General Office Space For Lease 16332 Cortez Blvd - Unit A, Brooksville, FL 34601



COMMERCIAL DIVISION



For Lease

- 2,081 +/- SF, Premier Office Space
- Regal Oaks Plaza East Professional Center, Brooksville, FL
- LL Paint & Install New Flooring, TIA Can Be Negotiated for Medical
- Just Off the Suncoast Pkwy & SR50
- Less Than One Mile West of Tampa General Hospital (TGH), Brooksville
- About Five Miles East of Oak Hill Hospital (HCA)
- Well-Maintained and Landscaped Excellent Curb Appeal
- List Price \$17.00/SF/YR NNN
- NNN Estimated @ \$4.20/SF/YR

For Information Contact:

KIM LOHRY

Senior Director klohry@bhhsflpg.com 727-488-5421

DAVE RABON

Senior Director drabon@bhhsflpg.com 813-951-3190

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Medical Office Space For Lease
16332 Cortez Blvd - Unit A, Brooksville, FL 34601



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Premier 2,081± SF Office Space in the Regal Oaks Plaza East Professional Center, Brooksville, FL. Located just east of Suncoast Pkwy, this office building offers excellent visibility and access.

This well-maintained and landscaped Professional Center has excellent curb appeal with a highly visible location and 250 FT of frontage along Cortez Blvd (SR50). The professional office space provides a typical open office floorplan set up for cubicles or easy addition of internal walls for conversion to medical. LL will paint and install new flooring. A Tenant Improvement Allowance (TIA) can be negotiated. In addition to two large open areas there are (2) ADA restrooms.

Built in 2007, the 11,370 SF Regal Oaks Plaza East Professional Center is zoned C1. The new LL has recently cleaned the roof, provided new Exterior Paint, new HVAC systems and new Landscaping.

The Regal Oaks Plaza East Professional Center is conveniently located less than a mile from Tampa General Hospital (TGH) Brooksville and about five miles east of Oak Hill Hospital (HCA). In addition, the building is situated just east of a well-developed section of Cortez Blvd, with many national brand retailers and restaurants nearby as noted on the included aerial.

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FLORIDA PROPERTIES GROUP

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AREA DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS



Population



Average Household Size



Median Age

54,083

Daytime Population

ANNUAL HOUSEHOLD SPENDING



\$1,399 Apparel &

Services

\$2,528 Eating Out

\$3,766

EMPLOYMENT

\$105

Computers

\$4,300

INCOME



\$42,669

Median Household Income



Per Capita Income



\$83,155 Median Net Worth



63%

White Collar



Blue Collar



15% Services



Unemployment Rate

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BERKSHIRE HATHAWAY FLORIDA PROPERTIES GROUP

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FLOOR PLAN

UNIT A





