

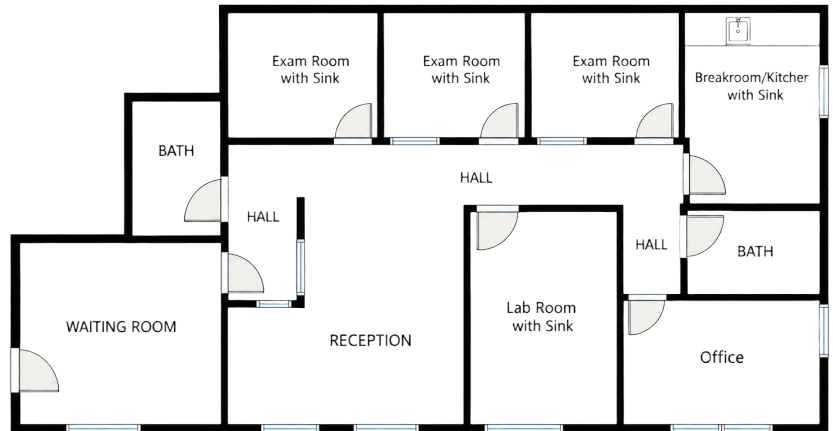
SUB-LEASE OPPORTUNITY IN TRINITY PROFESSIONAL CENTER

8849 Hawbuck Street, Trinity, FL 34655

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



- 1,300 SF Move-In-Ready Medical Space, Zoned C2
- Available Immediately through May 31, 2030
- 3 Exam Rooms with Sinks, Private Office & Lab/Intake Room or Lab
- Spacious Waiting Room & Reception Area
- Breakroom/Kitchen with Sink
- 2 Restrooms
- Neutral Finishes & Wood-Plank Tile Flooring
- Medical Plumbing/Cabinetry & Abundant Natural Light
- Ample Surface Parking
- Private Back Door Entrance
- Base Rent Starting at \$22.88/psf Plus NNN



Kristy Marcelle, CPM

kmarcellebhhslpg.com
(727) 239-9424



COMMERCIAL ADVISORS

SUB-LEASE OPPORTUNITY IN TRINITY PROFESSIONAL CENTER 8849 Hawbuck Street, Trinity, FL 34655

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	6,459	45,077	127,005
Avg. HH Income	\$107,505	\$92,680	\$75,327
Median Age	40.5	45.4	46.7
Total Households	2,296	19,808	59,578

DEMOGRAPHICS BY DRIVE TIME			
	5 MIN	10 MIN	15 MIN
Total Population	8,8681	52,628	153,427
Avg. HH Income	\$107,811	\$90,696	\$72,312
Median Age	42.1	45.5	47
Total Households	3,403	22,823	72,679

Excellent opportunity to sublease approximately 1,300 SF of turnkey medical space in Trinity Professional Center. The efficient layout includes a spacious waiting room, reception area, three exam rooms with sinks, one private office, lab/intake room with sink, breakroom/kitchen, two restrooms and private back door entrance.

The space offers neutral finishes, wood-plank tile flooring, medical cabinetry, abundant natural light, and a professional layout suitable for a variety of medical, healthcare, or office users.

Located within an established medical community with ample surface parking and convenient access to HCA Florida Trinity Hospital, AdventHealth, BayCare, retail, restaurants, and other healthcare providers.

Optional Practice Support: In addition to a traditional sublease, ownership can assist new or expanding practices with EMR setup, payroll, payer credentialing, practice management, and other administrative services. Qualified providers may also have the option to operate under the LiveActive Tampa banner while maintaining ownership of their practice.