

**306 S. 10th Street
Haines City, Florida 33844**

Summary:

Recently renovated 19,400 professional office building with 5.3 cars per 1,000 sq. ft. parking and a recognizable and easily accessible location. Join U.S. Dept. of Agriculture citrus inspection program; Pediatric Health Choice, a children's prescribed extended care facility; Heart of Florida Chiropractic; and Health Group Center.



Building:

Green Medical Center is a recently renovated, single-story facility of glazed block construction with separate entrances and parking at both the north and south ends. The site is an entire city block with 2.3 acres. There are 114 marked parking spaces plus on-street parking on 9th Street and individual AC units for each suite for better control and comfort. The building is served by Haines City Utilities and Duke Energy.

Contact:

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1940 Sq. Ft. Medical Office Space

Green Medical Center

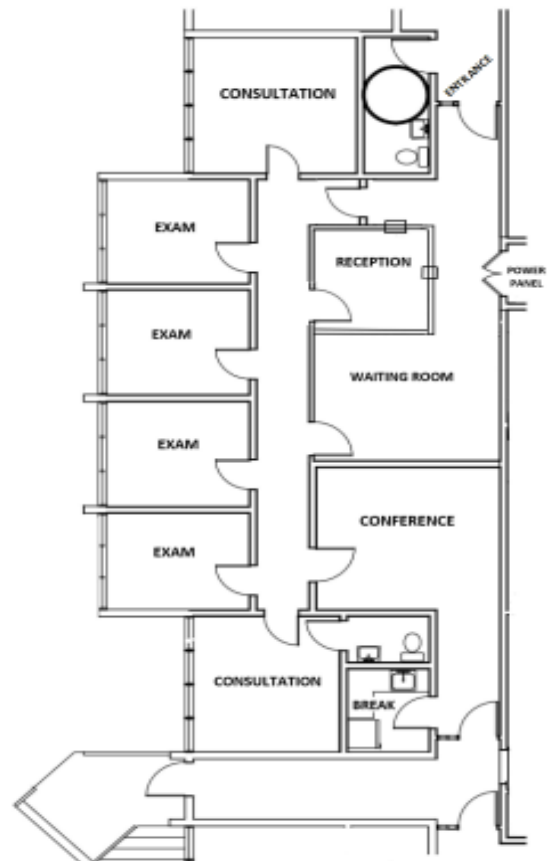
This building was originally called Green Clinic and was the only comprehensive medical facility serving the Haines City Area prior to construction of Heart of Florida Hospital on US 27. The building has high recognition among Haines City residents. The suite has soundproofed walls, ceilings and doors throughout and sinks in all the exam rooms, a standard not found in many more recently constructed buildings. 10th Street is Alternate US 17, a through street with downtown to the north and SR 544 and the Post Office to the south. It provides an easily identifiable address and safe, easy access to the building. There is good building accessibility and ample parking.

- 4 soundproofed exam rooms with sinks
- 2 consultation rooms each about 12.5' x 12.5'
- Large reception area
- Reception office with pass through windows for both incoming and exiting patients
- Conference room/office area
- Break room
- Restroom-in suite
- Restroom in common area for patients just outside suite entrance.

Suite 320 is 1,940 rentable square feet.

The base rent is \$12.00 per sq. ft, net (\$1,940 per month). Building operating expenses including taxes, insurance CAM, repairs and management are \$4.25 per sq. ft., and utilities (electric, water, sewer and trash) are \$1.75 per sq. ft. per year.

Space will be available in the summer of 2021.

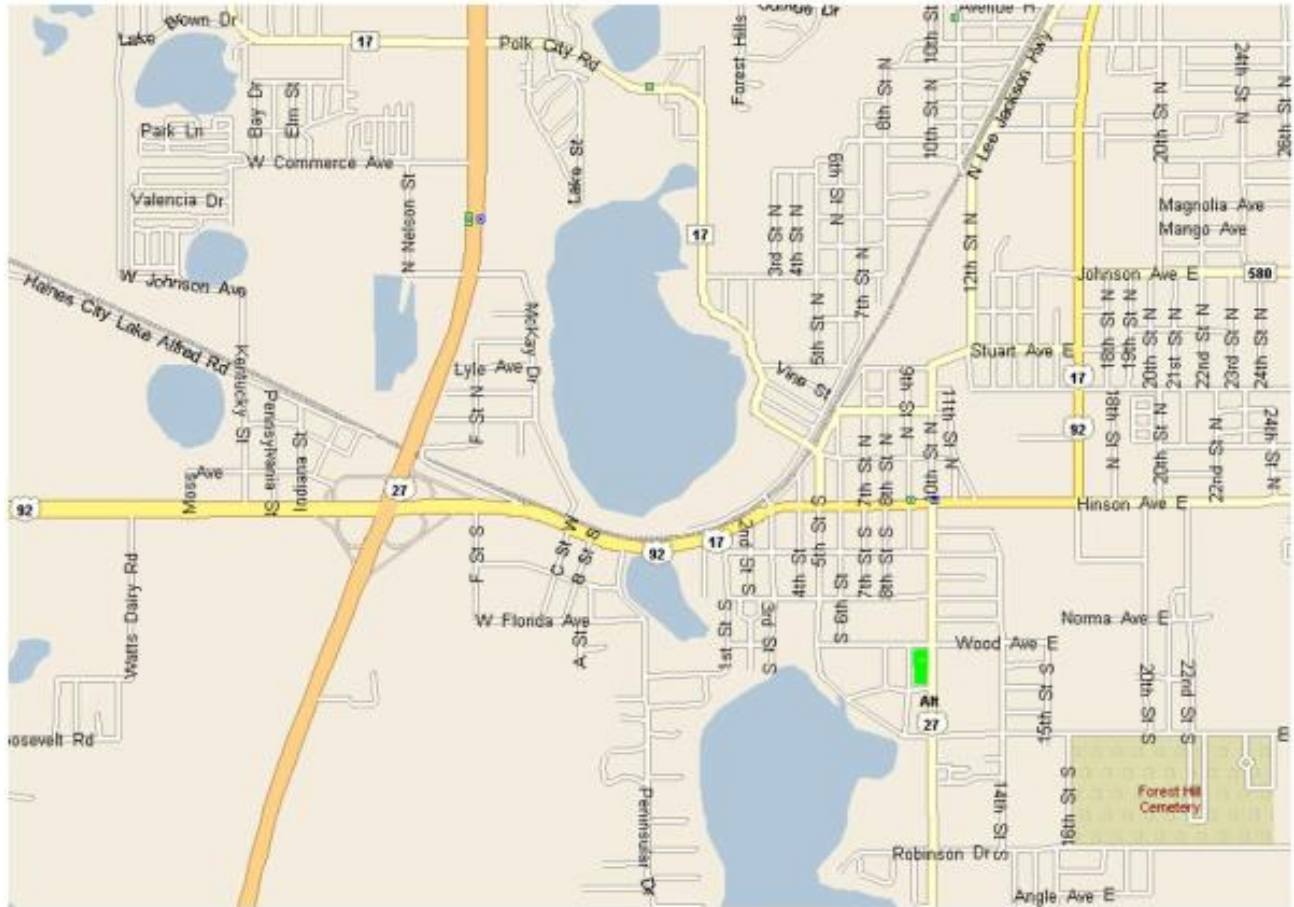


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Location:

The site is 3 blocks south of US 17-92 (Hinson Ave.) and diagonally across from the Lake Eva Event Center. The property is 1¼ miles east of US 27, ¼ mile south of US 17-92 and 1¼ miles north of the Haines City Post Office at 10th Street and Lake Marion Rd. (SR 544).

Green Medical Center is a 45-minute drive from south Orlando via I-4 and US 27, and a 1-hour drive on I-4 at Ybor City. The building is in an attractive neighborhood that is within walking distance to downtown Haines City, the City municipal complex, and the local road network.

**Site:**

The site is an entire city block with 488 feet of frontage on South 10th Street (CR 17/Alt US 27) and 205 feet on Wood Avenue to the north and John Avenue to the south. It is 3 blocks south of US 17 (Hinson Avenue) and adjacent to the City municipal complex on Lake Eva. The zoning is Haines City RI-O, which permits office and institutional uses.

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