

MEDICAL/OFFICE SPACE FOR LEASE

449621 US HWY 301, CALLAHAN, FL



Turnkey, 1,504 SF Medical/office space located on high-traffic US Hwy 301. This 2nd-floor, newly built space features an elevator, a large waiting area, a private reception area, 7 office/exam rooms, 2 ADA-compliant restrooms, a large shared parking lot, lots of natural light, and an excellent location in downtown Callahan. This space would be excellent for a wide variety of businesses, such as dental/medical offices, legal/professionals, etc. Reach out to us today for additional information!

FEATURES:

- **1,504 SF**
- **7 ROOMS**
- **\$27/SF**
- **2 ADA RESTROOMS**
- **AADT: 13,100**
- **Ample Parking**

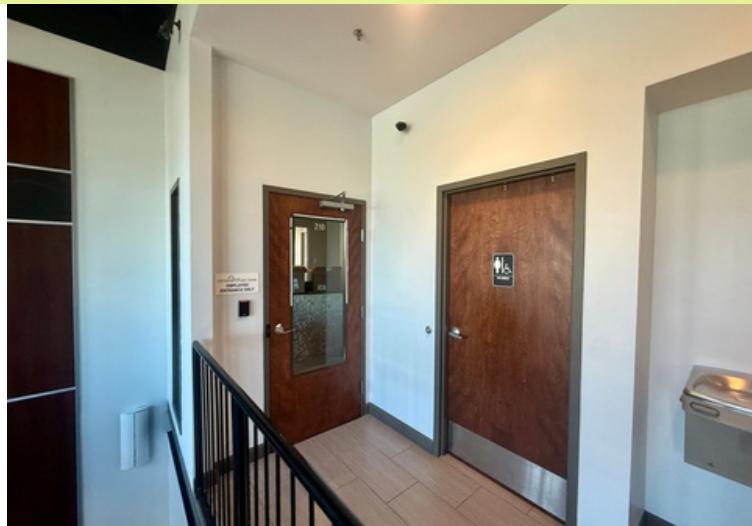
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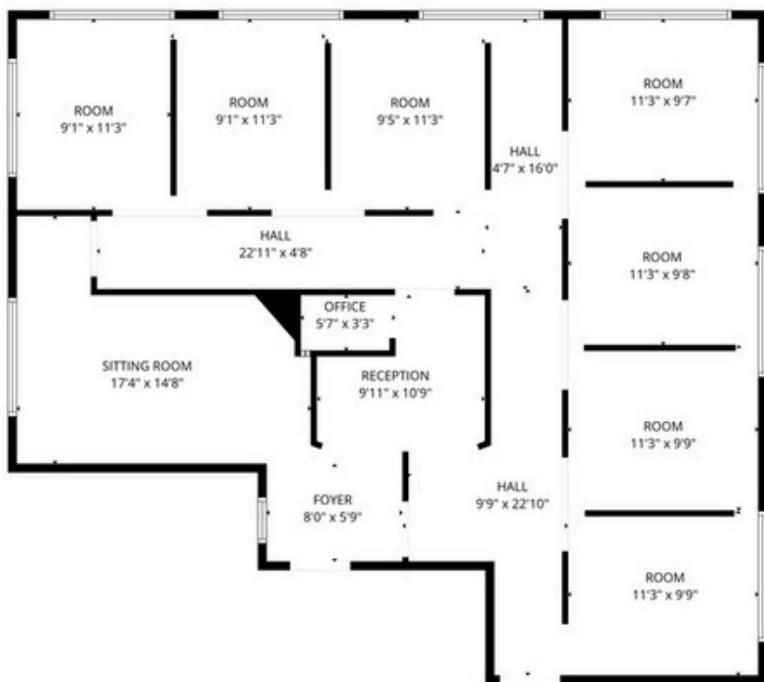
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Disclaimer: Information is from public sources deemed to be reliable but not warranted to be accurate. The Reader should independently verify the information.

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1,504 SQUARE FEET of CLASS A SPACE



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