



# 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.

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### **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](mailto:pgteam@paradigmglobalinnovations.com) to schedule a call to discuss fit, suite availability, and lease terms.