



# Benefits of Medical Spec Suites

**Medical Practices who are relocating or expanding into new markets are seeing huge benefit from pre-built, ready to lease space.**



Moving a medical office involves careful planning and consideration. Here are five reasons why providers and health systems can benefit from moving into spec suite offices within the existing medical office leasing environment.



With the competitive environment of medical space leasing, building ownership is recognizing the importance of being the partner to work with when selecting new office space. Aside from owning buildings that are in high growth areas for your practice, they are working to provide the best benefits of tenant mix and accessibility to help grow your medical practice.

**Medical Office Space Professionals with Crescentdo Commercial Realty and Woodside Health have found...** that speed to market has helped us to differentiate ourselves in the location selection process with prospective tenants. Offering a holistic experience to tenants from start to finish is what has helped us to differentiate our services. Full alignment during the design construction phases while building to the specific market needs, has allowed us to achieve targeted growth metrics for numerous tenants. Agility and flexibility on behalf of the ownership group and management group are paramount to achieving this success.

With experience spanning over 15 years in leasing, Matthew Comernisky (Executive Vice President) understands the value of having spec medical offerings that appeal to a variety of specialties within a medical property and offers up these points regarding Spec Suites .

**Faster Lease up and Speed to Market:** Spec suites are pre-built, move-in-ready spaces. They significantly speed up the leasing timeline, designed to allow an array of specialties to occupy the space more quickly than that of custom-built medical requirements. This is especially important for practices that need to minimize downtime during rapid expansion into new markets or relocations.

**Cost Savings:** Spec suites often come with pre-selected finishes, fixtures, and layouts. By avoiding extensive customization, owners can save on construction costs and reduce the time spent on design and build-out. Additionally, these suites are designed with efficiency and patient experience as paramount goals. This is especially true for dated 2nd generation medical spaces that need modifications to incorporate the latest best practices from the medical field.

**Efficient Space Utilization:** Spec suites are designed with functionality in mind. They optimize space, ensuring that medical equipment, exam areas, waiting rooms, and administrative needs are met. The benefits include improvement to the efficiency of the care delivery, along with the cost, ensuring each space is optimized.

**Compliance and Safety:** Spec suites are built to meet healthcare regulations and safety protocols within particular markets. Features like ADA accessibility, privacy considerations, and security measures are already incorporated, reducing the burden on medical practitioners.

**Patient Experience:** Well-designed spec suites enhance the patient experience. They provide a professional and welcoming environment, which can positively impact patient satisfaction and retention. Our team has insight into what fits for particular markets and patient demographics. The benefit of a spec suite pays back in the speed and ease of the leasing process while putting the tenant needs first.

Aligning with a medically focused team and ownership group are essential steps when choosing a practice location. If you're considering a move, consult with professionals Woodside Health and our network of local licensed brokers who specialize in medical office spaces in markets like AZ, TX, FL, NV, OH and GA.



**About Our Expert:** Matt Comernisky has over 15 years of Leasing experience for National Platforms. With experience on both the Tenant and Landlord side, he and his team are acutely focused on Leasing within the niche Medical sector of Real Estate. His team utilizes best-in-class analytics and tools to help Landlords and Owners achieve their investment objectives, while giving medical operators a synergistic and data-backed strategy to help grow their practices and market share.

**Woodside Health:** Headquartered in Cleveland, OH, Woodside Health is a private equity firm that invests in the healthcare real estate sector. Since 2008, the firm has acquired over 4 million square feet of healthcare real estate and completed approximately \$1.5 billion in transaction volume. For more information visit [www.WoodsideHealth.com](http://www.WoodsideHealth.com).

**Crescendo Commercial Realty:** Serving a portfolio of over 1.5 million square feet, Crescendo helps building owners achieve their financial objectives while effortlessly streamlining the relationship between tenant and landlord. Our solutions are scalable to meet individual client needs and include:

- Leasing and Tenant Relationship Management
- Full-Service Property Management
- Construction Management
- Lease Administration
- Financial Analysis, Budgeting & Business Planning
- Property Accounting
- Facilities Management

Our commercial property management professionals understand that maintaining a well-managed facility is key to retaining and creating asset value for owners. Crescendo strives to maintain efficient and targeted operations that streamline the management and leasing process for building owners. We take pride in making sure our tenants have a best in class experience, so they are able to focus on running their business or practice.