OFFICE BUILDING FOR LEASE
MAY 2024

BERRYHILL MEDICAL PARK OFFICE

stirling

BERRYHILL MEDICAL PARK OFFICE

Office Building For Lease

OFFERING SUMMARY

Available SF:	2,246 - 4,876 SF
Lease Rate:	$21.34 SF/yr (MG)
Lot Size:	0.55 Acres
Year Built:	1990
Building Size:	4,876 SF
Renovated:	2023
Zoning:	C1
Market:	Milton

PROPERTY OVERVIEW

Berryhill Medical Park Opportunity. Service both Milton & Pace from this location. . Outstanding medical/office facility next door to Santa Rosa Medical Center. Excellent condition with excess common parking. Multiple exam rooms, waiting areas, offices, bathrooms, etc. throughout the entire facility. Tenant pays 46% of electricity, which will be billed monthly.

This facility has received several upgrades in 2023 including new roof, exterior paint, HVAC units, landscaping and resurfaced/painted/striped parking lot.

Current additional rent expenses are estimated at $3.84sf, which includes property taxes, water/sewer, lawn care & insurance.

Tenant pays prorata share of electricity (upon full occupancy) which is billed monthly & all janitorial costs.

PROPERTY HIGHLIGHTS

- Berryhill Medical Park Opportunity next to Santa Rosa Medical Center.
- Service both Milton & Pace from this location
- Berryhill medical facility with two suites or easily combined for one unit

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The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not Member of limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice.

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Office Building For Lease

LEASE INFORMATION

Lease Type:	MG	Lease Term:	60 months
Total Space:	2,246 - 4,876 SF	Lease Rate:	$21.34 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
5950 Berryhill Medical Park Dr.	Available	4,876 SF	Modified Gross	$21.34 SF/yr
Suite A	Available	2,246 - 4,876 SF	Modified Gross	$21.34 SF/yr
Suite B	Available	2,630 - 4,876 SF	Modified Gross	$21.34 SF/yr

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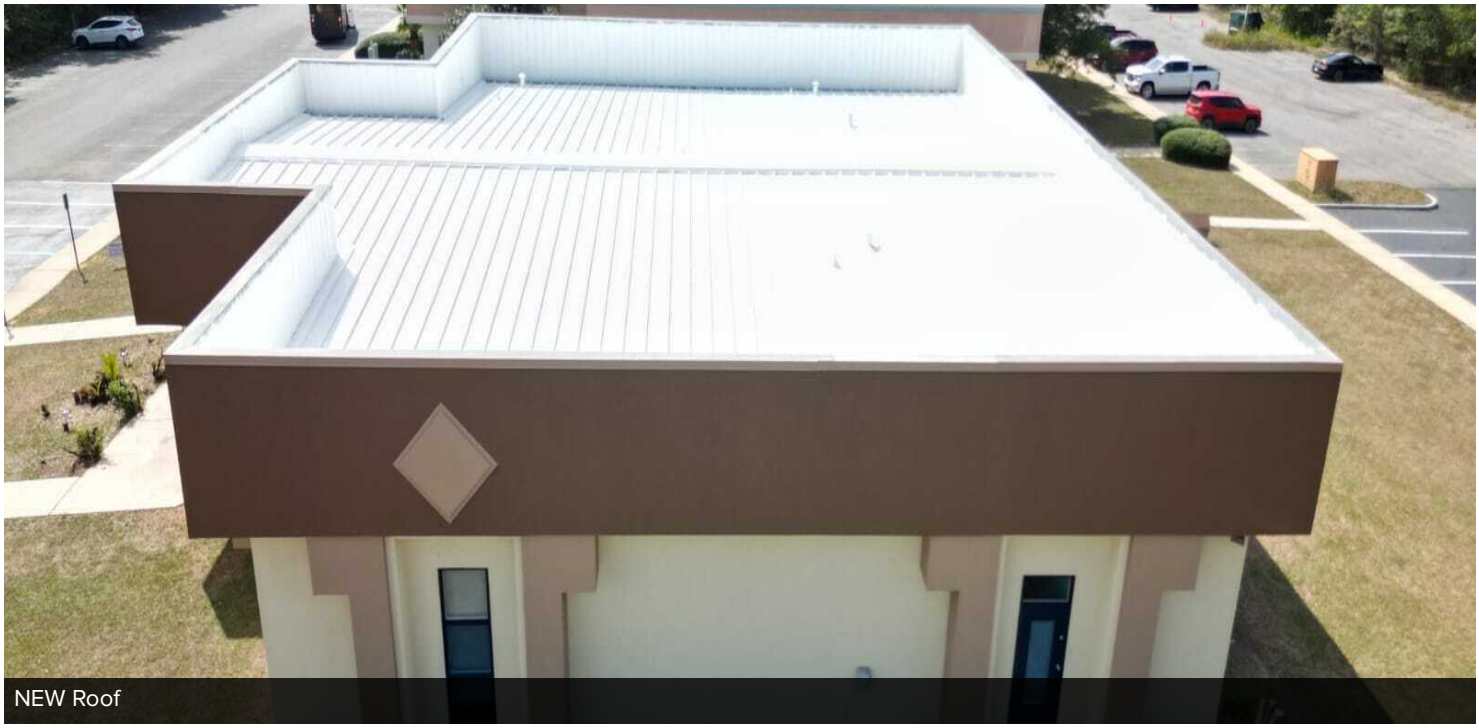

NEW Roof

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Rear Parking Lot

NEW Roof

Proximity to Hospital

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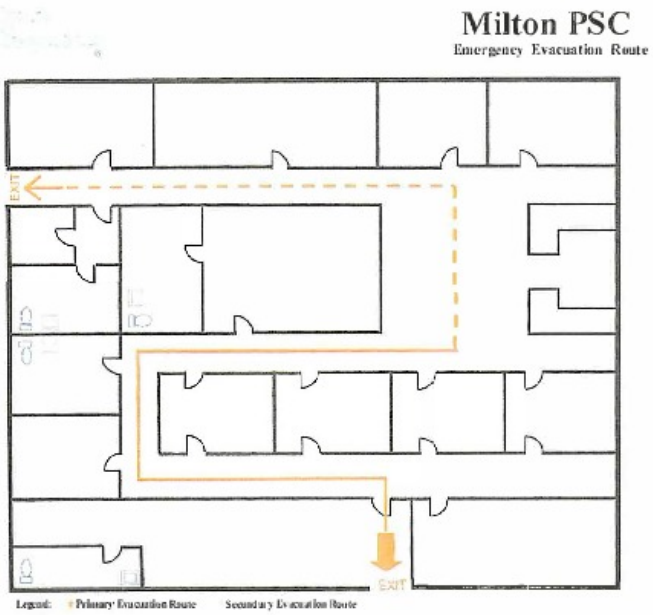
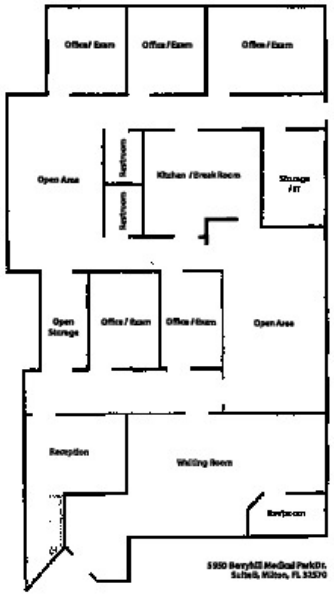
SUITE A



SUITE B



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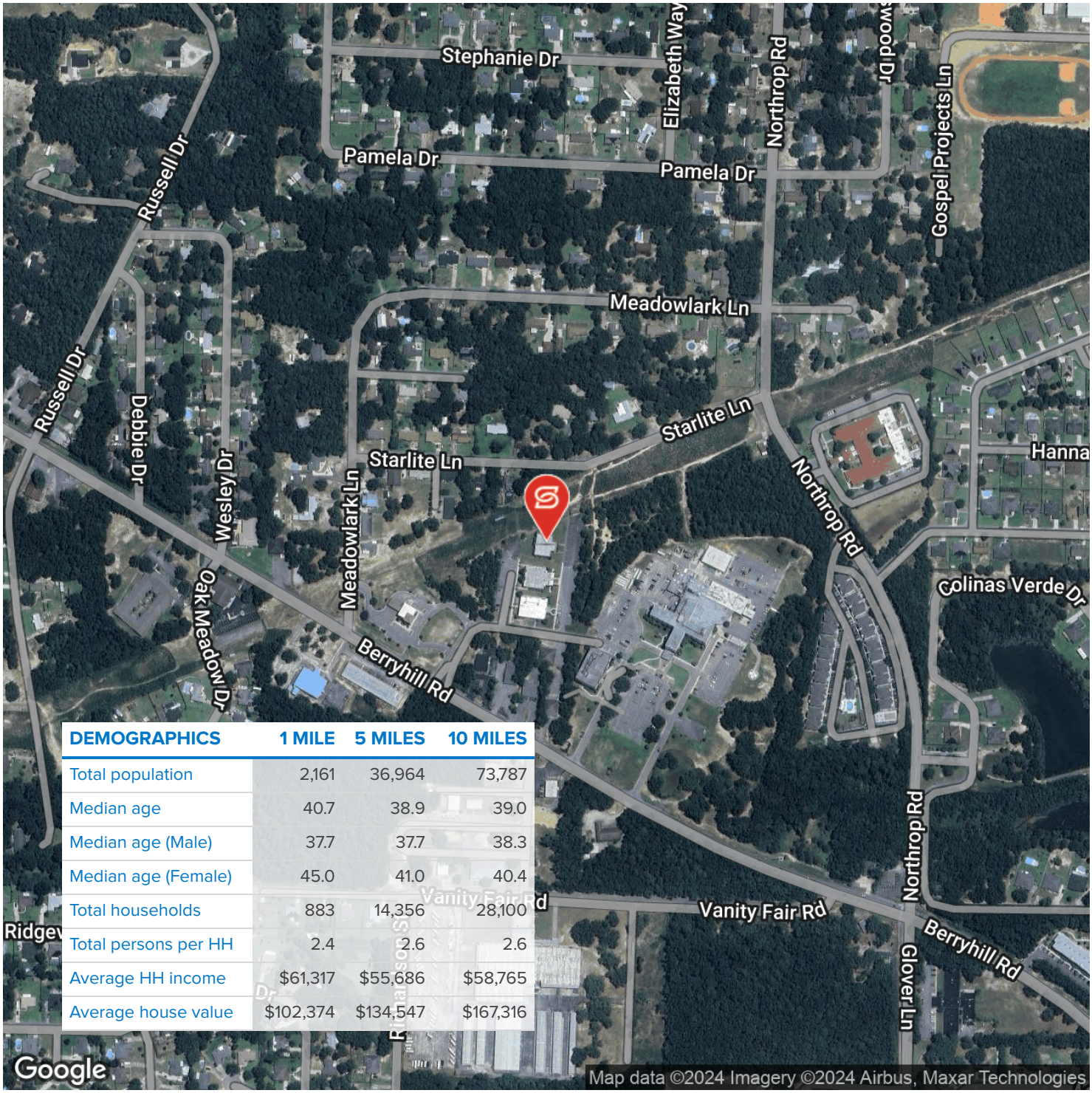

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total population	2,161	36,964	73,787
Median age	40.7	38.9	39.0
Median age (Male)	37.7	37.7	38.3
Median age (Female)	45.0	41.0	40.4
Total households	883	14,356	28,100
Total persons per HH	2.4	2.6	2.6
Average HH income	$61,317	$55,686	$58,765
Average house value	$102,374	$134,547	$167,316

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