



# PRIME MEDICAL OFFICE FOR LEASE

1809 Collier Parkway, Lutz, FL 34637

Lease Price:

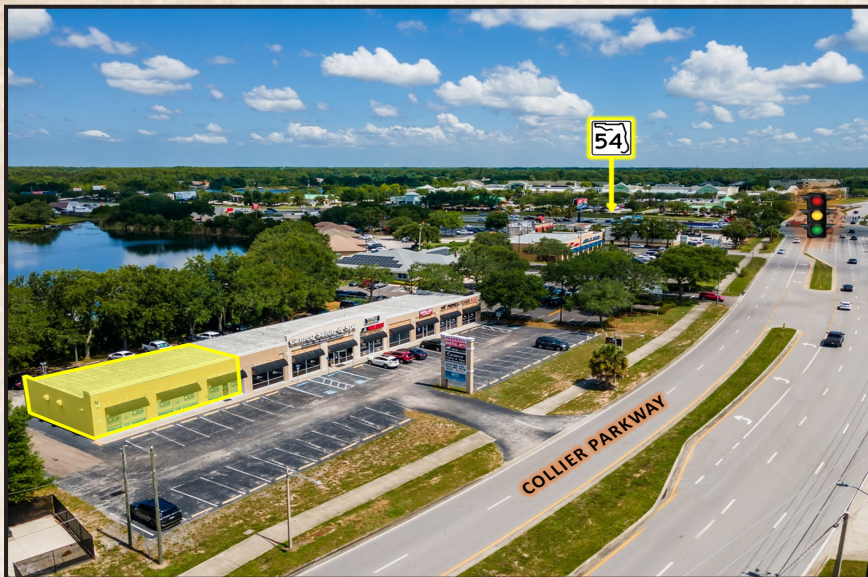
\$27 psf

NNN



## PROPERTY FEATURES

- ❖ Prime medical office space available August 1st, just south of the intersection at Collier Parkway & SR 54 with combined traffic counts in excess of 75,000 vehicles per day
- ❖ 2,700 sf layout provides generous waiting/reception, six exam rooms w/ sinks, two private doctor's quarters, employee lounge, and two ADA compliant restrooms
- ❖ Outfitted with a 100 sf lab, 130 sf nurse station, upgraded electrical power, and storage for medical supply/inventory
- ❖ Building and Pylon signage available
- ❖ Space has modern finishes including brick textured walls, crown molding, upgraded can & fluorescent lighting, laminate vinyl plank flooring, and neutral paint colors
- ❖ Center has efficient underlying fundamentals for a medical user with over 270 ft of frontage, 6.36/1,000 parking ratio, convenient ingress & egress and in close proximity to other major medical & retail entities
- ❖ Close to major thoroughfares: less than 2 miles to US 41, 3.5 miles to I-275, and less than 7 miles to the Suncoast Parkway



Beautiful Reception!

## Demographics - 5 miles



\$117,142  
Average HH Income



41  
Average Age



104,125  
Population



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## Aerial Map - Local Retail



## Nurse's Station



## Site Plan



**COMMERCIAL ASSET PARTNERS**

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