



Each office independently owned and operated

FOR SALE/LEASE

OFFICE BUILDING

ROSI M. SHEPARD TEAM - RE/MAX COMMERCIAL

729 SW Federal Hwy | Suite 100

Stuart, FL 34994

772.288.0287

OKEECHOBEE MEDICAL PARK

1713 U.S. 441 N | OKEECHOBEE, FL 34972



PRESENTED BY:

ROSI M. SHEPARD

REMAX OF STUART - COMMERCIAL

DIVISION

772.288.0287

FL #3320083

NIKKI MILLER

REMAX of Stuart- Commercial

Advisor

772.288.1111

PETER IANDOLI

Commercial Advisor

772.631.6604

TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Rosi M. Shepard Team - RE/MAX Commercial and it should not be made available to any other person or entity without the written consent of Rosi M. Shepard Team - RE/MAX Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Rosi M. Shepard Team - RE/MAX Commercial.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Rosi M. Shepard Team - RE/MAX Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Rosi M. Shepard Team - RE/MAX Commercial has not verified, and will not verify, any of the information contained herein, nor has Rosi M. Shepard Team - RE/MAX Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

OFFICE BUILDING
FOR SALE & LEASE

ROSI M. SHEPARD TEAM - RE/MAX COMMERCIAL
Each office independently owned and operated

TABLE OF CONTENTS

PROPERTY SUMMARY	3
PROPERTY DESCRIPTION	4
COMPLETE HIGHLIGHTS	5
ADDITIONAL PHOTOS	6
LOCATION MAP	7
AERIAL MAP	8
ADVISOR BIO 1	9

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This property sits in the heart of Okeechobee's Medical District across the street from HCA. This is the perfect opportunity to purchase a fully built out medical suite. Units C and H are available for purchase or lease. Each Unit is listed at \$325,000.00

PROPERTY HIGHLIGHTS

- Turnkey Medical Space: Ready for immediate use by a wide range of healthcare providers
- Proximity to Hospital: Enhances patient and referral flow, and increases visibility
- Strong Fundamentals: Medical office real estate is a resilient asset class, with steady tenant demand and stable returns
- Unique Offering: Few comparable properties available in Okeechobee, making this a rare investment or practice acquisition opportunity

OFFICE BUILDING FOR SALE & LEASE

ROSI M. SHEPARD TEAM - RE/MAX COMMERCIAL
Each office independently owned and operated

OFFERING SUMMARY

Sale Price:	\$325,000
Lease Rate:	\$14.50 SF/yr (MG)
Number of Units:	2
Available SF:	2,075 - 2,133 SF
Building Size:	30,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	322	619
Total Population	298	848	1,642
Average HH Income	\$51,260	\$48,328	\$50,739

PROPERTY DESCRIPTION



OFFICE BUILDING
FOR SALE & LEASE

ROSI M. SHEPARD TEAM - RE/MAX COMMERCIAL
Each office independently owned and operated

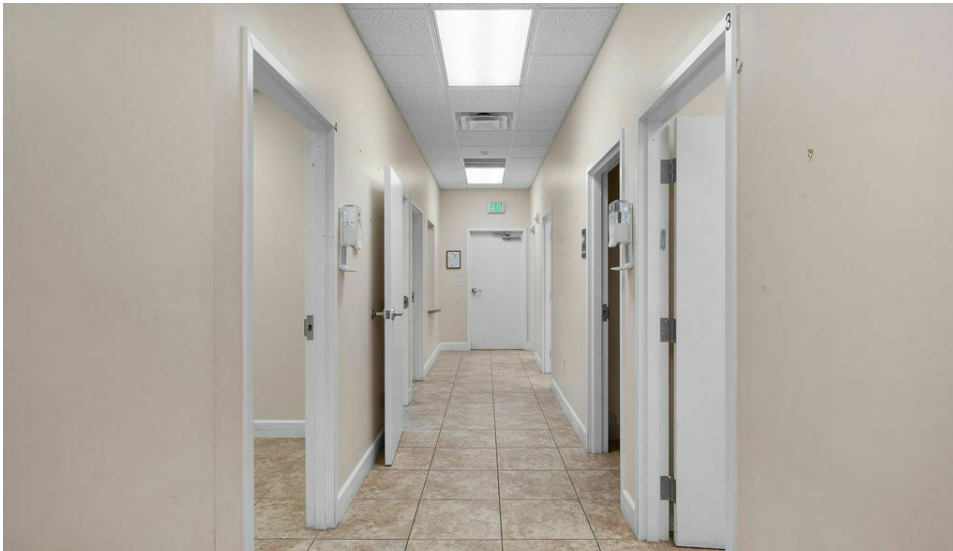
PROPERTY DESCRIPTION

This property sits in the heart of Okeechobee's Medical District across the street from HCA. This is the perfect opportunity to purchase a fully built out medical suite. Units C and H are available for purchase or lease. Each Unit is listed at \$325,000.00

LOCATION DESCRIPTION

Exceptional opportunity to lease a well-appointed medical office condo in a prime location directly across from HCA Okeechobee Hospital. This 2,075 sq ft unit is ideal for healthcare providers seeking a modern, efficient workspace in the heart of Okeechobee's medical community.

COMPLETE HIGHLIGHTS



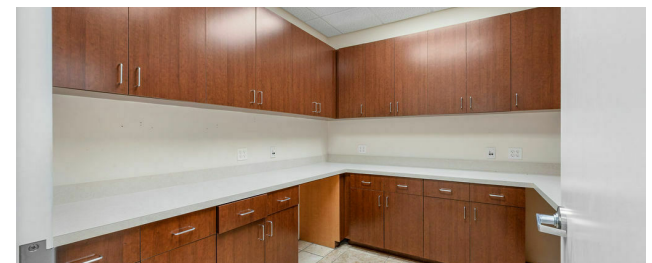
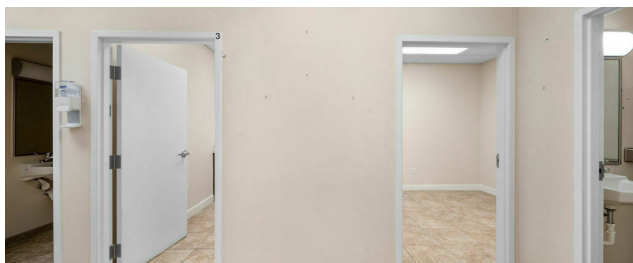
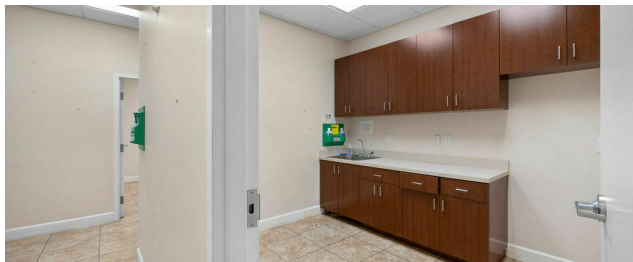
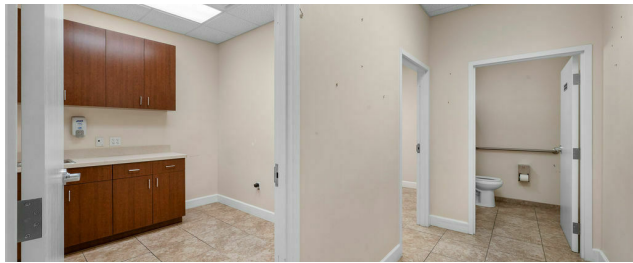
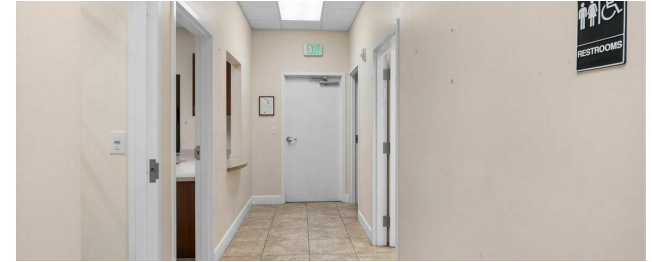
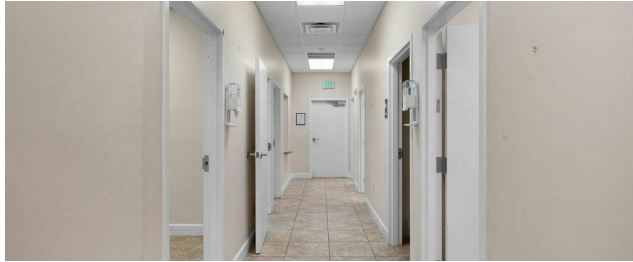
OFFICE BUILDING FOR SALE & LEASE

ROSI M. SHEPARD TEAM - RE/MAX COMMERCIAL
Each office independently owned and operated

PROPERTY HIGHLIGHTS

- Turnkey Medical Space: Ready for immediate use by a wide range of healthcare providers
- Proximity to Hospital: Enhances patient and referral flow, and increases visibility
- Strong Fundamentals: Medical office real estate is a resilient asset class, with steady tenant demand and stable returns
- Unique Offering: Few comparable properties available in Okeechobee, making this a rare investment or practice acquisition opportunity
- - Prime medical office condo in Okeechobee Medical Park directly on US Highway 441 N, in the heart of Okeechobee's medical corridor.
- - Located directly across from HCA Florida Raulerson Hospital and near Florida Community Health Center and numerous complementary healthcare providers.
- - Well-appointed, modern medical office layout ideal for primary care, specialists, and outpatient services.
- - Professional office/medical zoning allows a variety of healthcare-related uses, including medical and dental offices and clinics.
- - Efficient floor plan with reception/waiting area, multiple exam rooms, administrative space, and in-suite restroom potential (adjust to actual build-out).
- - Strong visibility and easy access along US 441 with excellent patient convenience and wayfinding.
- - Ample on-site surface parking with approximately 4.66 spaces per 1,000 SF and patient-friendly access.
- - Surrounded by established medical practices, reinforcing referral potential and patient traffic.

ADDITIONAL PHOTOS



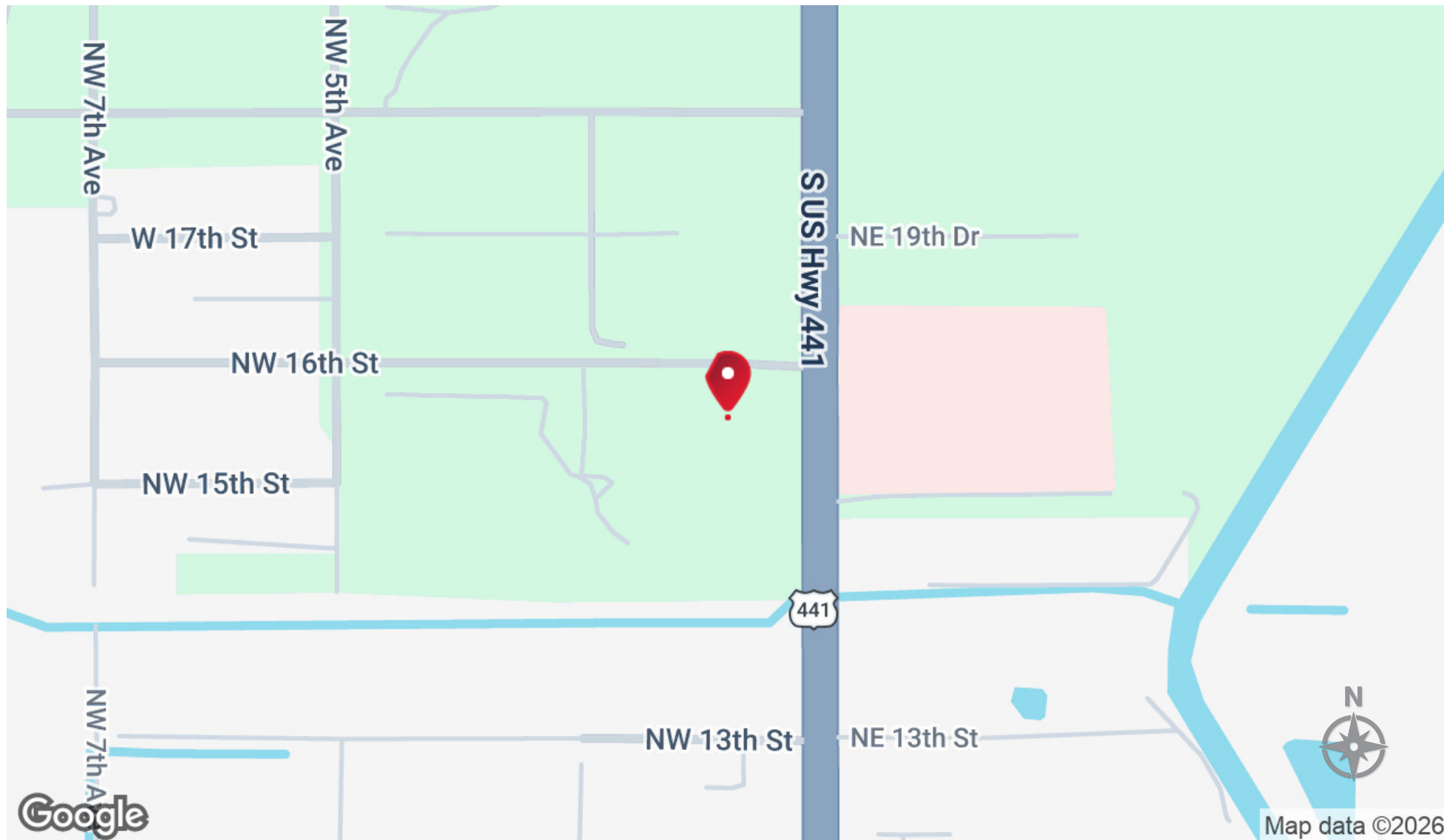
OFFICE BUILDING
FOR SALE & LEASE

ROSI M. SHEPARD TEAM - RE/MAX COMMERCIAL
Each office independently owned and operated

729 SW Federal Hwy | Suite 100
Stuart, FL 34994

ROSIS.REMAX-STUART-FL.COM

LOCATION MAP



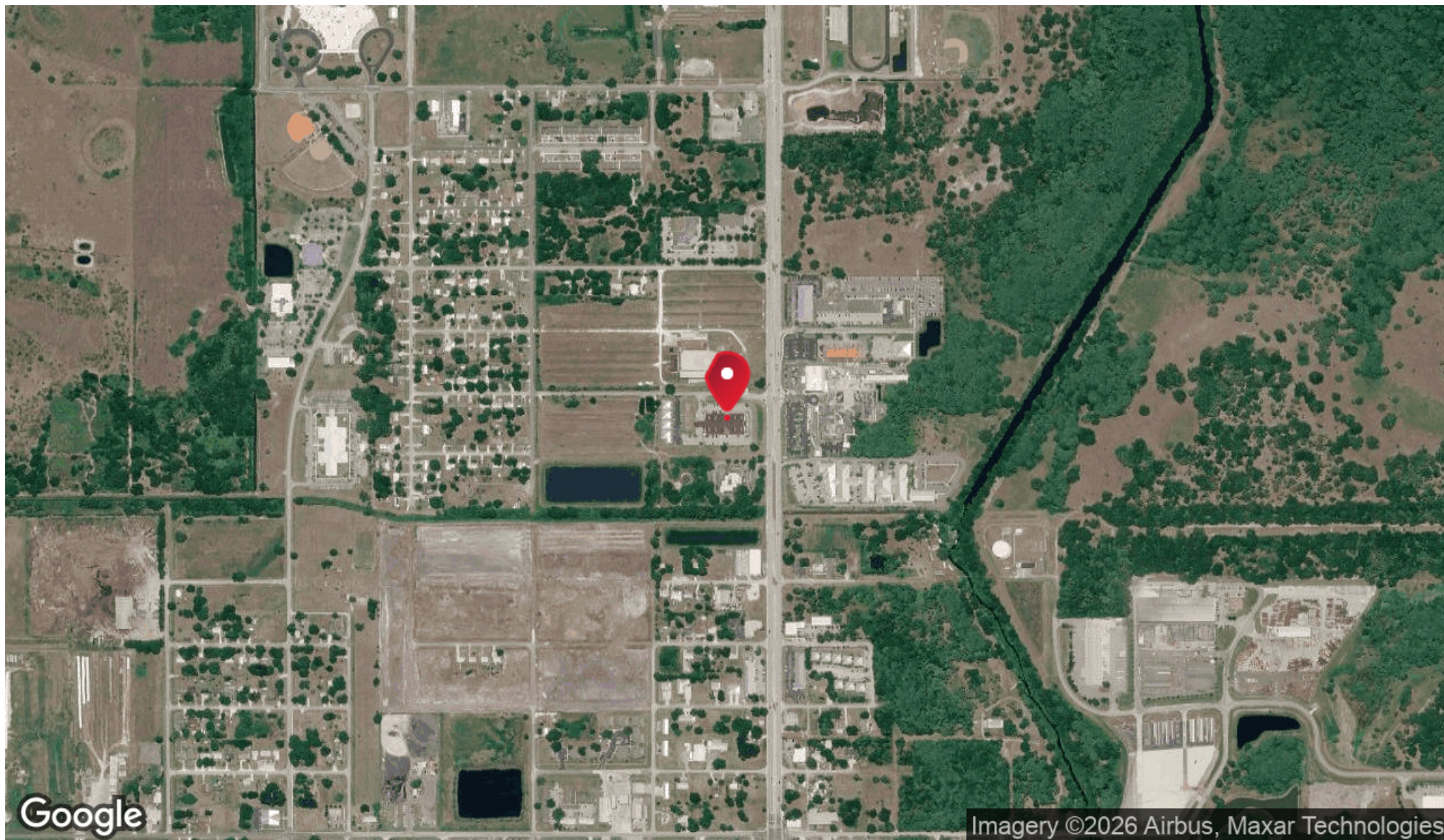
OFFICE BUILDING
FOR SALE & LEASE

ROSI M. SHEPARD TEAM - RE/MAX COMMERCIAL
Each office independently owned and operated

729 SW Federal Hwy | Suite 100
Stuart, FL 34994

ROSI.REMAX-STUART-FL.COM

AERIAL MAP



OFFICE BUILDING
FOR SALE & LEASE

ROSI M. SHEPARD TEAM - RE/MAX COMMERCIAL
Each office independently owned and operated

729 SW Federal Hwy | Suite 100
Stuart, FL 34994

ROSIS.REMAX-STUART-FL.COM

//ADVISOR BIO 1



ROSI M. SHEPARD

REMAX OF STUART - COMMERCIAL DIVISION

rosis@remax.net

Direct: **772.288.0287** | Cell: **772.323.7037**

FL #3320083

PROFESSIONAL BACKGROUND

Rosi M. Shepard is a highly accomplished commercial real estate advisor, entrepreneur, and seasoned community leader serving Stuart, FL and surrounding markets. With over 10 years at RE/MAX, Rosi specializes in commercial, industrial, agricultural, and investment properties, consistently earning outstanding reviews for her expertise, professionalism, and integrity.

Her career began in the auto body repair industry, progressing from body repair technician to body shop manager in esteemed shops including Fort Lauderdale Lincoln Mercury Rolls Royce and Vic Koenig Chevrolet. Rosi later transitioned into land and environmental management, developing deep skills with The Florida Department of Environmental Protection as a Park Ranger and then the Division of Forestry as a wildland firefighter and certified burn manager, leading prescribed burns on over 60,000 acres and operating heavy equipment for firebreaks and land maintenance.

Rosi is the owner and Chief Financial Officer of Tough RoofScapes LLC, a roofing maintenance and repair company based in Martin County, where she leads commercial and residential teams. Her background exemplifies entrepreneurial spirit and adaptability.

Her leadership roles include Board Member at Large for the East Coast District CCIM, committee person for Government Affairs at MCRTC, past director for MCRTC, and past president of the Junior League of Martin County. She has also served as Director for Martin County Healthy Start, Inc. and currently is Secretary on the board, reflecting her dedication to community service.

Rosi M. Shepard Team - RE/MAX Commercial

729 SW Federal Hwy Suite 100
Stuart, FL 34994
772.288.0287

OFFICE BUILDING
FOR SALE & LEASE

ROSI M. SHEPARD TEAM - RE/MAX COMMERCIAL
Each office independently owned and operated

729 SW Federal Hwy | Suite 100
Stuart, FL 34994

ROSIS.REMAX-STUART-FL.COM