

FOR LEASE

~ Completely Renovated ~

- 3-story office building with suites ranging from 852 rsf - 3,145 ± rsf available for immediate occupancy
- Suites have been fully remodeled with modern finishes including beautiful grey plank flooring, new paint inside & out, ceiling tiles, and LED lighting
- New HVAC units throughout with upgraded HEPA filtration systems
- Light and bright - TONS of windows!
- Located directly on Ridge Rd. providing incredible visibility - situated between US Hwy 19 and Little Road, a major east/west corridor
- Easy Access to the Suncoast Parkway from the NEW Ridge Rd. extension
- Plenty of parking available in recently resurfaced parking lot



6709 Ridge Road | Port Richey, FL 34668

Lease Rate | \$12 - \$15 psf NNN

Port Richey Business & Medical Center

Lisa Ingram

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CENTER DETAILS

- The property underwent a complete renovation in 2024
- Building Renovations Include:
 - New Roof
 - Updated electrical & plumbing
 - New fire suppression system
 - Fully remodeled office & medical suites
 - New porcelain tile throughout all floors
 - Upgraded common areas
- Potential for flexible build-to-suit layout options
- Landlord will consider incentives for qualified tenants
- Join an excellent tenant mix comprised of mostly medical, financial, and tech companies



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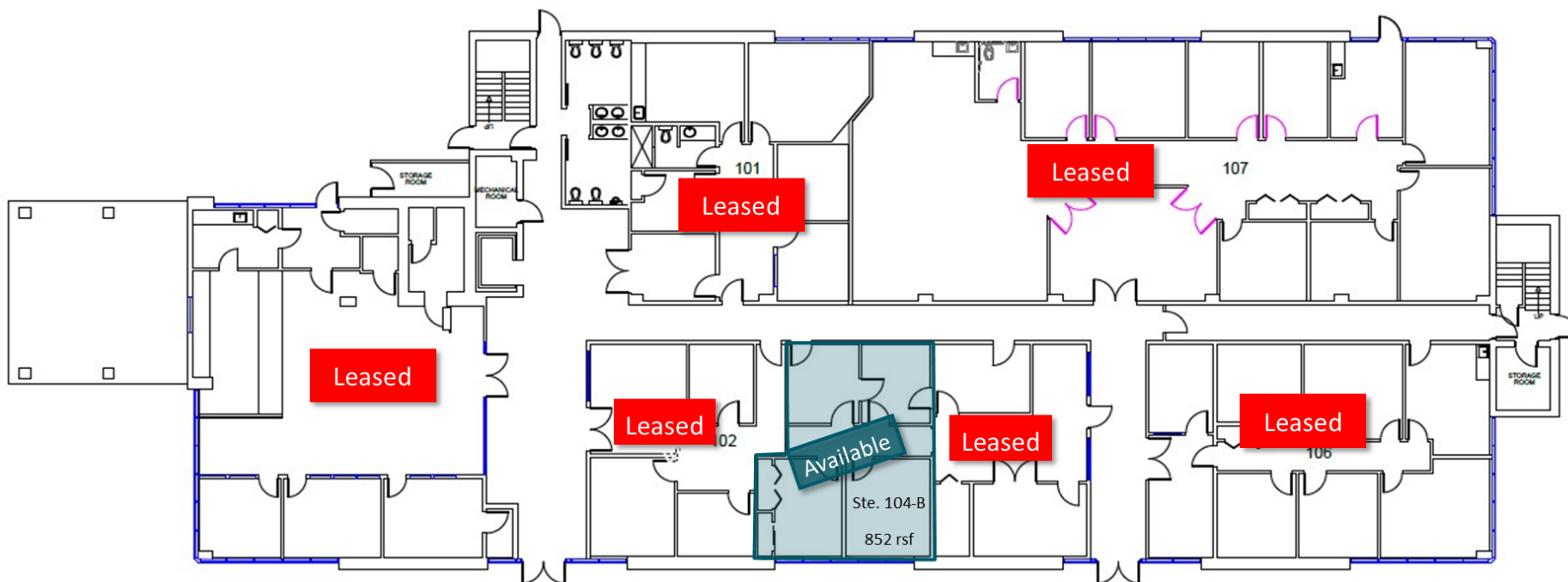
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CURRENT AVAILABILITIES

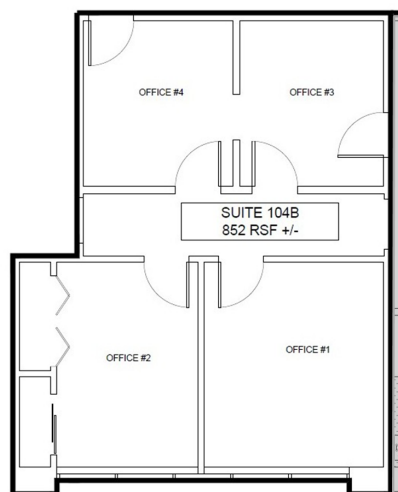
Floor	Suite	Sq. Feet	Rate	Suite Notes
1st	104-B	852 rsf	\$12.00	3 - 4 private offices available on the 1st floor
2nd	201	1,678 rsf	\$12.00	Large open workspace, large conference room, reception and 2 private offices on the 2nd floor
2nd	202	3,145 rsf	\$15.00	Existing Medical Office includes 6 exam rooms with sinks, nurse's station plus triage, built-in reception with separate check in & out, private restroom, employee breakroom and 4 private offices on the 2nd floor
3rd	301	1,692 rsf	\$12.00	Large open work area, conference room, reception and 3 private offices available on the 3rd floor

FIRST FLOOR - AVAILABILITY



Ste. 104-B: \$12 psf NNN

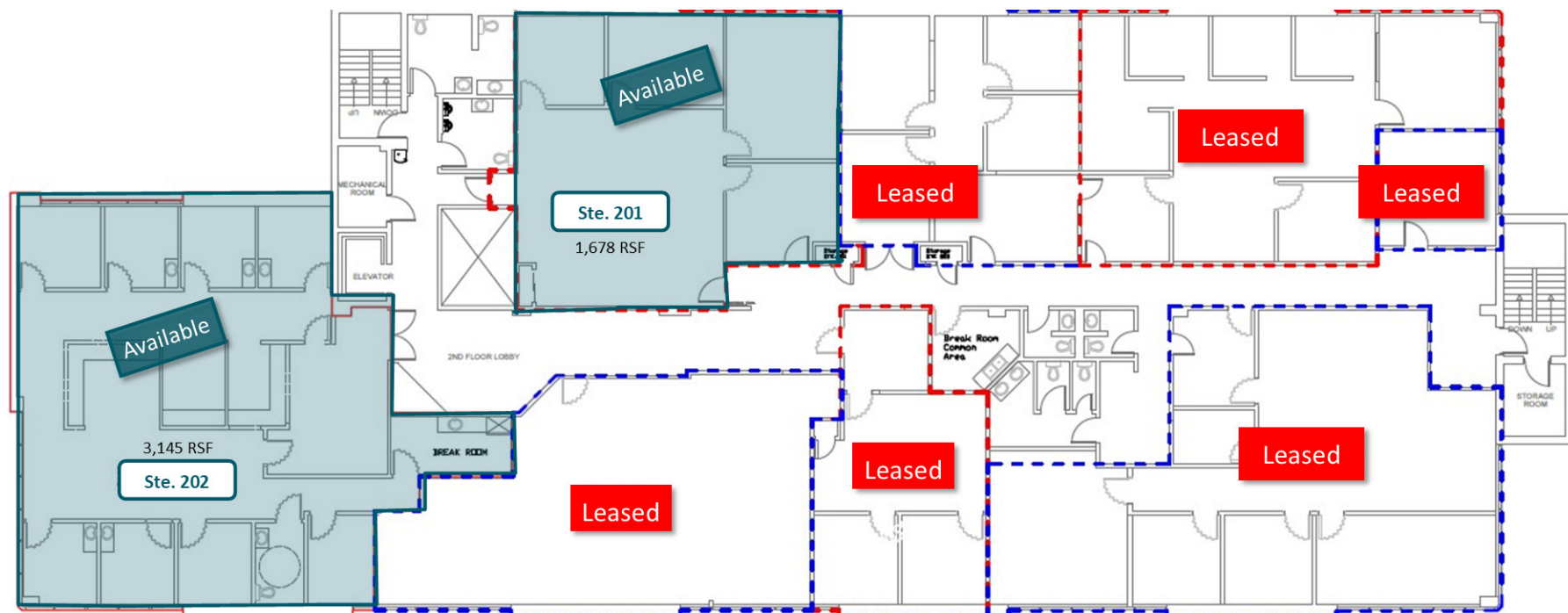
- 1st floor - 852 rsf office available for immediate occupancy
- 3 - 4 private offices - one could be a reception / lobby



Floor Plan

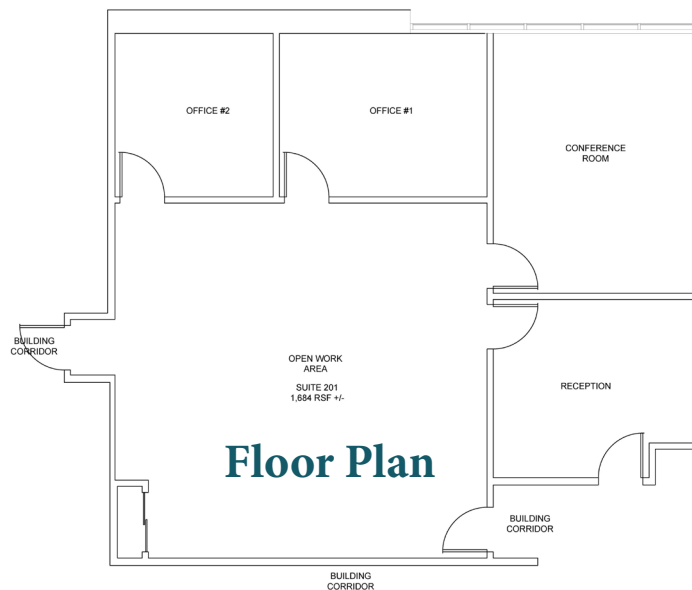


SECOND FLOOR - AVAILABILITY



Ste. 201: \$12 psf NNN

- 2nd floor - 1,678 rsf office available for immediate occupancy
- Large open workspace, conference room, and 2 private offices

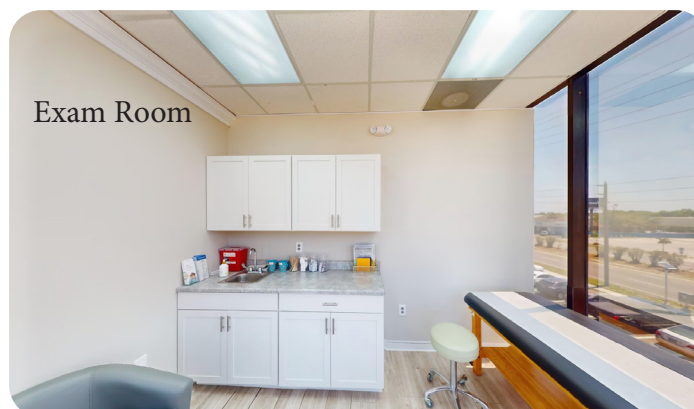
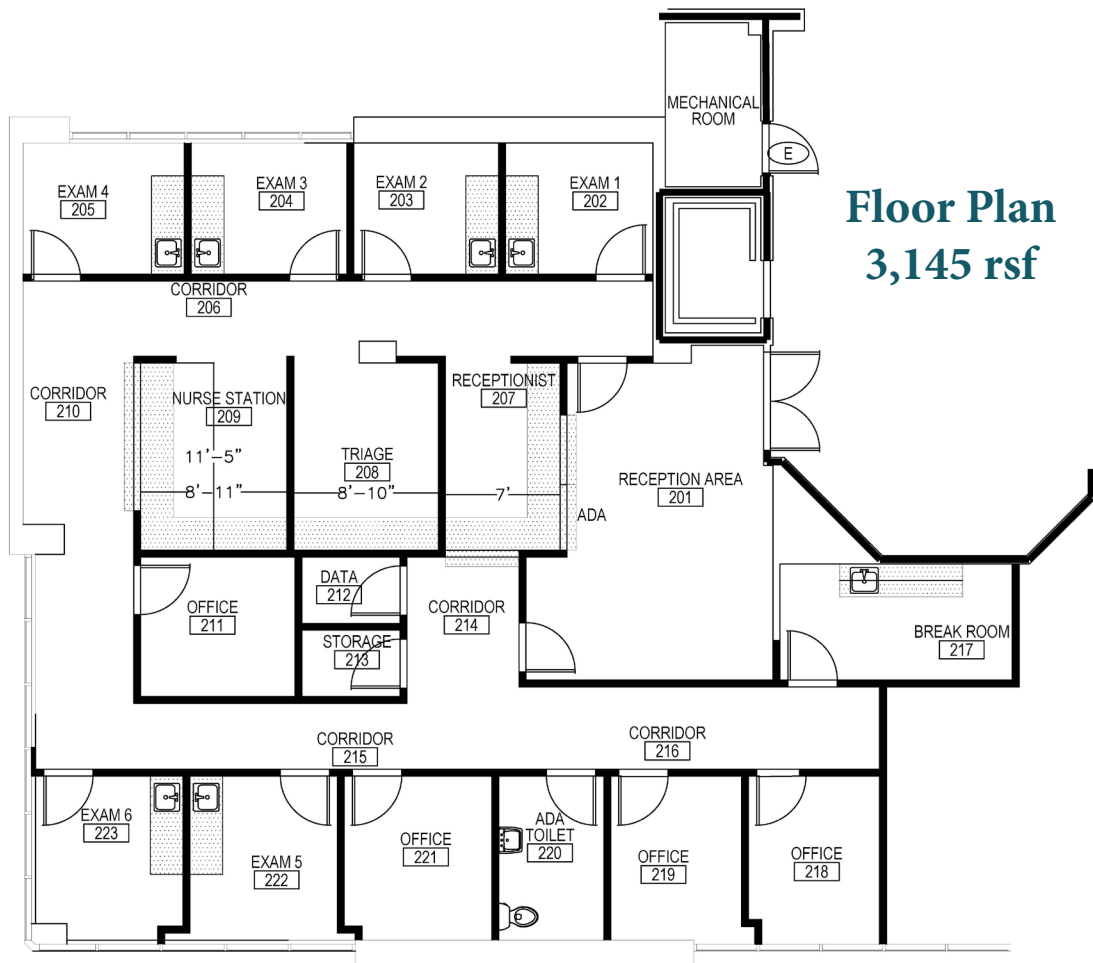


Floor Plan



2nd Floor | Ste. 202: \$15 psf NNN

- 3,145 rsf Medical Office available for immediate occupancy
- 6 exam rooms with sinks, nurse's station, triage, built-in reception with check in/out, private restroom, employee breakroom and 4 private offices
- Ready-to-go medical space ideal for a variety of healthcare or medical users



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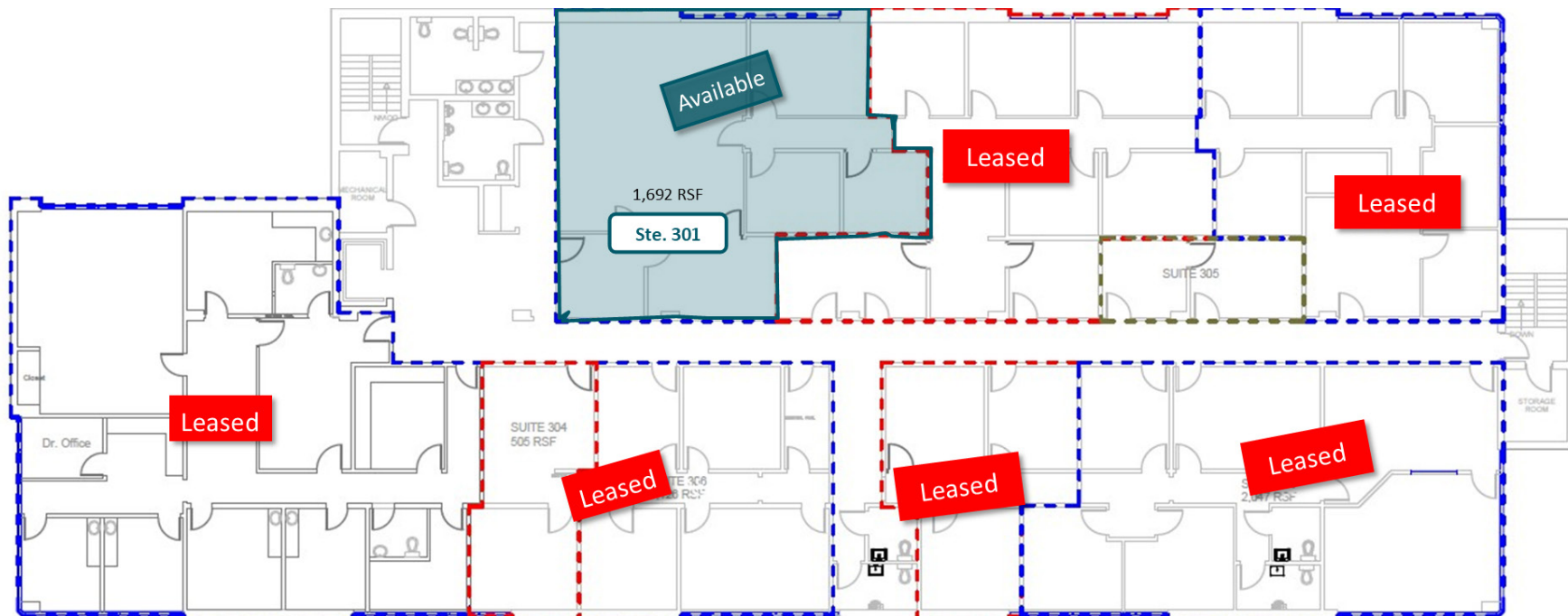
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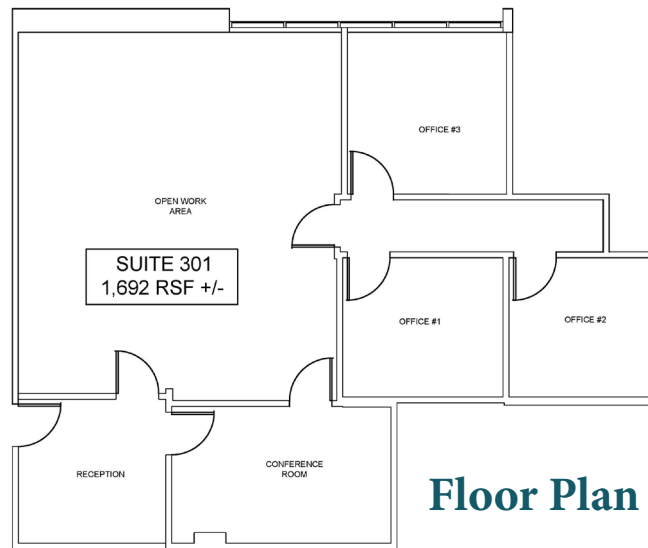
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THIRD FLOOR - AVAILABILITY



Ste. 301: \$12 psf NNN

- 3rd floor - 1,692 rsf office available for immediate occupancy
- Floor plan provides large open work area, conference room, reception and 3 private offices



Floor Plan



Demographics | 5 Miles



161,392
Population



3%
Growth



\$76,501
Average HH



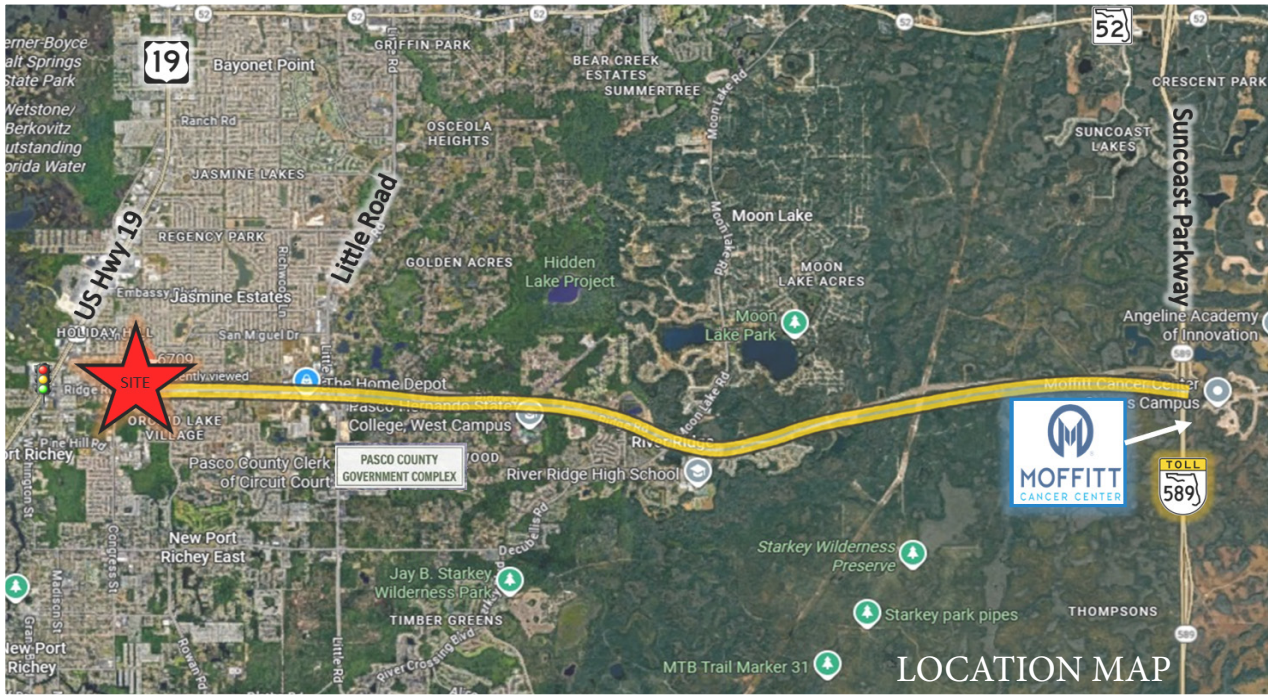
46.8
Average Age

LOCATION SUMMARY

Strategically located on Ridge Road between U.S. Hwy 19 and Little Road, the Port Richey Business & Medical Center offers convenient access throughout the greater West Pasco area. Ridge Road provides direct connectivity to the Suncoast Pkwy, while U.S. 19 offers easy access to neighboring communities throughout the coastal corridor.

- 9 Miles to the Suncoast Pkwy. (Ridge. Rd. extension)
- 15 Miles from the new 775-acre Moffitt Cancer Center
- 33 Miles to Tampa International Airport

The property is surrounded by established neighborhoods and an extensive mix of shopping, dining, banking, medical and professional services. Its central location is also convenient to the West Pasco Government Center and Morton Plant North Bay Hospital, making it well suited for medical and professional office users.



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