

# FOR LEASE

- ◆ Freestanding 2,782 sf Office Building in New Port Richey ready for immediate occupancy
- ◆ Space provides generous reception area, open lab space, eight (8) private rooms, breakroom area, two ADA compliant bathrooms (one with shower) and multiple storage rooms
- ◆ Suite finishes include medical grade cabinetry, tiled flooring, fluorescent lighting, multiple windows, and two private entrances
- ◆ Property features include spanish style roof, exterior stucco, and twelve (12) surface parking spaces on a .27 acres parcel
- ◆ Building and monument signage available
- ◆ Situated at the corner of Gulf Dr. and Charles St. with over 200 ft of aggregate frontage and multiple points of ingress and egress
- ◆ Centrally located in the Downtown New Port Richey District with an average drive time of 3 min. to US Hwy 19 and Main Street
- ◆ Schedule your tour Today!!



## FREE STANDING OFFICE BUILDING FOR LEASE

5354 Gulf Drive New Port Richey, FL 34652

Lease Rate • \$15 psf Modified Gross

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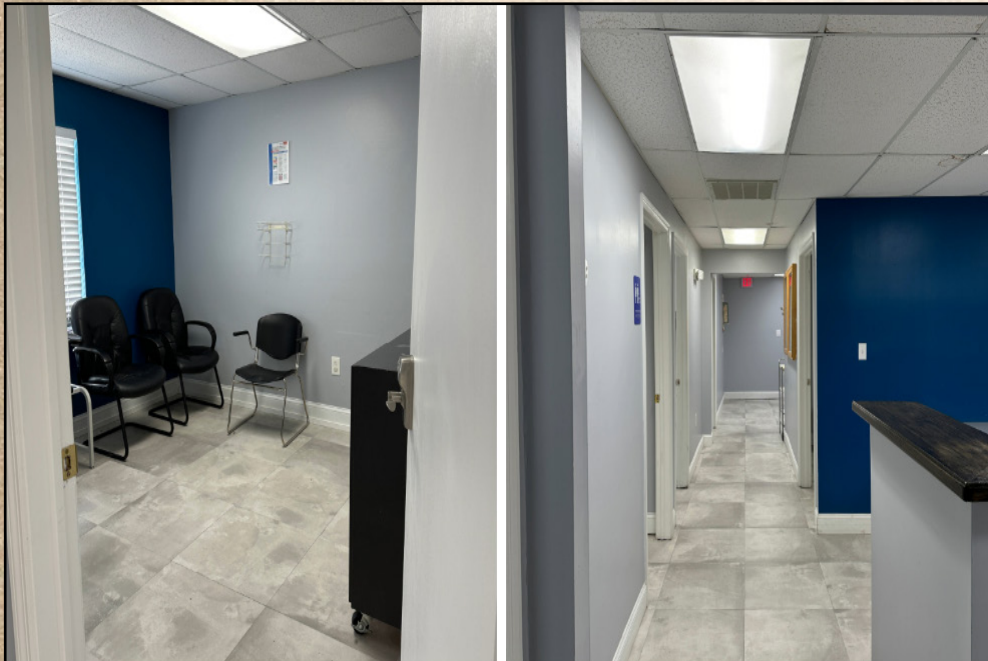
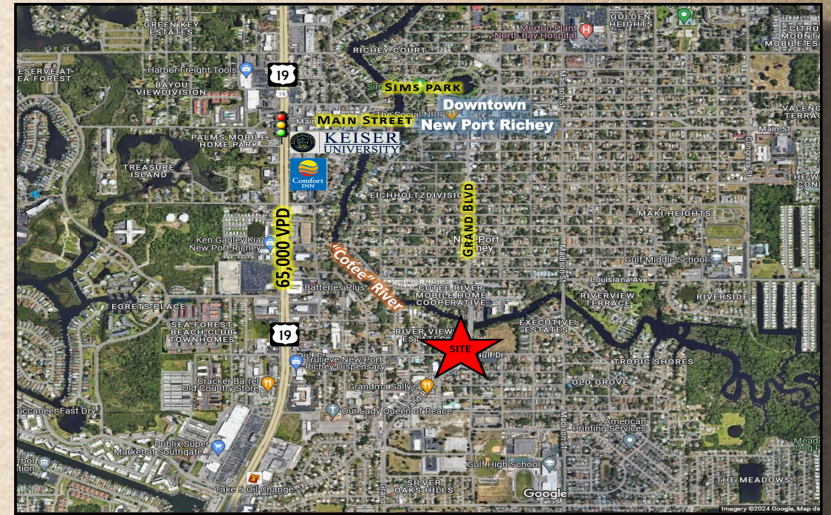


**COMMERCIAL ASSET PARTNERS**

Sales & Leasing • Investment • Property Management • Site Selection



# LOCATION MAP



## DEMOGRAPHICS - 3 MILES



Median Age: 46.70



Pop. Est.: 79,493



Average HH Income: \$44,697