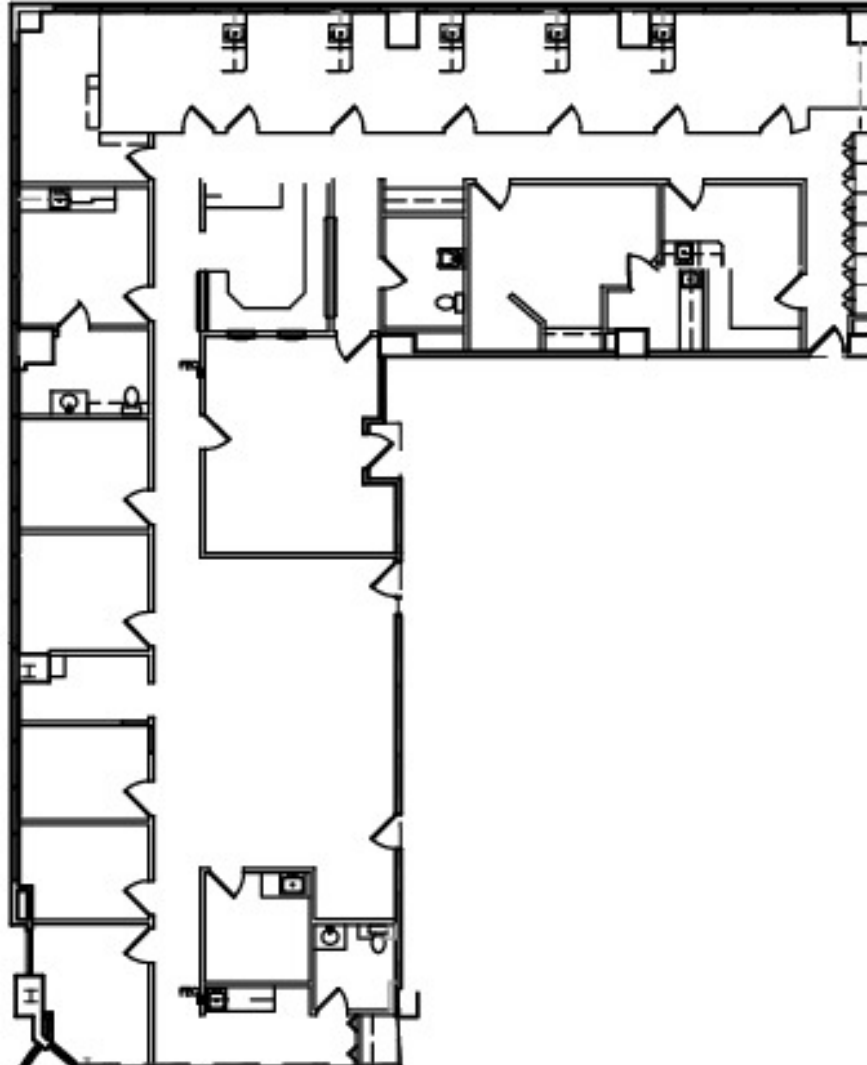
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609

Floor Plan Information

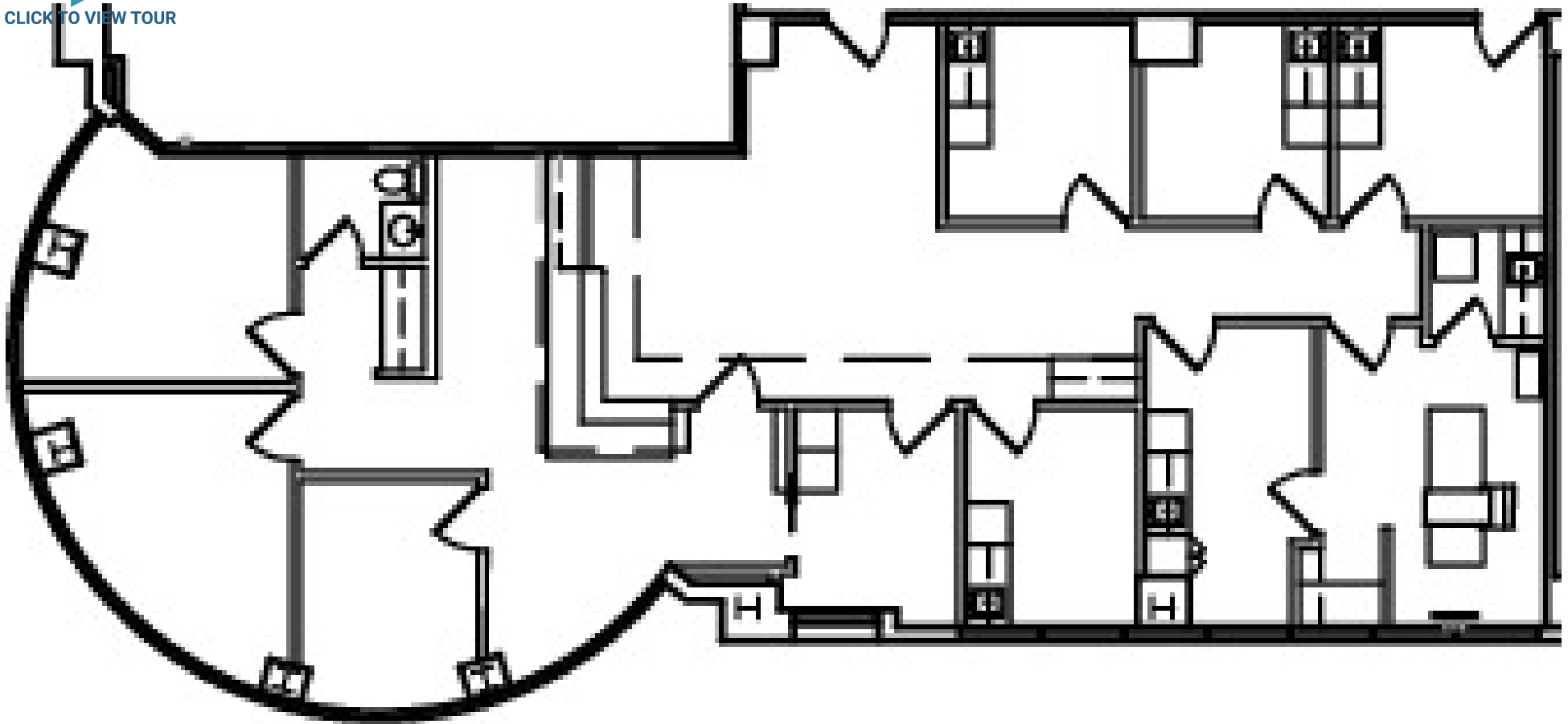
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DEMOGRAPHICS MAP & REPORT



Population	1 Mile	3 Miles	5 Miles
Total Population	9,501	78,149	164,951
Average Age	55.1	48.8	49.5
Average Age (Male)	50.8	46.9	47.1
Average Age (Female)	58.0	51.1	51.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,613	43,164	92,407
# of Persons per HH	1.7	1.8	1.8
Average HH Income	\$88,434	\$77,072	\$72,991
Average House Value	\$542,213	\$377,591	\$344,796

* Demographic data derived from 2020 ACS - US Census

