



5234 Little Rd | New Port Richey, FL 34655

Lease Rate | \$25.00 per SF NNN

# FOR LEASE

## Two Medical Office Suites

- Modern medical space - built in 2021
- Dedicated lobby entrances to spacious reception, and beautiful waiting areas with natural light and high ceilings.
- Ideal layouts for efficient patient flow and professional use.
- Suite One: Three exam rooms, two workstations, reception desk, and physician office. Shared break room.
- Suite Two: Exceptional office offering seven exam rooms, two physician offices, two restrooms, and staff breakroom.
- 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 plans, and upscale comfortable atmosphere makes these medical offices a rare opportunity for healthcare providers seeking a ready-to-use space tailored for success.

## Modern Medical Office Space

**Danielle Ruiz**  
Vice President | Licensed Associate  
Cell (727) 222-9869  
druiz@cap-realty.com

**Heidi Tuttle-Beisner**  
Broker/Owner  
Cell (727) 992-1674  
htuttle@cap-realty.com

Office (727) 376-4900  
cap-realty.com



**COMMERCIAL ASSET  
PARTNERS**



# SUITE ONE - 1,965 SF



Lobby



Reception



Hallway to Exam Rooms

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.

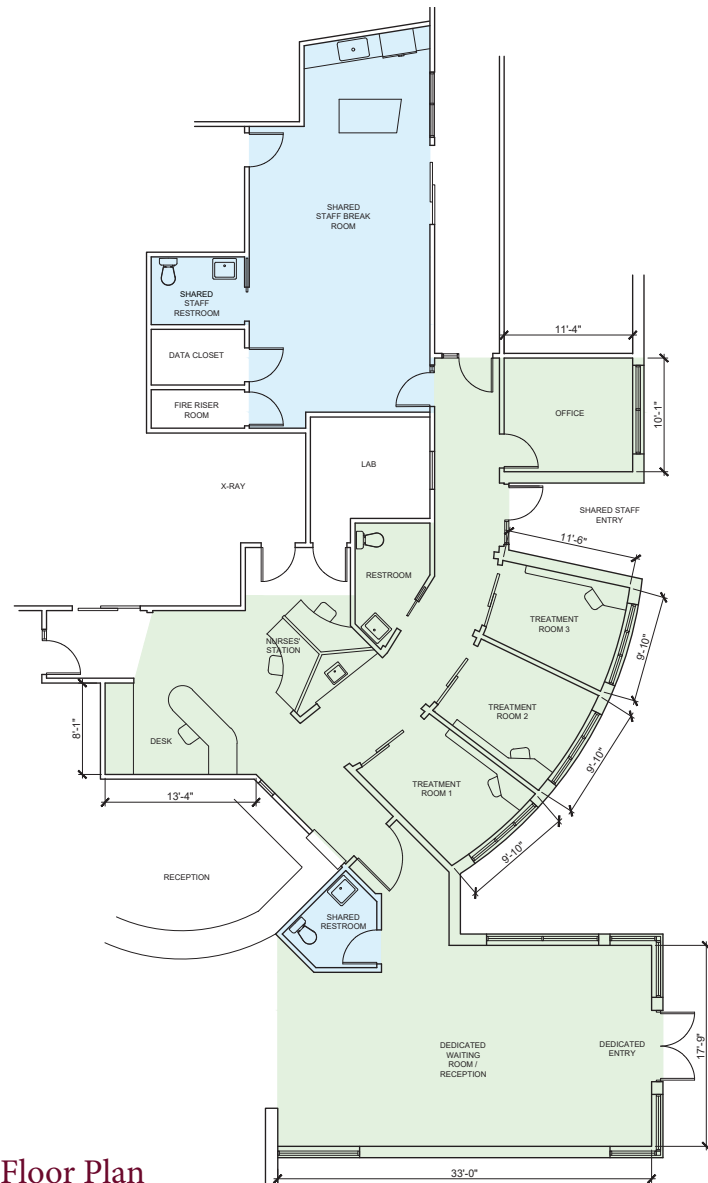


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# SUITE ONE - 1,965 SF



Floor Plan



Exam Room



Scrub Sink



Reception

\* Furniture Included

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# SUITE TWO - 2,265 SF



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(727)376-4900

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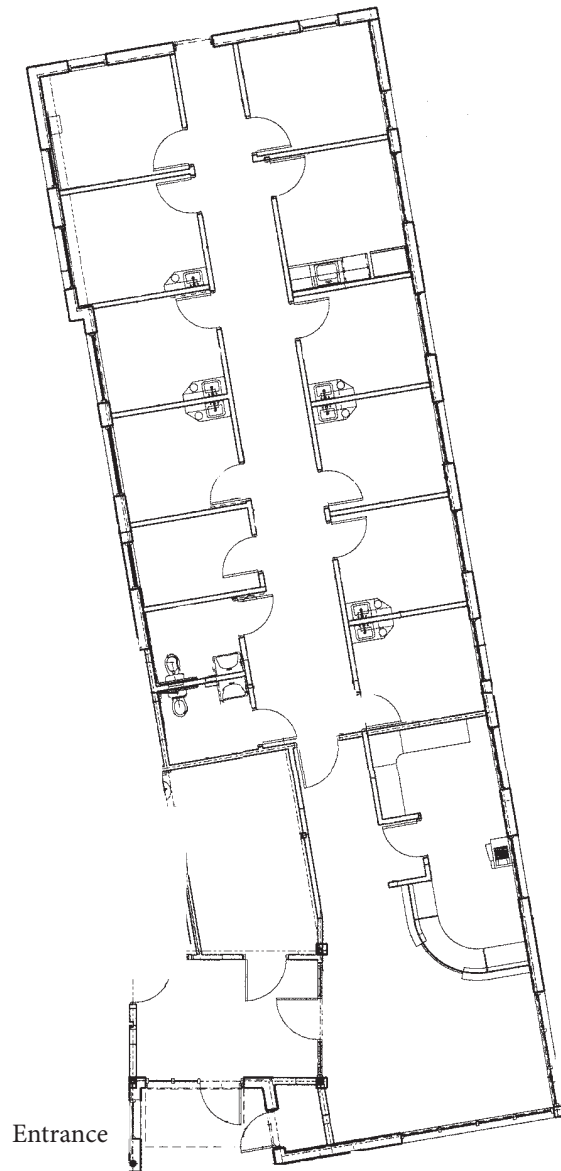
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# SUITE TWO - 2,265 SF

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Floor Plan

\* Furniture and Equipment Not Included

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# DEMOGRAPHICS



1.56%

Population Growth  
2025-2030



\$91,520

Average HH Income



47

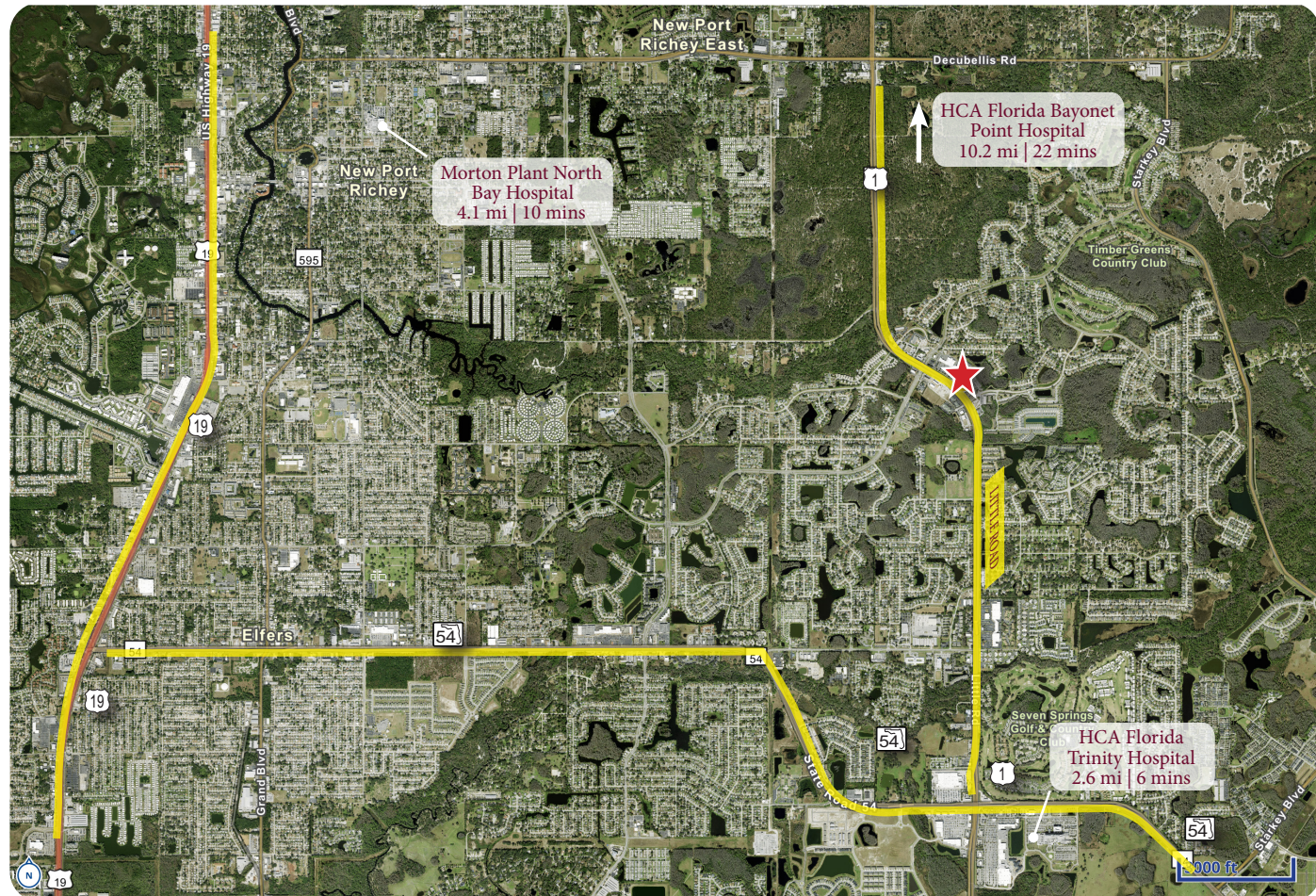
Average Age



156,024

Population  
2025

## Three (3) Major Hospitals within 10 miles



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