

Regal Oaks Plaza East

General Office Space For Lease

16332 Cortez Blvd - Unit A, Brooksville, FL 34601

**BERKSHIRE
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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:

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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

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AREA DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS

49,548
Population

2.4
Average Household Size

49.5

Median Age

54,083

Daytime Population

ANNUAL HOUSEHOLD SPENDING

\$1,399
Apparel & Services

\$2,528
Eating Out

\$105
Computers

\$3,766
Groceries

\$4,300
Health Care

INCOME

\$42,669
Median Household Income

\$24,077
Per Capita Income

\$83,155
Median Net Worth

EMPLOYMENT

63%
White Collar

22%
Blue Collar

15%
Services

9.5%
Unemployment Rate

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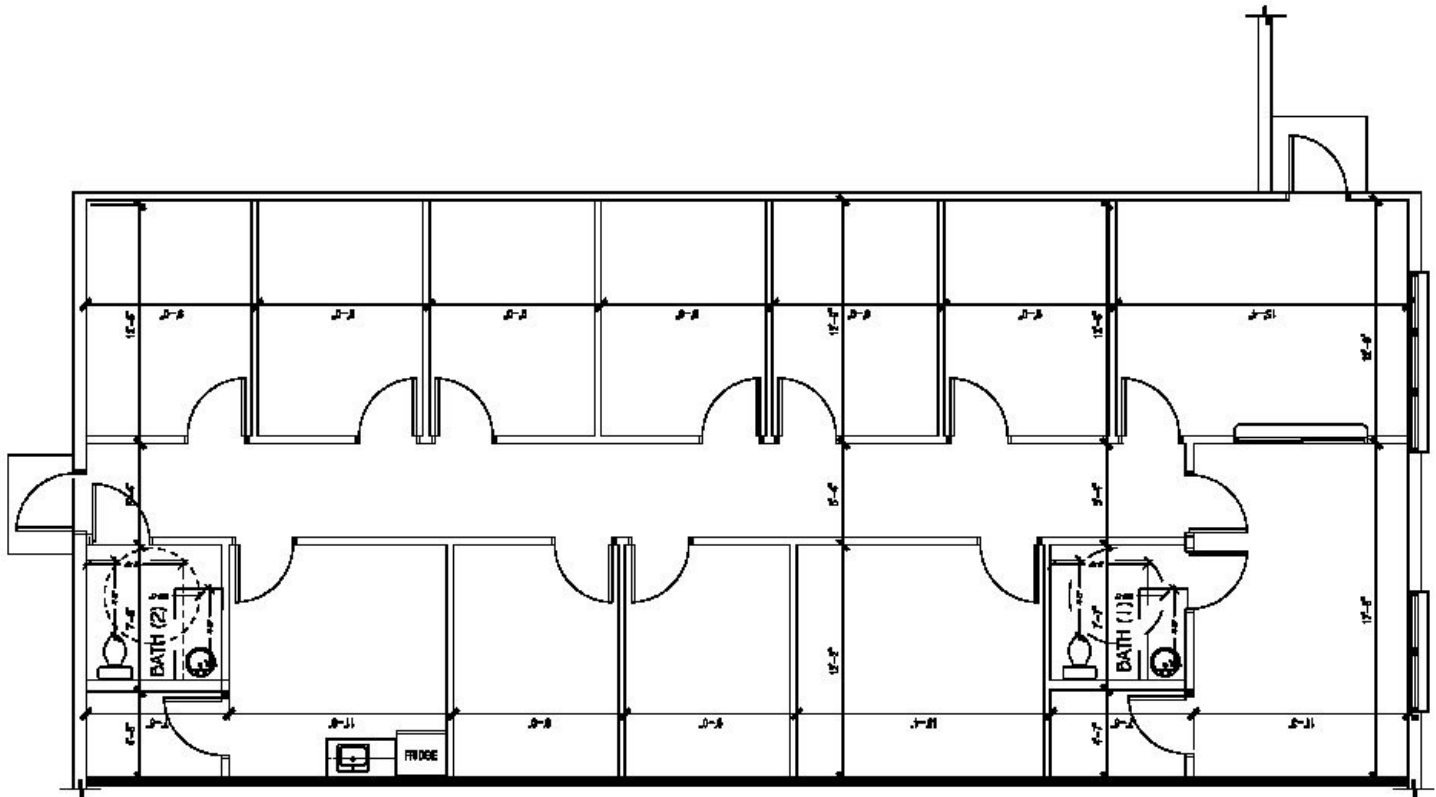
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PROPOSED FLOOR PLAN UNIT A



Proposed Floor Plan
SCALE: 1/8" = 1'-0"

