



MAGNITUDE OF THE HEALTHCARE INDUSTRY NOT TO BE IGNORED

According to the Bureau of Labor Statistics, the U.S. healthcare industry is the country's largest employer. With more than 20 million Americans actively working in the sector, it represents 13.4 of all employment nationally. Bolstered by the affordable care act and the aging U.S. population, the number of people employed in healthcare is expected to continue to grow 18 percent annually through 2026.

Despite the growing national demand for healthcare services, some metros are outpacing others. Those attracting young professionals and retirees top the list — including cities like Austin, Orlando, and Raleigh, to name a few. To date, however, new health care construction has been outpaced by the sheer numbers of those seeking care. This phenomenon does hold promise for future growth in the healthcare real estate sector.

Other factors central to healthcare real estate are the industry's shift to a decentralized model. Facilitated by new technologies and consumers' desire for nearby community-based alternatives, outpatient facilities, medical malls, and urgent care centers have all risen to prominence. In a word, hospitals are becoming a thing of the past. According to the Medicare Payment Advisory Commission, occupancy rates for hospitals has fallen 16% over the last few decades. The number of ambulatory surgery centers now rivals the number of hospitals.

Medical office space continues to show promise for at least the next few years. Practitioners of all kinds from independent physicians to healthcare systems continue to seek out space to meet community demands. Rent in the sector continues to rise, growing by 21% since 2012. Occupancy routinely hovers above 92%. These markers reflect the stability of the medical office sector and the opportunity for investors.



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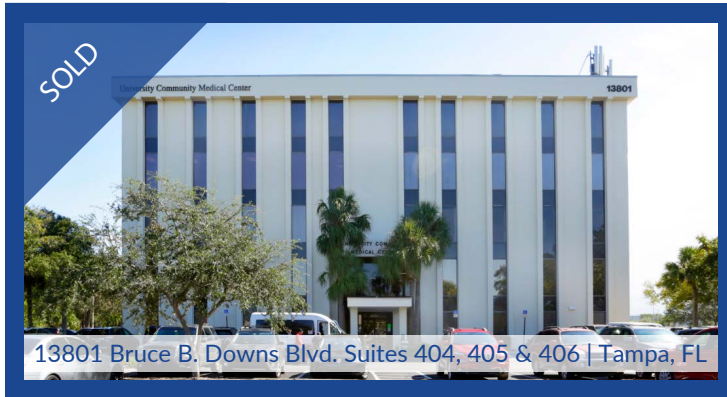


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MEDICAL OFFICE MARKET ACTIVITY

SEPTEMBER NEWSLETTER

RECENT MARKET ACTIVITY



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MEDICAL OFFICE AVAILABLE OPPORTUNITIES

SEPTEMBER NEWSLETTER

FOR SALE & LEASE OPPORTUNITIES

FOR SALE
Under Contract



501 Dr.M.L.K. Jr St S | Saint Petersburg, FL 33705

MEDICAL OFFICE BUILDING FOR SALE
7,536 SF Available | Asking Price: \$1,900,000
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FOR SALE



13801 Bruce B. Downs Blvd. Suites 304 & 305 | Tampa, FL

MEDICAL OFFICE BUILDING FOR SALE
2,990 SF Available | Asking Price: \$ 490,000.00
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FOR SALE



5115 N. Armenia Ave | Tampa, FL 33603

AVAILABLE CONDO WITHIN MEDICAL VILLAGE!
4,125 SF Available | Asking Price: \$899,000 (\$218 PSF)
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FOR LEASE



2908 West Azeele Street | Tampa, Florida

Coming Soon! NEW SOUTH TAMPA CLASS A MEDICAL OFFICE SPACE
2,700 SF Available | Base Rent: \$29.50 PSF
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Recent Testimonial

“Mr. Compton,
Dr. Burnette and I would like to thank you for your excellent representation on our two recent medical office sales. The Northside property was a particularly complex transaction in view of the multiple owners with different interests. You handled the personalities and real estate complexities with equal skill and most importantly obtained a record per square foot price on our property. The Brandon property was also sold quickly and you handled every issue including personally getting our air conditioner repaired. You are a true professional and I will be spreading your name around the medical community in a very positive manner.”

- Joel Silverfield, M.D.



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