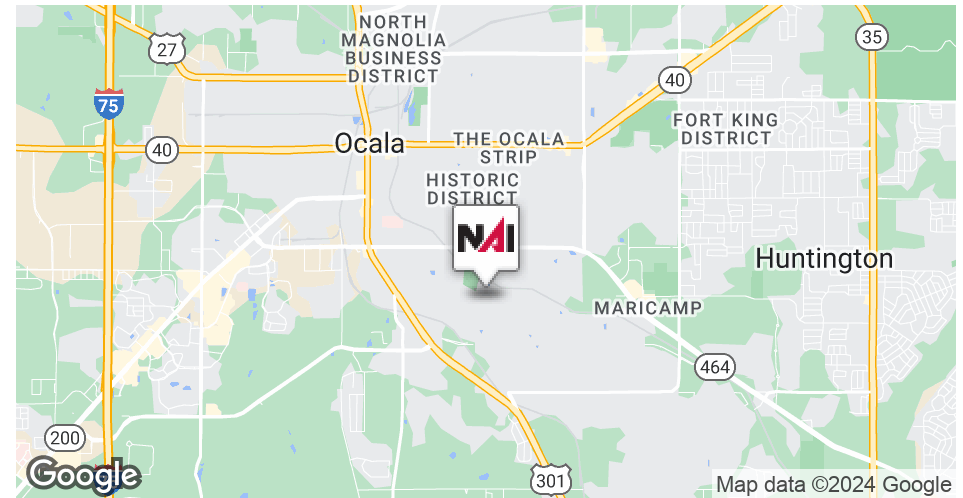


**FOR LEASE**  
**\$16.00 SF/YR (MG)**



## Property Highlights

- 1,100sf (unfinished Office) avail now
- Unit 103 Office is a shell that comes with a \$40/sf TI allowance
- Generally takes \$60/sf to \$100/sf+ to complete an interior
- Year built 2002, Zoned PUDRO, Parking: 5.9/1,000sf
- Parcel ID: 29939-001-08
- Approximately 1.75 miles to hospitals, excellent location for a medical practice, floor diagram available upon request

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,285	14,807	33,025
<b>Total Population</b>	5,815	36,834	85,330
<b>Average HH Income</b>	\$84,688	\$65,223	\$60,163



**Randy Buss, CCIM, SIOR**  
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## Lease Information

Lease Type:	MG
Total Space:	1,100 SF

Lease Term:	36 months
Lease Rate:	\$16.00 SF/yr

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
102	-	1,460 SF	Modified Gross	\$14.00 SF/yr	-
103	Available	1,100 SF	Modified Gross	\$16.00 SF/yr	This unit requires an initial build-out. It is currently a unfinished new shell with raw concrete floor, raw block walls, exposed roof trusses and without any interior walls, plumbing, electrical or HVAC. At the list price the Landlord will provide \$40/sf TI toward a tenant's office or medical buildout that would likely be in the \$65 - \$100+/sf range depending on tenant's needs. It can be office or medical. Landlord will grant free time ahead of paid term for the buildout. Whether Landlord builds out space or tenant builds out space depends mainly on tenant credit. 1,100sf \$16/sf/yr Gross Rent, Total: \$1,467/month.
101	Florida Clinical Practice Association, Inc.	2,776 SF	Modified Gross	Negotiable	-

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