



Wellness Suites at Paradigm Place

Private Suites for Independent Providers and University Clinical Site Partnerships

Braddock, Pennsylvania

Paradigm Place is an upcoming community-centered grocery and retail store at 401 Sixth Street, Braddock, PA. We are building a dedicated in-store **Wellness Corridor** and inviting **independent wellness providers** and **university partners** to lease private suites and operate on-site services that expand convenient access to care.

Paradigm Place provides space only. All providers operate as independent businesses and are responsible for licensing, staffing, clinical oversight, billing, and compliance.

Multiple build-outs are available. Suites are private and dedicated to the tenant.

Ideal uses include:

- Vision / Optical (optometry, eyewear dispensing, fittings, adjustments)
- Hearing Care (evaluations, hearing aid fittings, follow-up care)
- Registered Dietitian / Nutrition Counseling
- Behavioral Health Counseling (therapy, case management, telehealth hybrid)
- Healthy Aging Services
- Other light health and wellness providers offering office-based services that do not require labs, imaging, or procedures

Operating Models

Providers can choose a standard operating structure commonly used in small-format clinic suites:

A) Full-Time Exclusive Suite - Consistent weekly schedule and set business hours.

B) Limited Schedule Launch (Exclusive Suite) - A “start-lean” option for providers establishing demand while maintaining exclusive control of the suite.

C) Day Pass / Clinic Day

- Operate on select days (scheduled in advance) without a long-term lease.
- Reserve specific days each month or week for on-site services; ideal for specialists testing demand.

The wellness suites come with enhanced signage/placement, dedicated storage, premium sound treatment for privacy-focused services.

Suite Features

- Private enclosed suite within the store footprint
- Standard utilities (electric/HVAC)
- Customer-accessible location with shared store foot traffic
- Basic wayfinding and “Now Offering” visibility options

University & College Partnership Option

Paradigm Place can serve as a community-based clinical site and applied learning environment for programs such as optometry/vision care, audiology/hearing sciences, public health, and healthcare administration.

Partnership formats may include:

- University-operated clinic model (with licensed supervision, as permitted)
- Clinical rotations/externships with an on-site provider partner
- Coordinated screening days and health education events
- Business/operations practicums supporting clinic workflow, patient experience, and community programming

Responsibilities of the Leasing Partner

University-operated clinic model (with licensed supervision, as permitted) The provider (tenant) is responsible for licenses and permits, clinical compliance, staffing, operations, equipment and furnishings, insurance/liability coverage, and any specialized build-out beyond the baseline suite condition.

Paradigm Place does not provide clinical services and does not employ clinical staff for these suites.

NEXT STEP



Email pgteam@paradigmglobalinnovations.com to schedule a call to discuss fit, suite availability, and lease terms.