



**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION

Connerton Medical Center

Medical Office Build-to-Suit or Lease

8527 Land O'Lakes Blvd, Land O'Lakes, FL 34637



For Lease

- Medical office space up to 8,944 SF available now; phase II up to 20,300 SF
- Build-to-Suit, Lease, Partnership Options
- Pre-construction leasing, completion planned 4Q 2024
- Grey box space, can be divided
- tenant improvement allowance on long term leases
- Ample patient and staff parking
- Excellent visibility on high traffic roadway -up to 29,500 AADT
- Just .10 mile from future Ridge Road Extension
- Lease Rate: \$35.00 PSF NNN CAM \$6.5-\$8.5



AMANDA MALHOIT

Commercial Advisor
amalhoit@bhhsflpg.com
813-751-7556

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Expected CO

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4Q 24

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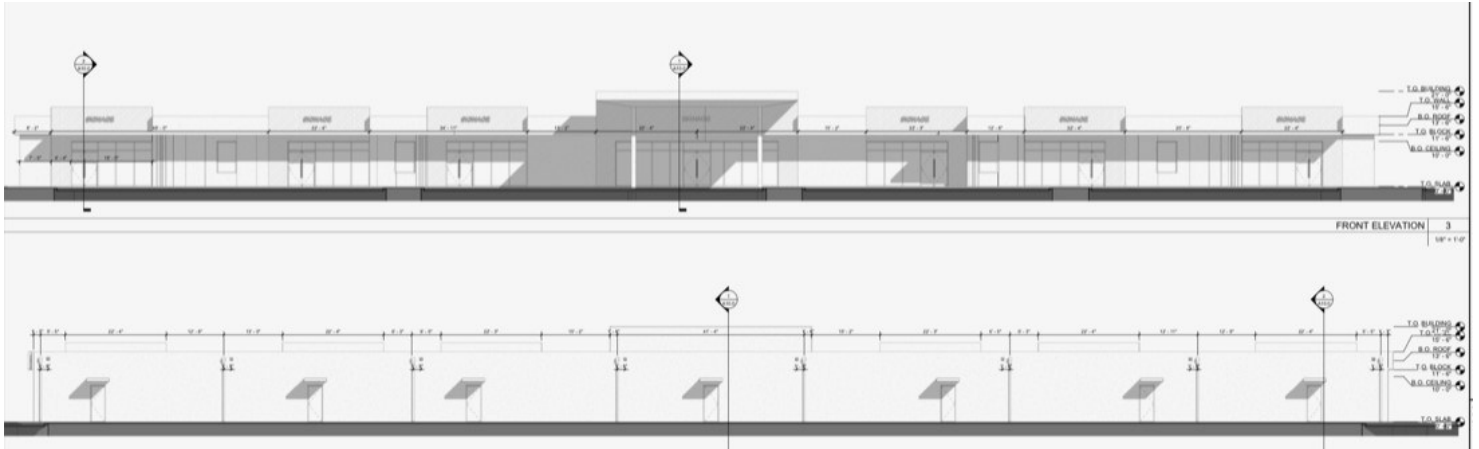


AMANDA MALHOIT Commercial Advisor amalhoit@bhhsflpg.com 813-751-7556

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This medical center is located less than one mile from AdventHealth Hospital - Connerton on busy Land O'Lakes Boulevard (US 41) in the growing central Pasco County community of Land O'Lakes, FL.

New construction, estimated for a 4Q 2024 completion date. This medical office building features spacious center or end units available for lease up to 8,944± SF. Also available as a build-to-suit or partnership opportunity.

The property boasts excellent visibility and frontage on a high traffic commuter roadway (estimated at 29,500± vehicles per day).

Conveniently situated within minutes to several affluent residential communities, less than 40 minutes to Tampa International Airport, Downtown Tampa and numerous entertainment and outdoor venues in between.

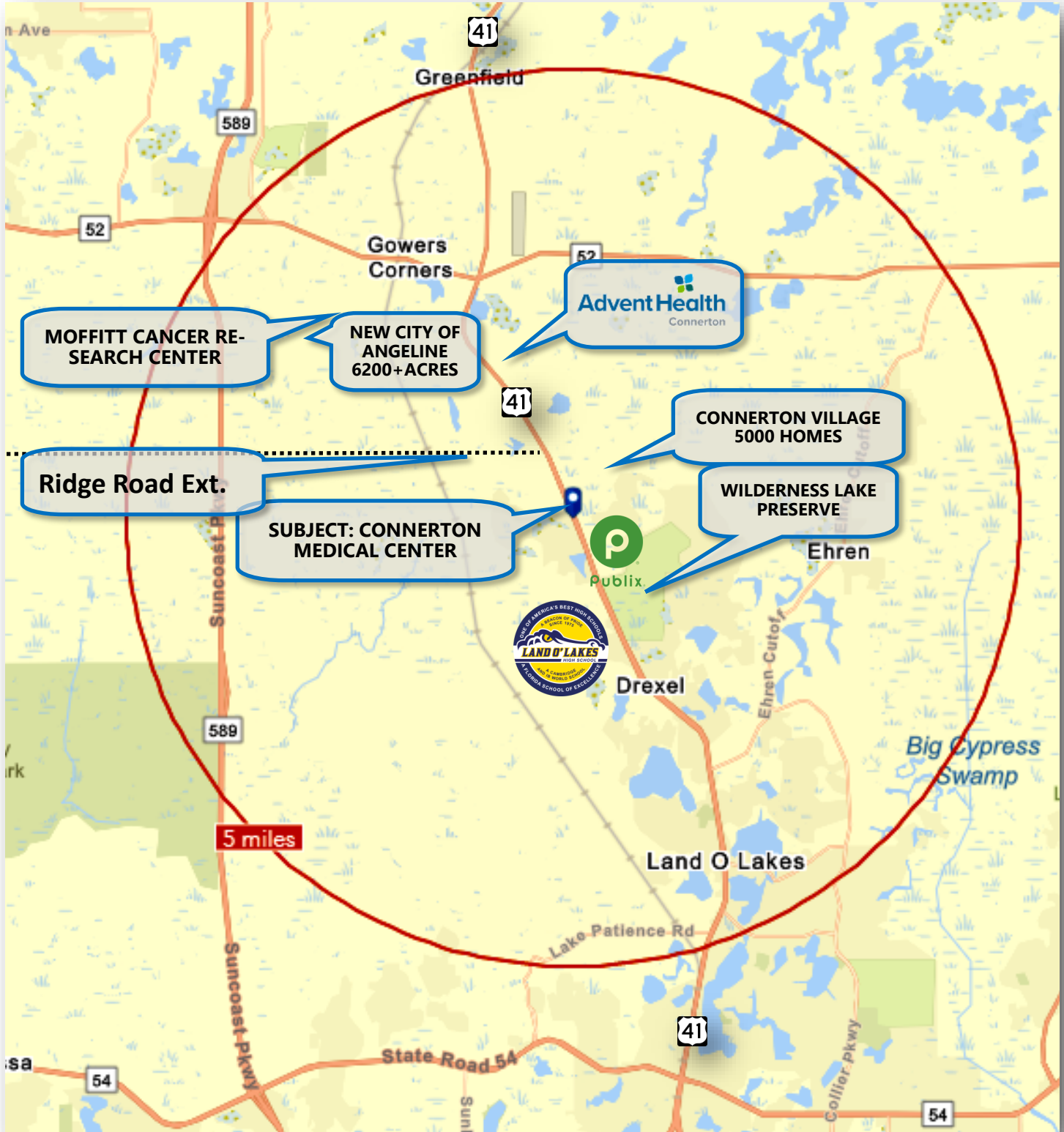
This is an ideal location for complimentary medical uses including urgent care, neurology group, orthopedic group, general surgery group, and lab group, MRI or dialysis center, oral surgeon, endocrinologist, primary care and many other medical uses.

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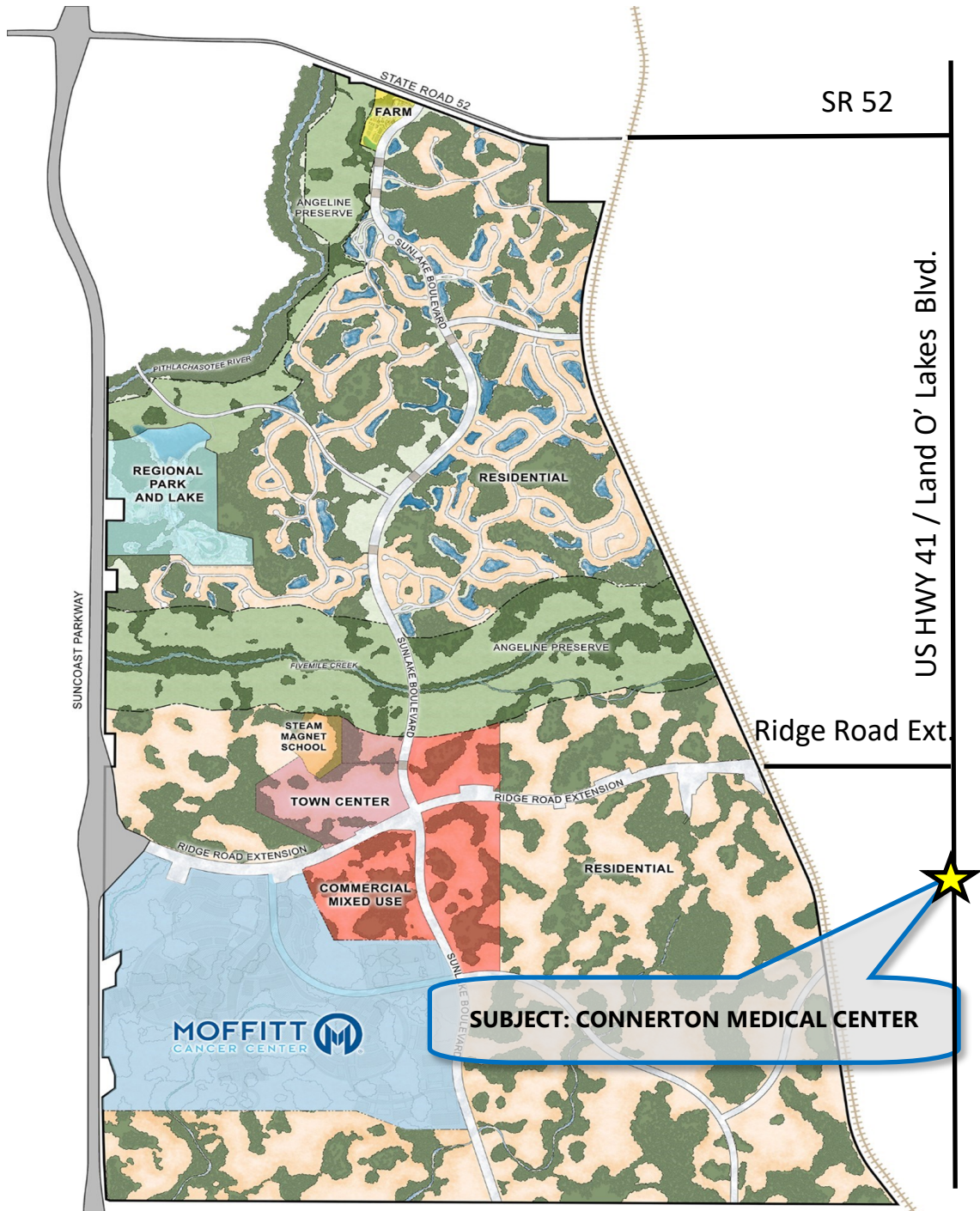
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New: Angeline, Florida

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Angeline will be a bold, groundbreaking, new 6,200+ acre mixed-use, master-planned community that will completely transform Pasco County, Florida. The visionary team at Metro Development Group has partnered with award-winning homebuilders and an expert team of partners – including H. Lee Moffitt Cancer & Research Institute – to create one of Florida’s most innovative, healthy and sustainable places to call home, pursue outdoor adventures and be part of a next-generation health and wellness campus.

<https://www.metroplaces.com/community/angeline/>

Angeline will be massive

When completely built out, Angeline is expected to have about 35,000 people.

The community will be home to H. Lee Moffitt Cancer Center’s planned Pasco County 775-acre campus, which is entitled for up to 24 million square feet of planned clinical and research facilities.

Plans include a hospital, research and development space, office, manufacturing, laboratories, pharmacies, educational facility/university, hotel, and commercial space. The multiyear, multiphase project is expected to create 14,500 jobs.

Its footprint is larger than downtown Tampa.

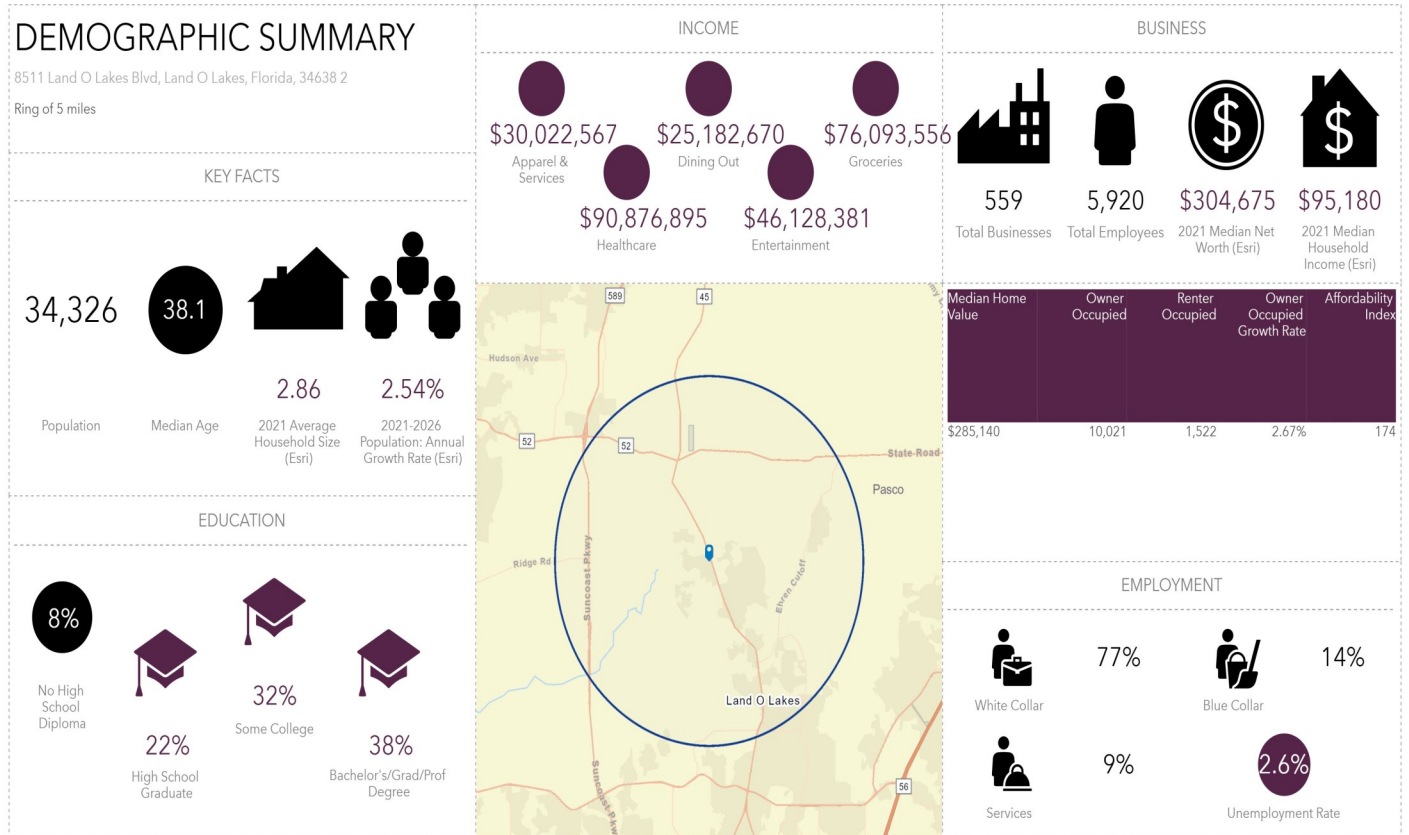
<https://lakerlutznews.com/ln/2022/06/102868/>

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AREA DEMOGRAPHICS (5 MILE RADIUS)



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AMANDA MALHOIT Commercial Advisor amalhoit@bhhsflpg.com 813-751-7556