

TRINITY

MEDICAL ARTS BUILDING

9332 STATE ROAD 54

TRINITY, FLORIDA 34655

WWW.TRINITYMEDICALARTS.COM

DEVELOPED BY:

Onicx
development

& AXCEL DEVELOPMENT GROUP



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THE BUILDING

Trinity Medical Arts Building is a 90,000 square foot, Class A medical office building within Medical Center of Trinity campus. Developed by Onicx and Axcel and built in 2012, Trinity Medical Arts Building is located to the east of the hospital's main entrance. Trinity Medical Arts Building houses a women's diagnostic center, an outpatient surgery center, physician's offices, a pharmacy and a children's learning academy.

MEDICAL CENTER OF TRINITY CAMPUS

The 55-acre medical campus is home to Medical Center of Trinity, a 400,000 square foot, 236-bed, HCA affiliated hospital. The campus features ample parking and amenities common to a hospital-setting. Medical Center of Trinity is a tobacco-free campus. Surrounding land is available for future medical-use development, as needed.



www.onicx.com

Onicx Development is a healthcare real estate development company that specializes in leasing, property management and consulting. Onicx Development is part of the Onicx family of companies that includes a construction and energy division. We are 100% dedicated to client satisfaction. Our close working relationship with each client, hospital and physician is paramount to maximizing the value of each real estate asset.

Trinity Medical Arts Building
9332 State Road 54
Trinity, Florida 34655

Building Floors: 4
Building Size: 90,000 square feet
Land: 32.72 acres
Building Class: A
Building Type: Medical Office Building
Year Built: 2012
Rental Rate: \$21.00-22.00/SF NNN

Availabilities:

Suite 207	1,348 square feet	} 2,946 square feet
Suite 209	1,598 square feet	
Suite 301	3,527 square feet	
Suite 304	5,440 square feet	
Suite 310	896 square feet	
Suite 405	4,291 square feet	

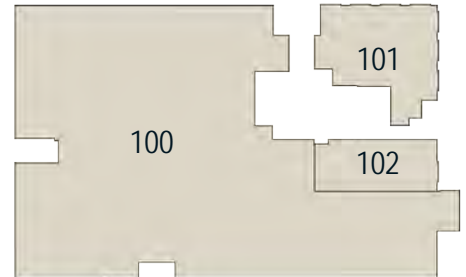
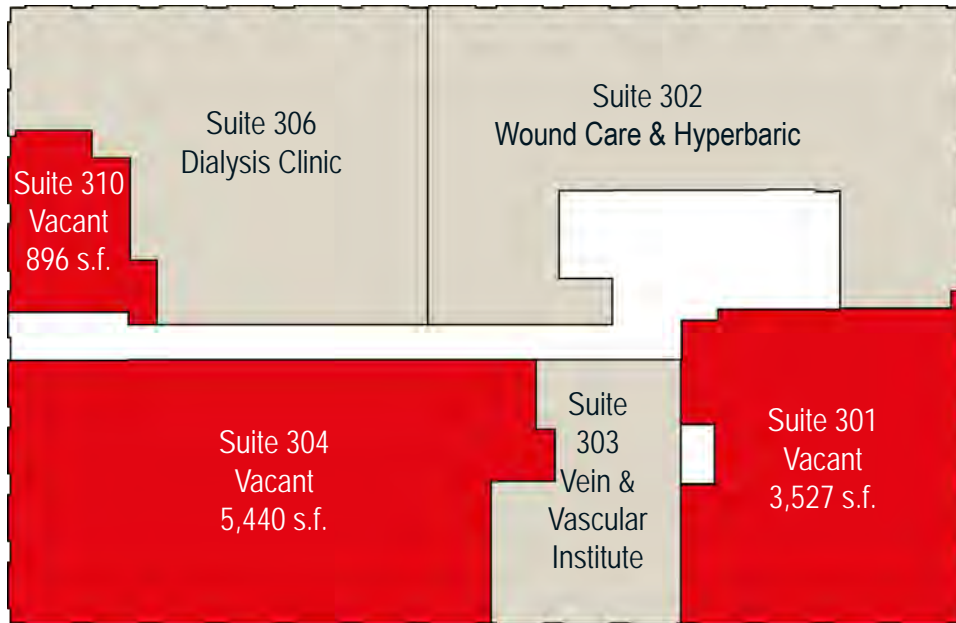
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AVAILABILITIES

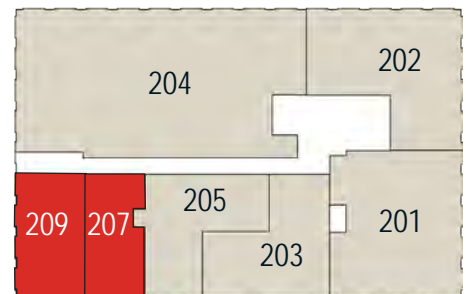
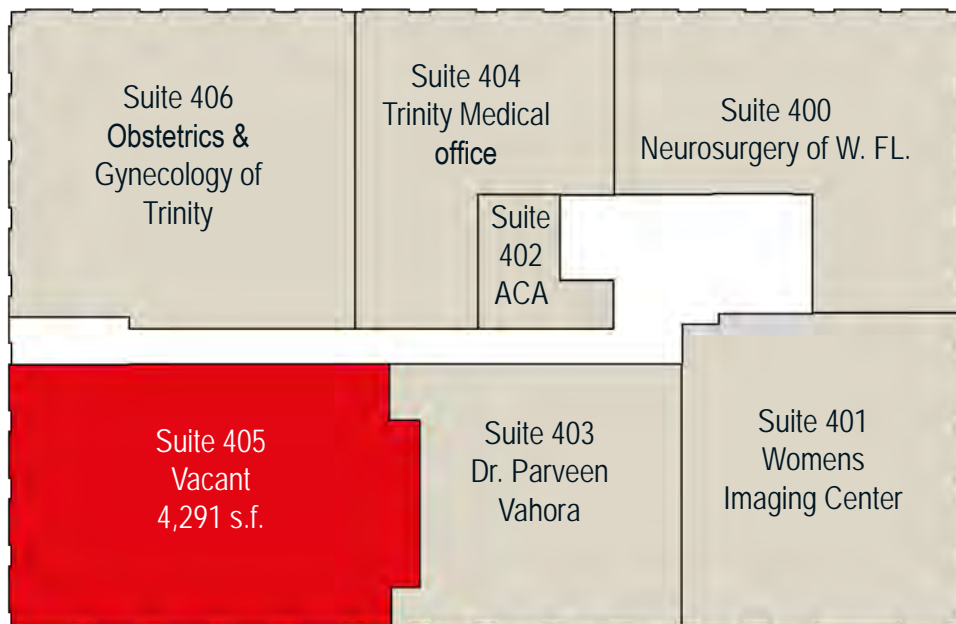
3rd Floor



1st Floor 100% Leased

- Suite 100 General Surgery of Trinity
- Suite 101 Physical Therapy Rehab
- Suite 102 Trinity Medical office

4th Floor



2nd Floor

- Suite 201 Trinity Medical office
 - Suite 202 Women's Care Center
 - Suite 203 Trinity Medical Pharmacy
 - Suite 204 Excel Creative Learning
 - Suite 205 Trinity Medical office
 - Suite 207 Vacant - 1,348 s.f.
 - Suite 209 Vacant - 1,598 s.f.
- > 2,946 s.f.

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For more information, please contact:

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LOCATION

Trinity Medical Center campus is strategically located in the tri-county area of Pasco, Pinellas and Hillsborough Counties, near the intersection of State Road 54 and Little Road in Trinity, Florida.

FROM MEDICAL CENTER OF TRINITY TO:

West Pasco

- US 19 & State Rd 54 5.3 miles
- Marine Pkwy 5.7 miles
- Downtown New Port Richey 6.4 miles
- Ridge and Little Rd 5.8 miles

Central Pasco

- Suncoast Pkwy & State Rd 54 7.8 miles
- US 41 & State Rd 54 12.9 miles

Hillsborough

- Gunn Hwy & Van Dyke Rd 7.4 miles
- Citrus Park Mall 14.4 miles

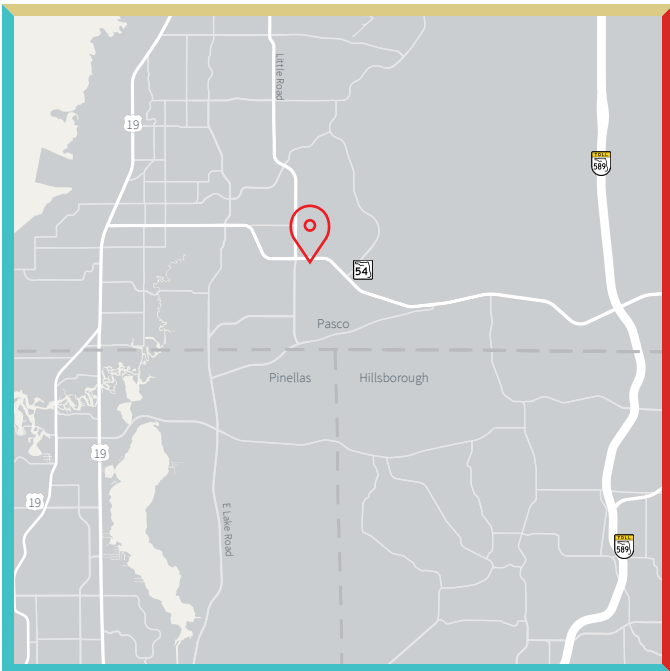
Pinellas

- Lansbrook 8 miles
- Downtown Tarpon Springs 10 miles
- McMullen Booth and Tampa Rd 12 miles

St. Petersburg-Clearwater

International Airport 23.5 miles

Tampa International Airport 28.7 miles



AMENITIES



State Road 54 is one of Tampa's most active suburban growth corridors, with approximately 16,500± residential units and over 5.9M SF of commercial space under development

ACCESS

Trinity Medical Arts Building is located near the intersection of State Road 54 and Little Road. The main entrance to the hospital campus comprises of a dedicated traffic light on State Road 54 with extended turning lanes. There are three additional points of entry - two off State Road 54 and one on Mercy Way (a two-lane road with signalized entrance off Little Road).

	2 Mile	3 Mile	5 Mile
Population			
2015 Total Population	23,199	43,337	105,052
2020 Population	23,740	44,293	108,049
Pop Growth 2015-2020	2.33%	2.21%	2.85%
Average Age	44.40	44.20	43.90
Households			
2015 Total Households	9,689	18,053	44,603
HH Growth 2015-2020	2.27%	2.09%	2.77%
Median Household Inc	\$52,976	\$54,006	\$44,557
Avg Household Size	2.40	2.40	2.30
2015 Avg HH Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$156,600	\$164,360	\$126,861
Median Year Built	1992	1993	1984

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DISCLAIMER

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