

14543 CORTEZ BLVD., BROOKSVILLE, FL 34613

BUILDING FEATURES

OUTSIDE/ CONSTRUCTION

- 9924 Square Ft heated and cooled space with 2 stories and Art Deco Style Architecture built by Tom Mills and designed by Mike Gordon and Associates of Sarasota.
- Driv-It Construction - 2 inches of Styrofoam glued to cement block with color pigment added to stucco, so no painting for many years. Brick accent wall on front of building
- Built on 1.24 Acres of Property with 180 Feet on Cortez Blvd. and 301 Feet on side Road
- Conveniently located close to Suncoast Parkway for easy access to Tampa and St Peterburg and areas North and mid way between Oak Hill Hospital and Brooksville Regional Hospital.
- Parking lot has 50+ spaces
- Nicely maintained landscaping with mature Palm Trees and Oak Trees
- Lighted Sign on Cortez for great visibility
- Automatic diesel powered Generator that turns on within 10 secs of Power loss
- 7 Air Conditioning Dual Units, 2 of which are dual stage units.
- One Big Office has separate AC Unit in case it is needed for Surgery Center.
- New Durolast Flat Roof costing \$78,000.00 in 2017
- Well for Sprinkler System
- Thermidor type Termite Prevention System

INSIDE 1st FLOOR

- Spacious Front Waiting Room with TV
- Spacious Rear Waiting Room
- 2 Reception Areas
- 20 Exam Rooms
- Testing Rooms
- Large flexible space has a separate air conditioning system and could be used as a fully operational surgery suite
- Attractive Round Glass wall in one office/exam room
- Large Conference Room/Library with Wood shelves and Extensive Crown Molding seats 14
- A fully equipped kitchen with stove, dishwasher, refrigerator, microwave, toaster and sink adjoining Conference room
- Huge Chart Room
- Billing Office
- Stock Room
- Lab With pass through to Surgery Center
- Security System with automatic shutting of fire doors in case of emergency
- Light System showing when exam room is vacant or occupied
- Each Big Office has full size refrigerators & Sinks. 3 Other offices have small refrigerators
- 3 Bathrooms
- X Ray/ Ultrasound Room
- Retail Center with attractive glass front showcases

INSIDE 2nd FLOOR

- 4 offices (1 large with private bathroom)
- 2 Regular bathrooms
- Light system to indicate empty exam room