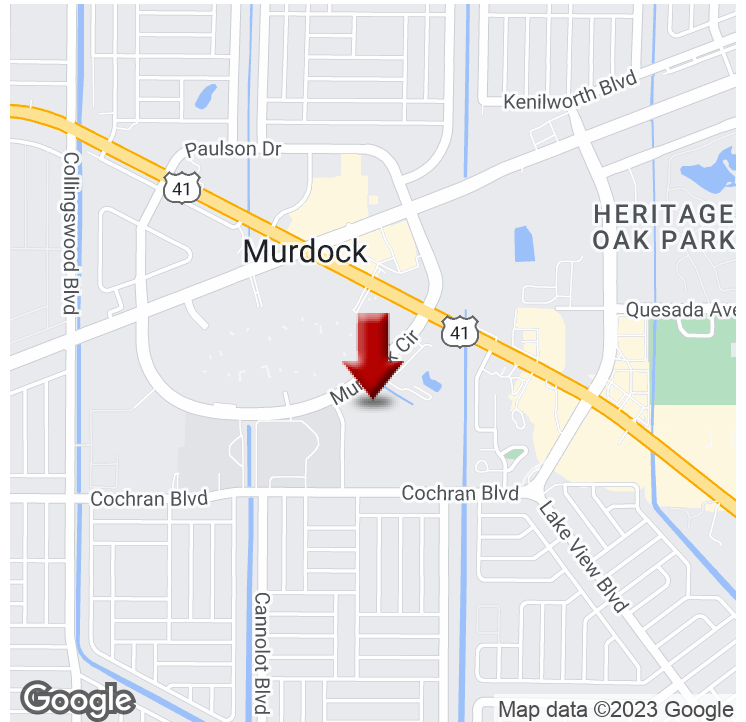


MURDOCK EXECUTIVE CENTER

18308, 18316 & 18350 Murdock Circle, Port Charlotte, FL 33948



OFFERING SUMMARY

AVAILABLE SF:	1,000 - 2,599 SF
LEASE RATE:	\$16.00 SF/yr (+CAM/OE)
BUILDING SIZE:	12,000 SF
ZONING:	CG
MARKET:	Port Charlotte
SUBMARKET:	North Port

PROPERTY OVERVIEW

Located at the intersection of Murdock Circle and Education Way, the Murdock Executive Center is in a highly desirable location. The Port Charlotte Town Center Mall is directly across the street. Charlotte County administration buildings and major financial institutions of Port Charlotte are minutes away. The executive center is easily accessible from the area's main transportation corridors, including U.S. Highway 41, SR-776 and I-75.

PROPERTY HIGHLIGHTS

- Class A Medical Space
- Great Port Charlotte Location
- Easily Accessible to US-41, SR-776 & I-75
- Perfect Demographic for Medical Office

KW COMMERCIAL
1675 W. Marion Ave.,
Suite 112
Punta Gorda, FL 33950

JIM QUINN
Broker, Operating Principal
O: 941.875.9060
C: 941.457.1380
jquinn@kw.com

OFFICE FOR LEASE

MURDOCK EXECUTIVE CENTER

18308 Murdock Cir, Suite 102
Port Charlotte, FL 33948



LEASE RATE:	\$16.00 SF/YR	TOTAL SPACE:	1,320 SF
LEASE TYPE:	MG+CAM/OE	LEASE TERM:	3-5 YEARS

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
18308 Murdock Cir, Suite 102	Medical	\$16.00 SF/yr	Modified Gross	1,320 SF	3-5 YEARS	Offered for lease at \$16 PSF/yr + CAM/OE.

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OFFICE FOR LEASE

MURDOCK EXECUTIVE CENTER

18316 Murdock Cir, Suite 104 & 105
Port Charlotte, FL 33948



LEASE RATE:	\$16.00 SF/YR	TOTAL SPACE:	1,306 - 2,599 SF
LEASE TYPE:	+CAM/OE	LEASE TERM:	3-5 YEARS

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
18316 Murdock Circle, Suite 104	Medical	\$16.00 SF/yr	Modified Gross	1,306 - 2,599 SF	3-5 YEARS	Offered for lease at \$16 PSF/yr + CAM/OE.

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OFFICE FOR LEASE

MURDOCK EXECUTIVE CENTER

18316 Murdock Circle, Suites 104 & 105
Port Charlotte, FL 33948



LEASE RATE:	\$16.00 SF/YR	TOTAL SPACE:	1,293 - 2,599 SF
LEASE TYPE:	+CAM/OE	LEASE TERM:	3-5 YEARS

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
18316 Murdock Circle. Suite 105	Medical	\$16.00 SF/yr	Modified Gross	1,293 - 2,599 SF	3-5 YEARS	Offered for lease at \$16 PSF/yr + CAM/OE.

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OFFICE FOR LEASE

MURDOCK EXECUTIVE CENTER

18316 Murdock Circle, Suite 106
Port Charlotte, FL 33948



LEASE RATE:	\$16.00 SF/YR	TOTAL SPACE:	1,306 SF
LEASE TYPE:	+CAM/OE	LEASE TERM:	3-5 YEARS

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
18316 Murdock Circle, Suite 106	Medical	\$16.00 SF/yr	+CAM/OE	1,306 SF	3-5 YEARS	Offered for lease at \$16 psf/yr + CAM.

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OFFICE FOR LEASE

MURDOCK EXECUTIVE CENTER

18350 Murdock Circle, Suite 101
Port Charlotte, FL 33948



LEASE RATE:	\$16.00 SF/YR	TOTAL SPACE:	1,005 SF
LEASE TYPE:	+CAM/OE	LEASE TERM:	3-5 YEARS

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
18350 Murdock Circle, Suite 101	Medical	\$16.00 SF/yr	+CAM/OE	1,005 SF	3-5 YEARS	Offered for lease at \$16 psf/yr + CAM.

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MURDOCK EXECUTIVE CENTER

18350 Murdock Circle, Suite 103
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LEASE RATE:	\$16.00 SF/YR	TOTAL SPACE:	1,005 SF
LEASE TYPE:	+CAM/OE	LEASE TERM:	3-5 YEARS

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
18350 Murdock Circle, Suite 103	Medical	\$16.00 SF/yr	Modified Gross	1,000 SF	3-5 YEARS	Offered for lease at \$16 psf/yr + CAM.

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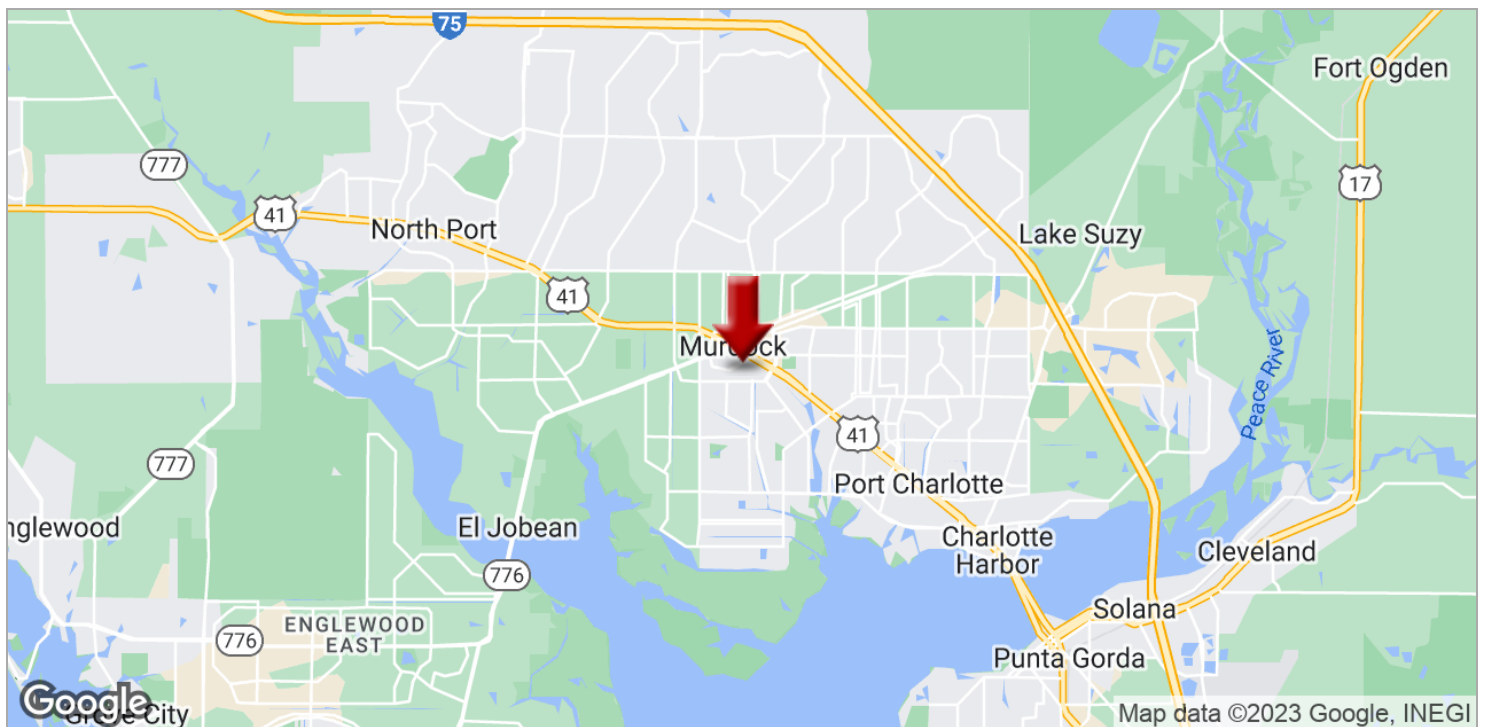
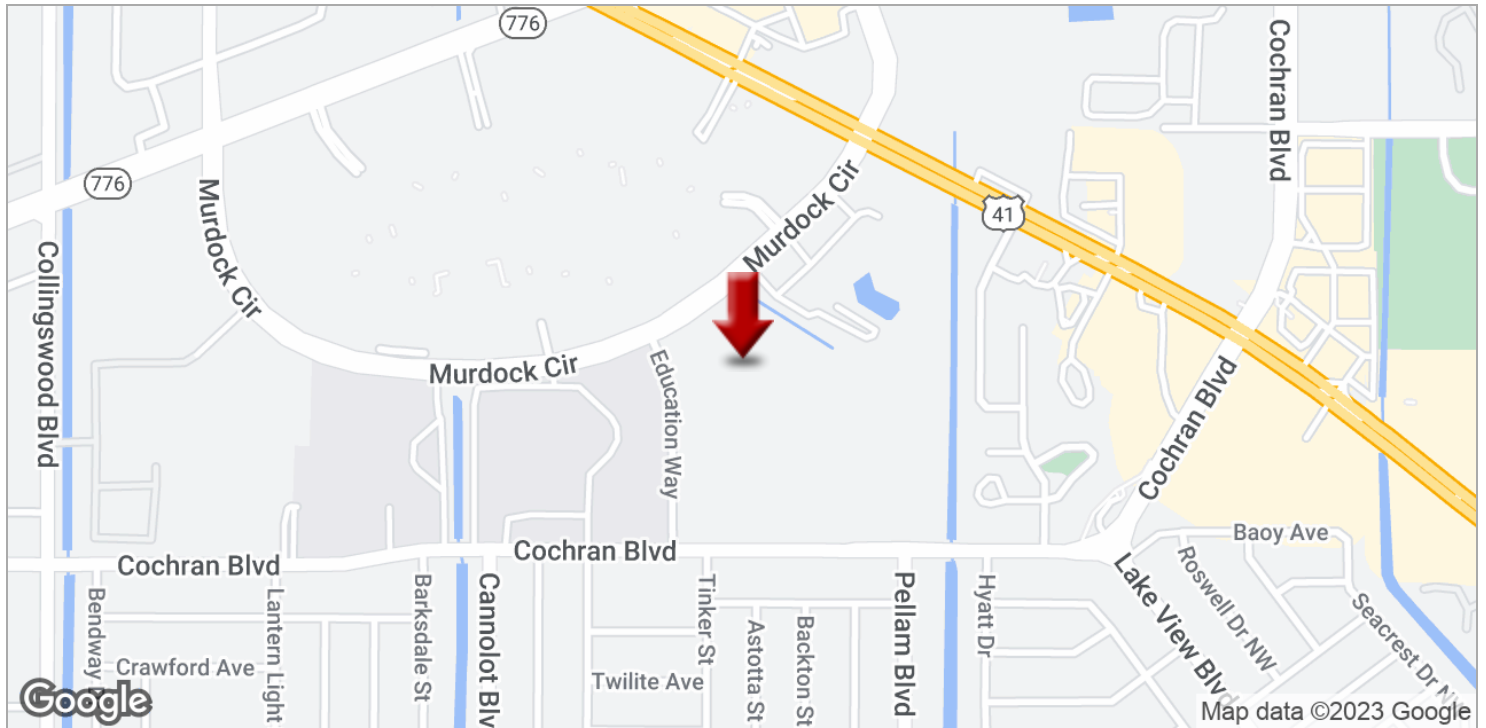
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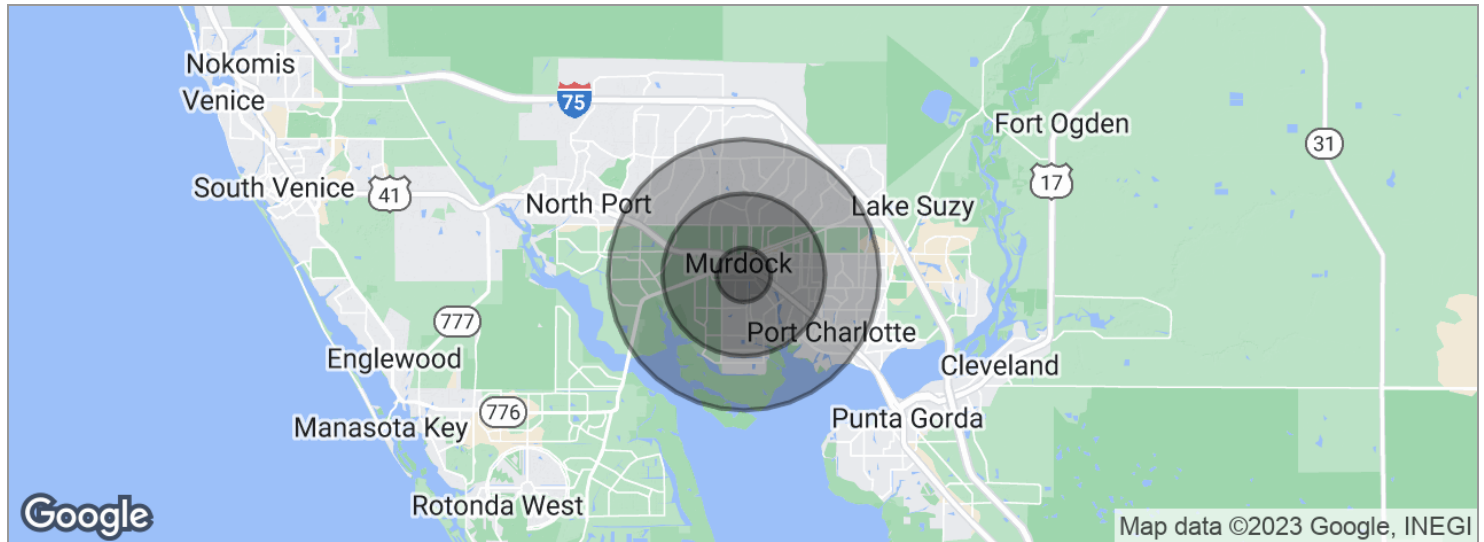
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,303	28,752	69,930
Median age	48.7	49.7	47.2
Median age (male)	46.2	47.4	45.4
Median age (Female)	52.8	51.9	48.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,864	12,773	29,799
# of persons per HH	2.3	2.3	2.3
Average HH income	\$48,706	\$50,776	\$53,139
Average house value		\$193,703	\$197,943

** Demographic data derived from 2020 ACS - US Census*

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