

4,760± SF MEDICAL PROFESSIONAL OFFICE

Class A Building Built in 2021

15123 Ogden Loop, Odessa, FL 33556

**BERKSHIRE
HATHAWAY** | FLORIDA
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COMMERCIAL DIVISION



FOR SALE

- 4,760± SF built-out Medical/Professional office.
- Large reception area with restroom and refreshment area
- Large training/conference area with 2 additional conference rooms
- Break/kitchen area.
- Plank or carpet throughout
- Traffic Count: 54,000 AADT on SR 54
- 1.5 miles west of Suncoast Parkway
- Asking: \$1,425,000



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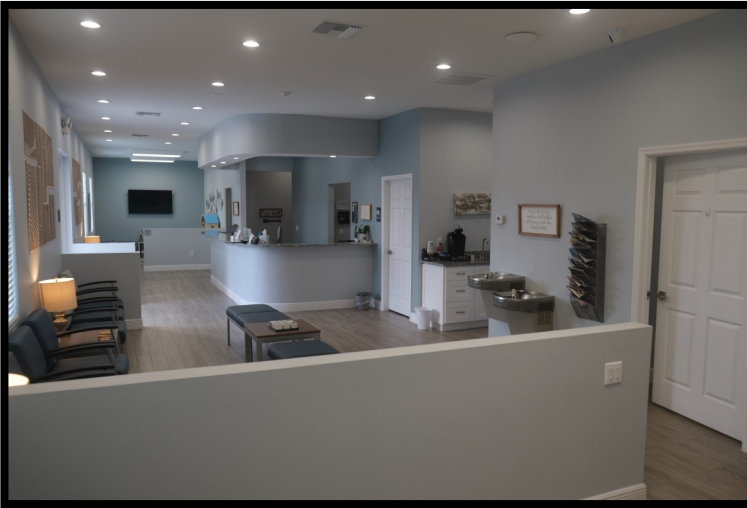
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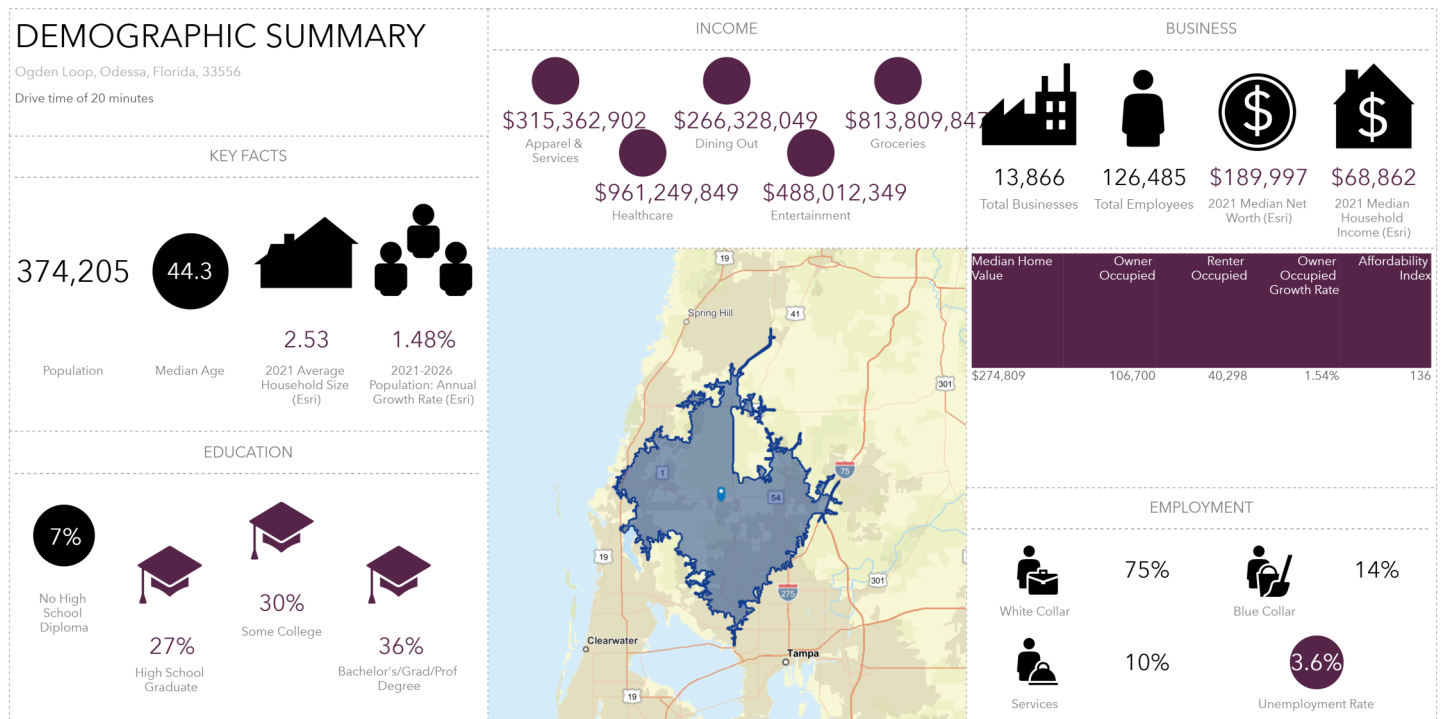
Welcome to our beautiful medical/professional office space! This 4,760± SF office building that sits on 0.11 acres is just two years old and boasts ample parking, making it the perfect location for your business needs. The building has been meticulously maintained and is equipped with 3 HVAC units to keep you and your clients comfortable year-round.

Inside, you'll find a space that has been thoughtfully designed with a traditional medical workflow in mind. The offices vary in size, with most featuring a sink for added convenience. There are a total of 4 restrooms, a kitchen/break area, and a very large waiting area with a built-in reception desk that includes a file area. Additionally, there is the possibility for a large conference/training area and 2 additional conference areas, perfect for meetings or group sessions.

The outside offices feature windows that let in natural light and provide a pleasant view of the surrounding area. Located just 1.5 miles west of Suncoast Parkway, with 15+ parking spaces available, and with plank or carpet flooring throughout, this prime location sees a traffic count of 54,000 on SR 54. Don't miss out on the opportunity to set up your business in this stunning space - contact us today to schedule a tour!

*Due to the presence of existing dental and spine related businesses, this building is not available for sale to businesses operating in the same field.

AREA DEMOGRAPHICS (20 MINUTE DRIVE TIME)



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