



FOR LEASE

2,265± SF End Cap Office

- Gorgeous Medical Office available for occupancy November 1, 2025
- Modern medical office space - built in 2021.
- Exceptional office offering 7 exam rooms, 2 physician offices, 2 restrooms, a staff breakroom.
- Dedicated lobby entrance to a spacious reception, and a beautiful waiting area with natural light and high ceilings.
- Ideal layout for efficient patient flow and professional use.
- Located in a building with a primary physician group on a Publix out-parcel.
- Ample parking and access from two separate traffic lights.
- Excellent location provides 3 major hospitals within 10 miles.
- This modern design, functional floor plan, and upscale comfortable atmosphere makes this medical office a rare opportunity for healthcare providers seeking a ready-to-use space tailored for success.

5234 Little Rd | New Port Richey, FL 34653

Lease Rate | \$30.00 per SF NNN

Modern Medical Office Space

Danielle Ruiz
Vice President | Licensed Associate
Cell (727) 222-9869
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Heidi Tuttle-Beisner
Broker/Owner
Cell (727) 992-1674
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Office (727) 376-4900
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**COMMERCIAL ASSET
PARTNERS**

LOBBY & RECEPTION



Lobby



Reception



Reception

cap-realty.com

(727)376-4900

This information is believed to be accurate. Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all Information.



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5234 LITTLE ROAD | NEW PORT RICHEY, FL 34653

MEDICAL EXAM ROOMS



**FURNITURE AND EQUIPMENT NOT INCLUDED*

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(727)376-4900

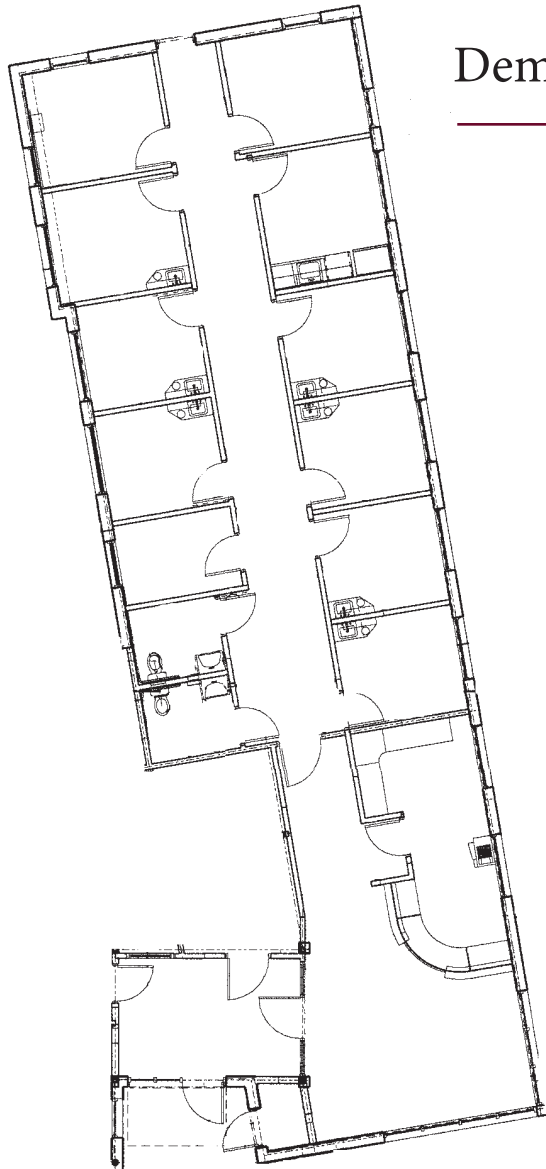
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5234 LITTLE ROAD | NEW PORT RICHEY, FL 34653

SPACE PLAN | 2,265 SF



Demographics — 5 Miles



156,024

Population
2025



\$91,520

Average HH Income



1.56%

Population Growth
2025-2030



47

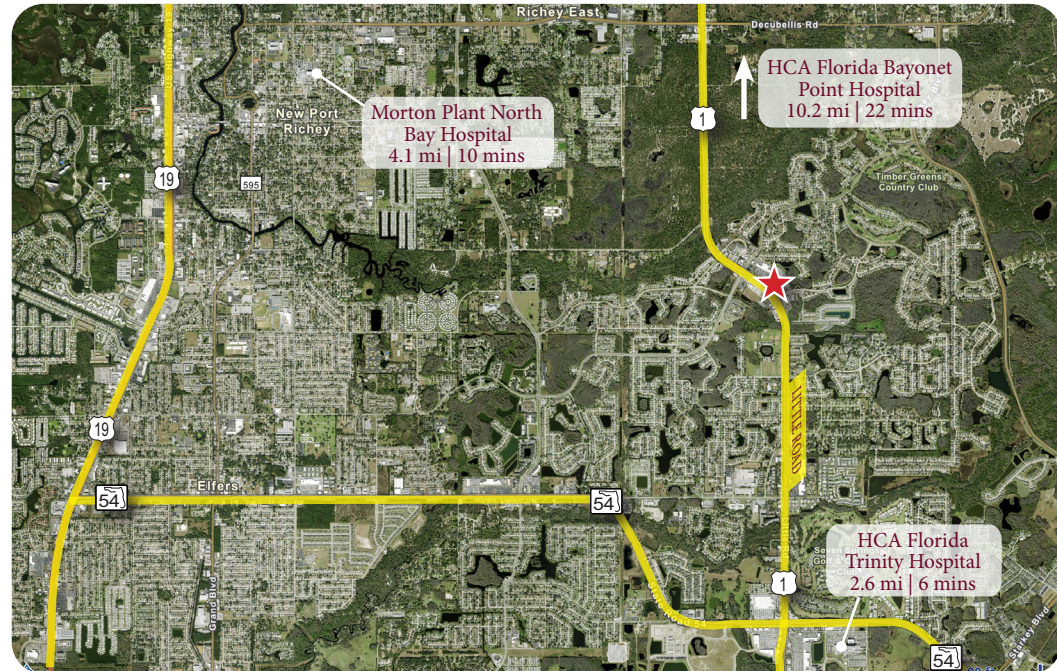
Average Age



Patient Care Entrance



Main Hallway



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