

Florida Professional Center

Bldg B (Units 1, 2 & 3) North Boulevard, Davenport/Haines City, FL

Lease or Sale



Property Overview

Beautiful new Class A office building with three suites (can be combined into one large suite) in medical/professional office condominium complex. This building has recently been completed as a shell and is ready to be finished to suit. All infrastructure in.

Property Details

SUITE: 7,500 SF or 2,500 SF, finished to suit

LEASE RATE: \$22.00 psf Gross

PURCHASE: see following page

BUILD-OUT: Landlord to negotiate build-out on lease through broker.

Contact Information :

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NRT

www.mycommercialteam.com

290 Cypress Gardens Boulevard, Winter Haven, FL 33880

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Medical/Professional Office Suites in First-Class Complex for Lease or Purchase - Interior to be Built to Suit Building B (Units 1, 2 & 3) North Boulevard, Davenport, Florida

DESCRIPTION:	Beautiful new 7,500 SF Class A office building which can be leased or purchased as one suite or as 2,500 SF suite in first-class medical/professional office condominium complex. Existing building shell has recently been completed and is ready to be finished to suit. Pharmacy recently built in SW corner of complex will be opening soon.
LOCATION:	U.S. Highway 27 and North Boulevard, Davenport, Florida. This is less than one-half mile from the Heart of Florida Regional Medical Center. This facility will be the most prestigious medical complex along U.S. Highway 27. Over 44,000 vehicles per day pass this site on U.S. Highway 27.
UNIT AVAILABILITY:	Units 1, 2 & 3 can be leased or purchased as one suite (full building) or as individual units. See site layout (next page) showing location of this
INGRESS & EGRESS:	Excellent access from North Boulevard, just off U.S. Highway 27 with full median cut.
LEASE RATE:	\$22.00 PSF gross. Landlord to negotiate build-out on lease through broker.
SALES PRICES FOR THIS & OTHER UNITS:	<ul style="list-style-type: none">• \$998,000 for Building B (Units 1, 2 & 3); \$350,000 per unit (shell only)• \$615,000.00 for full building (Bldg. 2330 - shell only)• \$310,000.00 for half building (Bldgs. 2310 or 2330 - shell only)• \$525,000.00 for pad - C, D, E & F (bldg must have same exterior; all infrastructure in)

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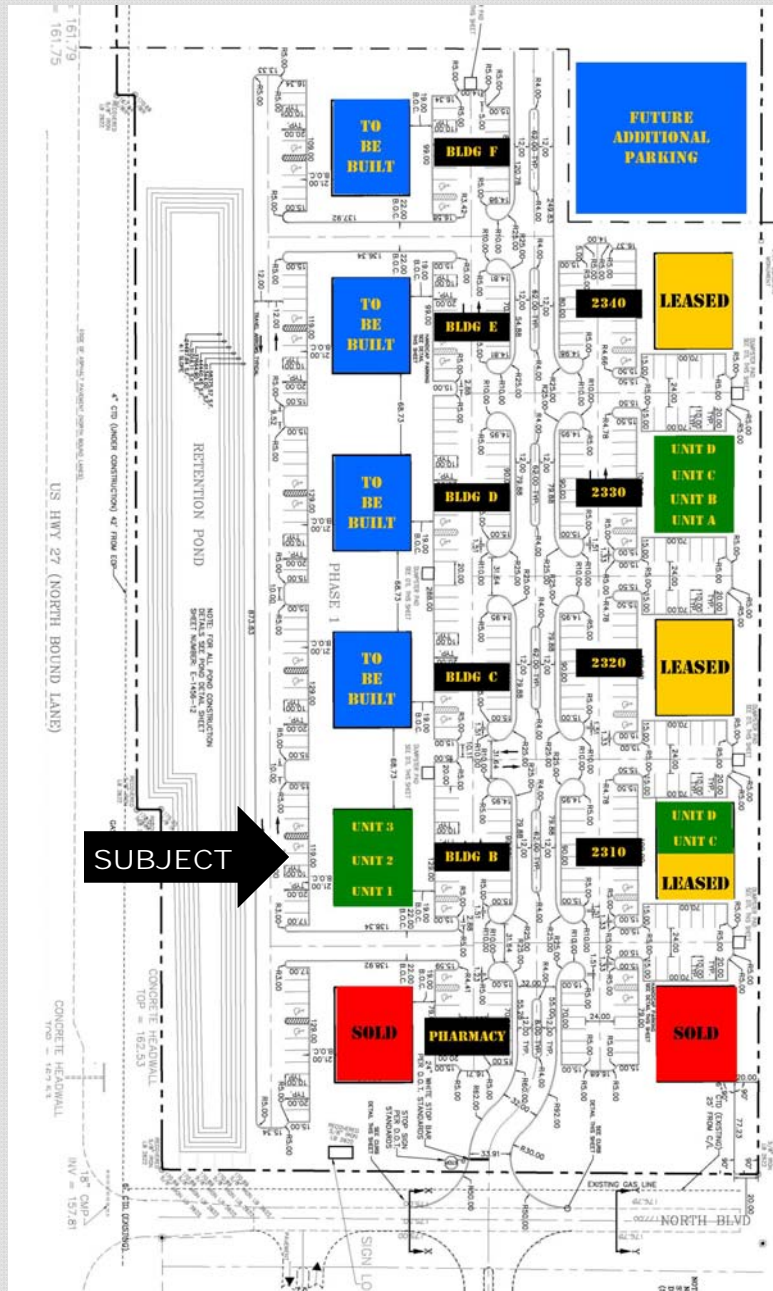
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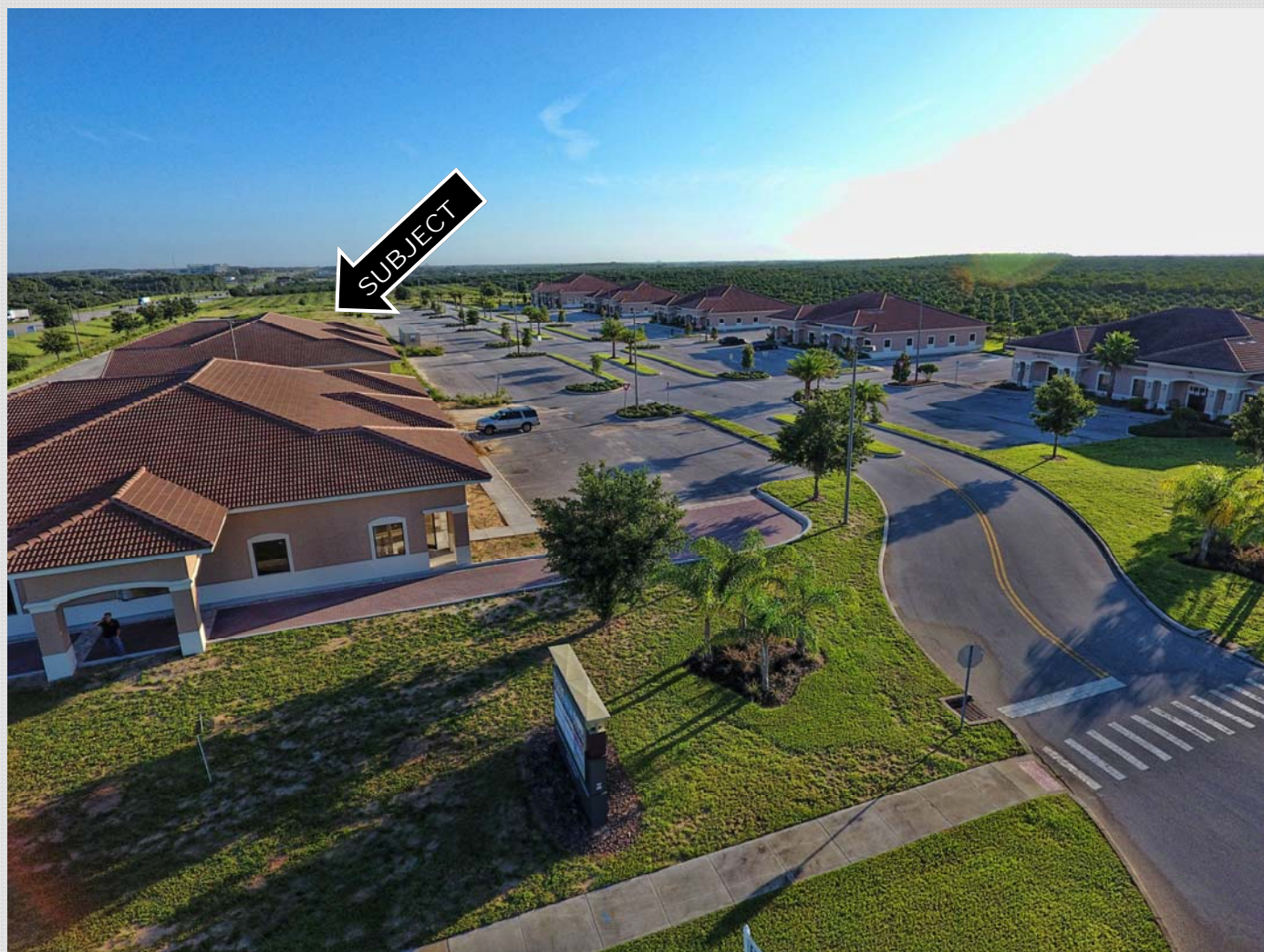
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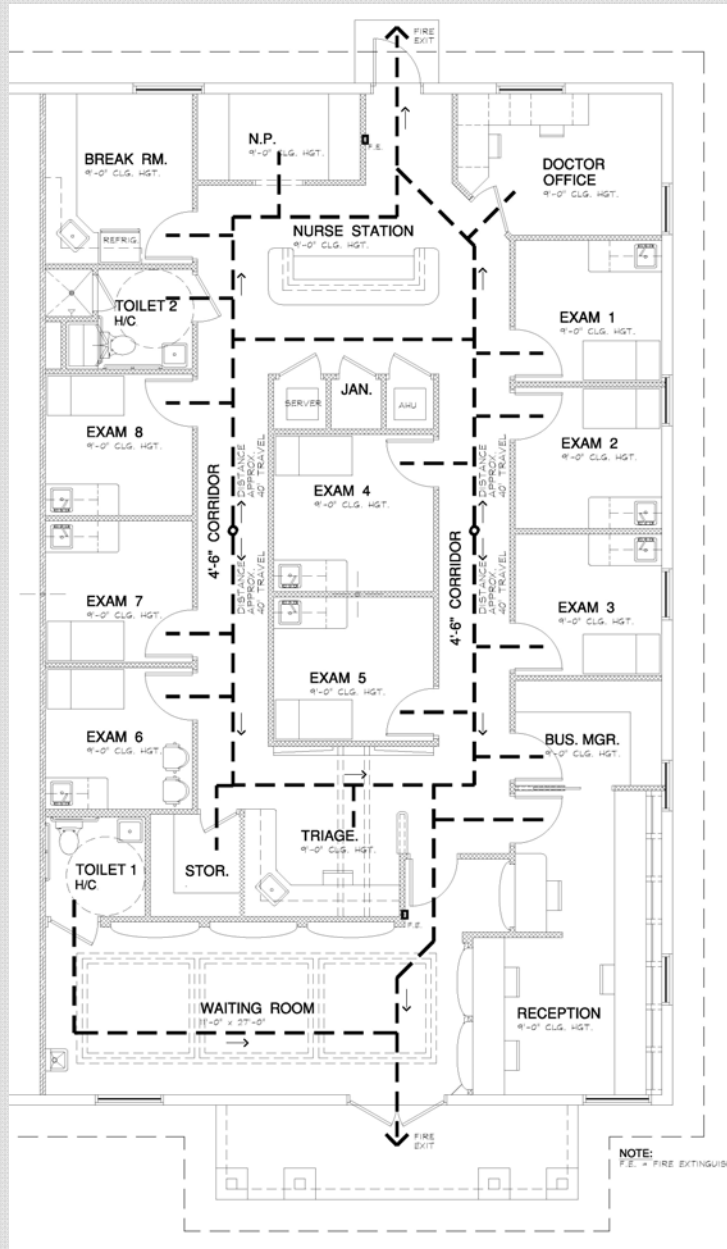
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This is a typical layout that was designed for one of our units.

There are any number of possible designs that can be built specifically for your needs. Build the office of your dreams!



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Unit 1



Unit 2

Unit 3



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Example of What Finished
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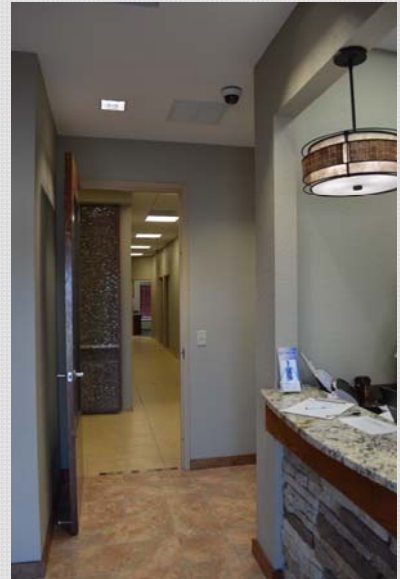
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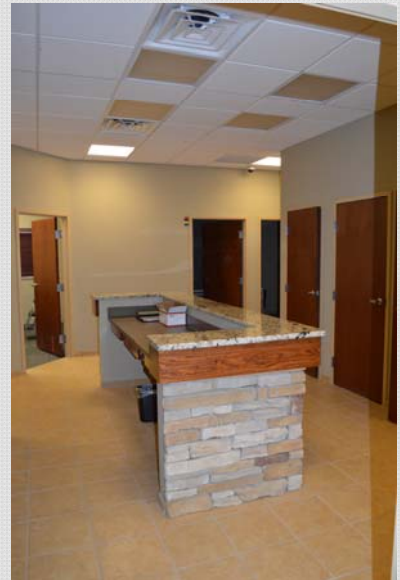
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