

TRADITION HEALTHPARK



For More Information:

Michael A. Yurocko, CCIM, Vice President, Broker

Office 772.220.4096

my@slccommercial.com

Mobile 772.538.2841

www.slccommercial.com

OPTIMAL OUTCOMES

HEALTHPARK — MOB TWO



The Tradition HealthPark is located in the Tradition master-planned community of Port St. Lucie, FL, one of America's fastest growing regions along Florida's Treasure Coast.

Tradition HealthPark is anchored by the Tradition Medical Center, a 90-bed acute care hospital that is currently expanding to 190 beds with a projected completion date of late 2017. When complete, Tradition HealthPark will represent a unique medical campus offering the optimum in design and technology, direct access to the hospital, attractive landscaping, and a tranquil lake view with walking and biking trails.

- **190-bed acute care hospital**
- **150,000 sq ft medical office**
- **Visible from I-95**
- **Excellent Parking**
- **Park-like amenities**



Tradition HealthPark | **ONE**

Tradition HealthPark ONE is an existing 41,750 sq ft medical office building completed in 2013. ONE is connected to the Tradition Medical Center, a competitive advantage that cannot be duplicated in this market.

Tradition HealthPark | **TWO**

Tradition HealthPark TWO is under construction as a 60,000 sq ft, three story building opening in 2017. Planned uses for TWO include an ambulatory surgery center, lab, multi-specialty clinic, pharmacy, and physician offices.

Tradition HealthPark | **THREE**

Tradition HealthPark THREE is a great opportunity for a large practice seeking a stand-alone location or center of excellence.

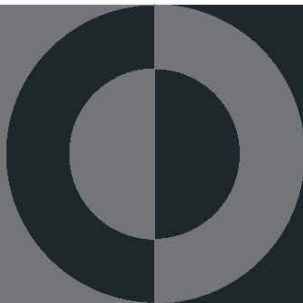
and provide comprehensive services in a single convenient location.

Limited Opportunities Remain:

- Competitive lease rates
- Custom designed space
- Generous Tenant Improvement allowance
- Strategic alignment and referral opportunities

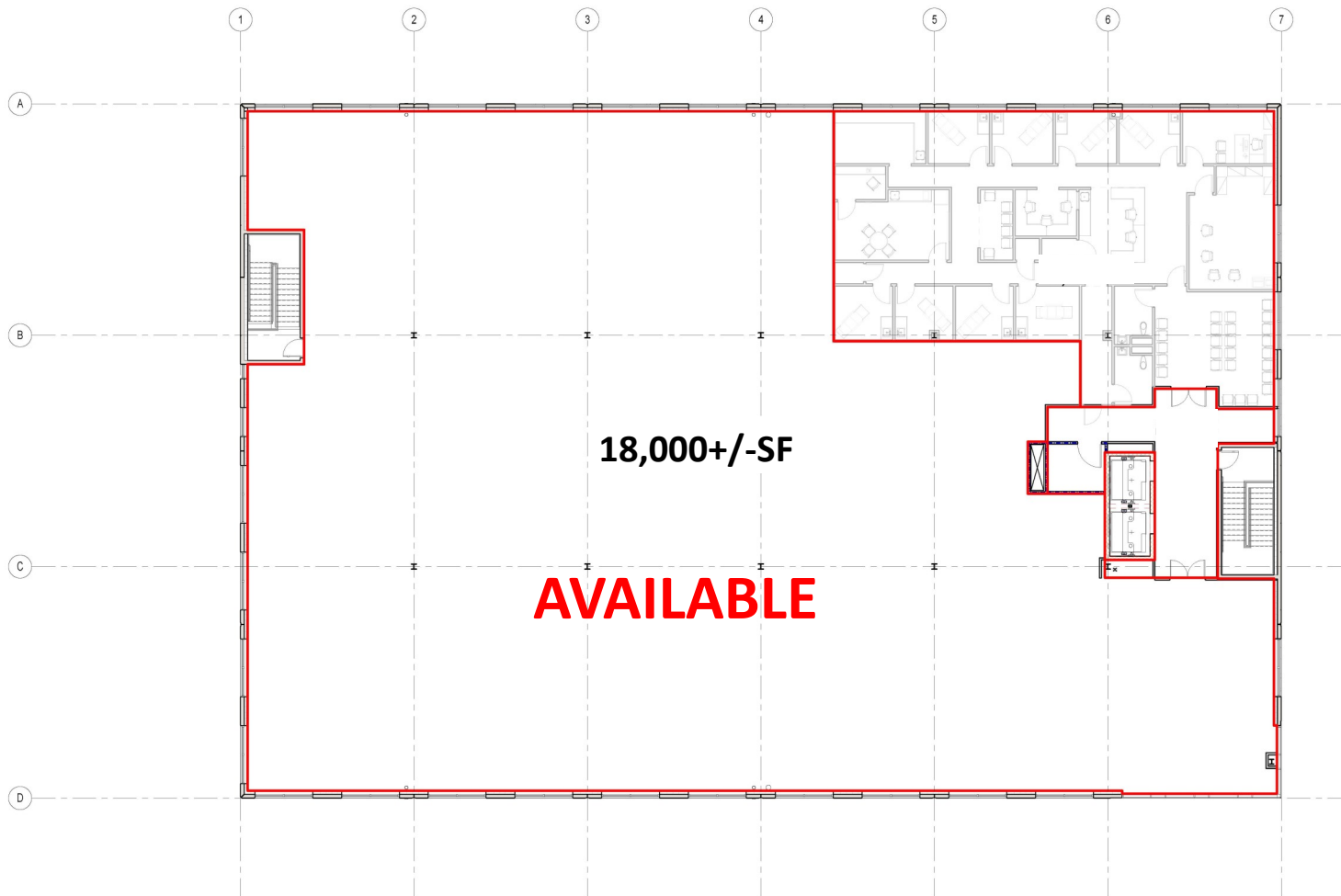
Select Specialties Needed:

- OB/GYN
- Maternal-Fetal Medicine
- Cardiac Specialists
- Oncology/Hematology
- Orthopedics
- Cosmetic Surgery
- Pediatric Specialists



At Optimal Outcomes, we don't just construct buildings, we help providers grow their practices. We carefully analyze physician supply and demand in the market, strategically align services within the building, and design suites that allow for greater productivity.

For over 40 years the principals of Optimal Outcomes have effectively identified and developed ambulatory healthcare facility solutions for physicians, hospitals and provider networks. Capitalizing in a variety of proven areas of experience and expertise, Optimal Outcomes represents an integrated one-stop shop for the successful development of healthcare facilities.



Optimal Outcomes
 TRADITION HEALTHPARK
 10080 SW INNOVATION WAY PORT ST. LUCIE, FL
 34987

MEDICAL OFFICE BUILDING TWO
 THIRD FLOOR SQUARE FOOTAGES

Plans Based on Client Supplied Documentation
 © COPYRIGHT - 2014 ARRAY ARCHITECTS



Scale :
 Project No. 4320.02
 Date : 10/10/16



**Optimal Outcomes Project
Named 2017 HREI Insights Awards™
Finalist**

Optimal Outcomes is honored to be named as a finalist amongst the best of the best in healthcare real estate for the 2017 HREI Insight Awards, the only national awards totally dedicated to

recognizing excellence in the areas of healthcare real estate development and executive leadership. Optimal Outcomes' [Tradition HealthPark TWO](#) is one of only four projects nationwide named as a finalist for the category of Best New Medical Office Building and Other Outpatient Facilities (50,000 to 99,999 square feet).

Tradition HealthPark TWO is a brand new 63,000 sf building that brings the growing Tradition HealthPark campus to a total of 105,000 sf. Optimal also owns an additional 12 acres adjacent to the hospital and is exploring exciting new projects in the area.

Optimal Outcomes would like to extend a big THANK YOU to our partners on the Tradition HealthPark TWO project: Precise Construction, Array Architects, Bowman Consulting Group, Martin Health System, Tradition Medical Center and Centerstate Bank.

More Recent News:

[Optimal Outcomes talk *Optimal Timing* with The Business Observer](#)

[Optimal Outcomes joins Mercedes Medical in move to CORE](#)

