

# Providence Lakes Executive Park

1383 Providence Road

Brandon, FL 33511

TURNKEY MEDICAL FACILITY | Owner-User Opportunity with Investment Upside

Ideal For: Primary Care w Pediatrics w Specialty Practice w Urgent Care



## OFFERING SUMMARY

Offer Price	<b>\$1,999,000</b>
Building Size/ RSF	<b>5,922 SF</b>
Office Price/ PSF	<b>\$334 SF</b>
Year Built	<b>2010</b>
Construction	<b>Concrete Block</b>
Roof	<b>Wood Truss, Tile</b>
Zoning	<b>PD – BPO Bus. Prof. Office</b>
2026 Qtr. Condo Dues	<b>\$4,200</b>
2025 R/E Taxes	<b>\$23,371</b>
Hills Co. Folio #	<b>072309-2502</b>

For information, contact:

**Carl Stickeler**  
**(813) 390-0951**  
**carl@turnercole.com**



## PROPERTY OVERVIEW

This turnkey 5,992 SF medical facility is ideally suited for an **owner-user seeking immediate occupancy** in one of Brandon's most established medical corridors. The building is configured as two separate medical suites and includes 11 private, staff-only parking spaces.

The existing layout allows a user to occupy one suite while maintaining flexibility to lease the second suite over time, providing the opportunity to offset occupancy costs.

With 15 fully built-out exam and procedure rooms, dedicated lab and nurse stations, and recent capital improvements, the property offers a rare opportunity to acquire a **fully functional medical office without the delays and costs of new construction or buildout.**

## PROPERTY HIGHLIGHTS

- ◆ 5,922 SF medical office building
- ◆ Configured as two separate medical suites
- ◆ 15 exam/procedure rooms with sinks and cabinetry
- ◆ Two reception and waiting areas
- ◆ Dedicated lab and nurse stations
- ◆ CLIA-waived lab and medical equipment included
- ◆ New network infrastructure and security camera systems
- ◆ Upgraded HVAC systems (2025)
- ◆ LED lighting and updated flooring
- ◆ Built by McCullagh & Scott (2010)
- ◆ Located in a high-demand office park with low vacancy

## OWNER-USER ADVANTAGE

- ◆ Immediate occupancy with no buildout required
- ◆ Avoid rising construction and tenant improvement costs
- ◆ Ability to lease second suite for supplemental income

Hillsborough's Finest Real Estate Team

*Let us work for you!*



www.TurnerCole.com

**Turner Cole Company**

Real Estate Services

# Providence Lakes Executive Park

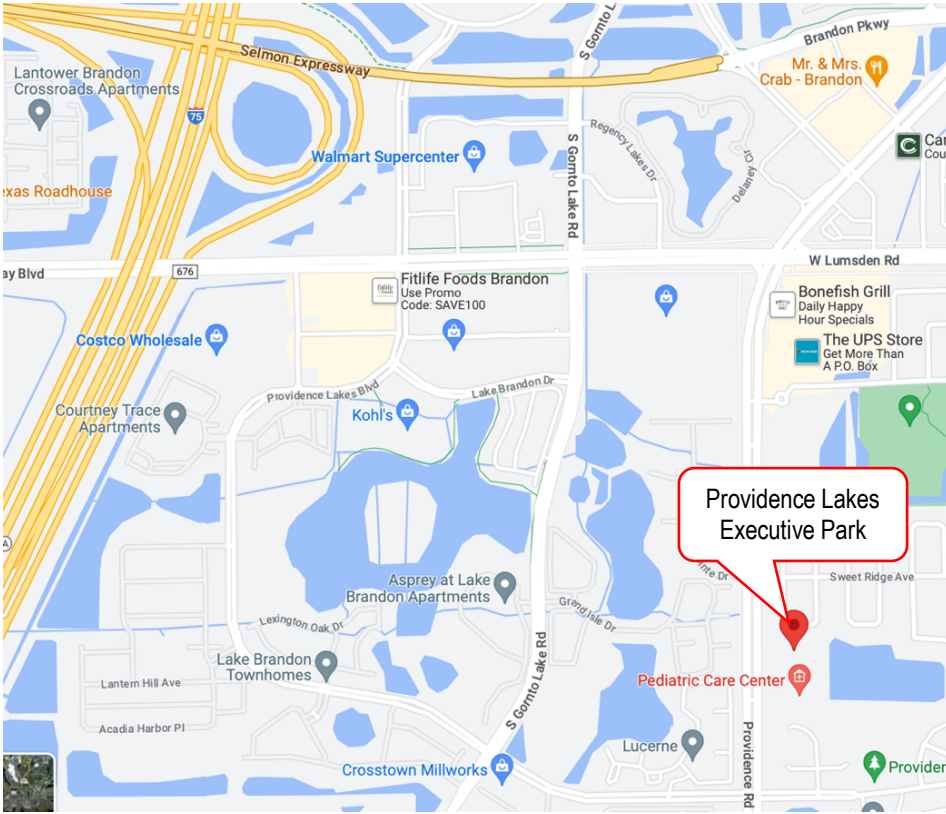
**1383 Providence Road**  
Brandon, FL 33511

## LOCATION

Providence Lakes Executive Park is a thriving business park located in the West side of Brandon.

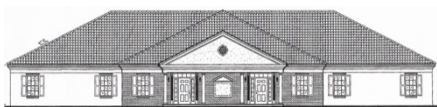
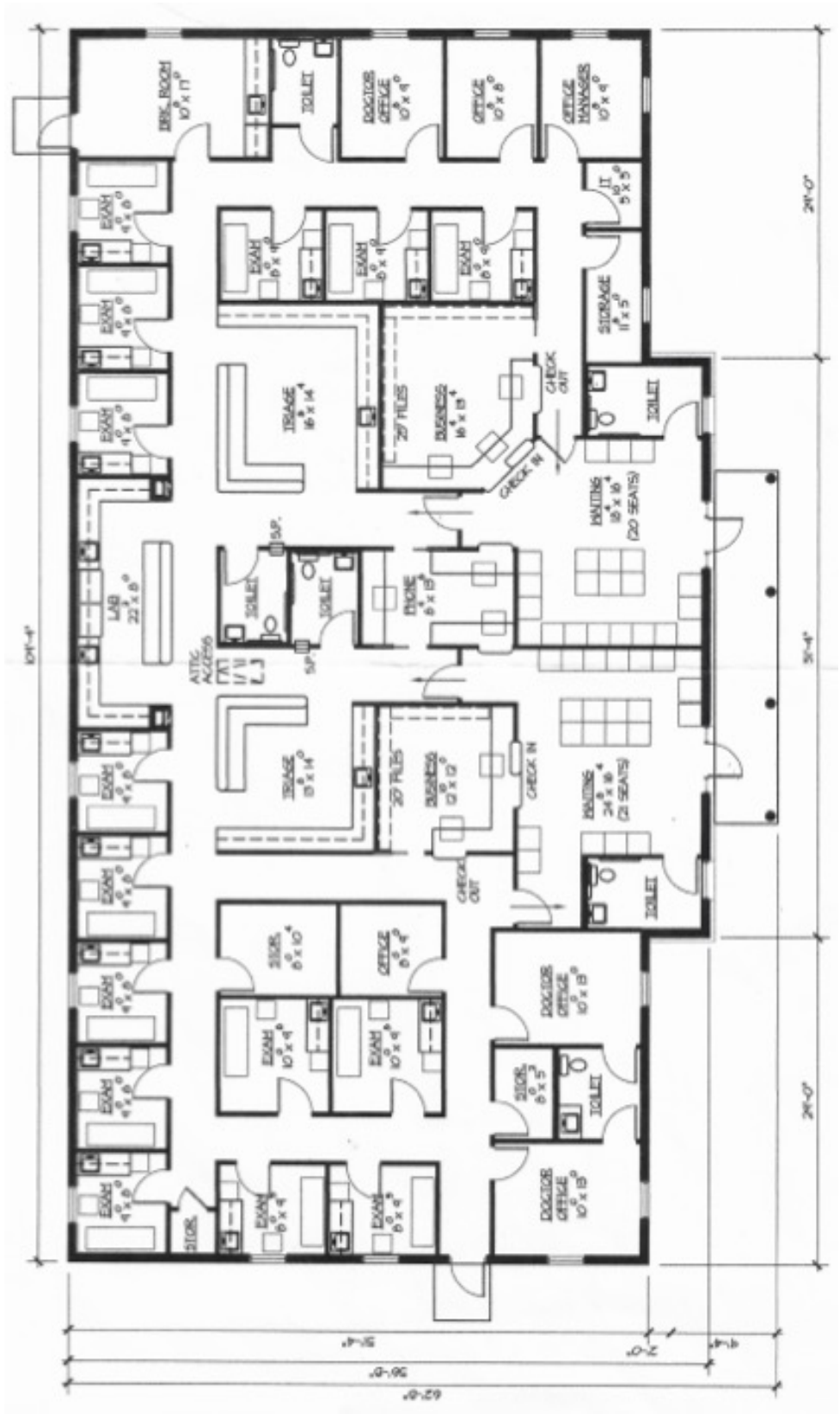
Located just 3.2 miles from HCA Florida Brandon Hospital, the property is positioned within one of Brandon's most established medical and retail corridors.

With immediate access to the Selmon Expressway, I-75, and US-301, the location provides convenient regional access for both patients and staff.



**Providence Lakes Executive Park**  
**FLOOR PLAN 5,992 SF**

**1383 Providence Road**  
 Brandon, FL 33511



For information, contact:

**Carl Stickeler**  
**(813) 390-0951**  
[carl@turnercole.com](mailto:carl@turnercole.com)

Hillsborough's Finest Real Estate Team  
*Let us work for you!*

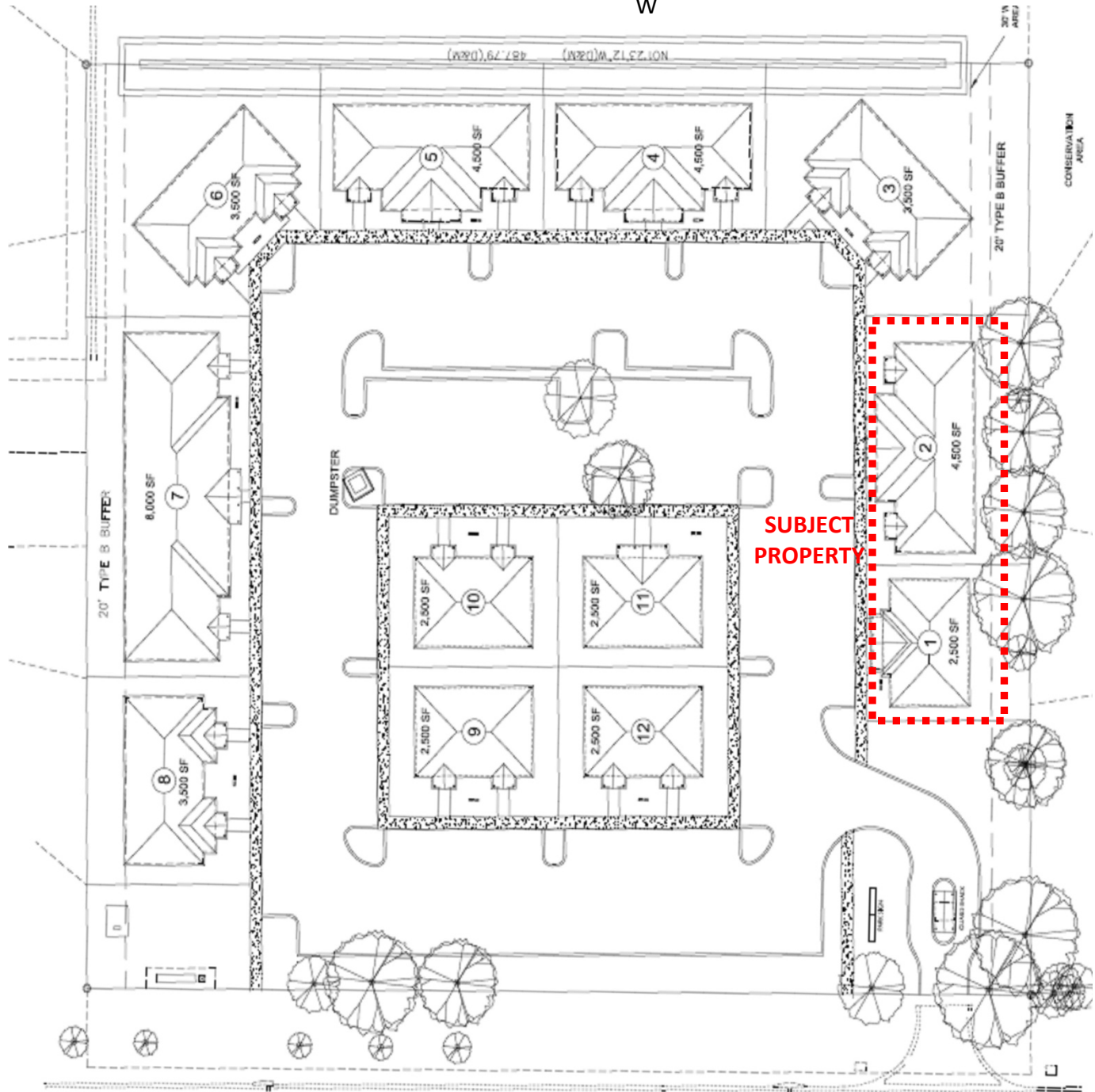
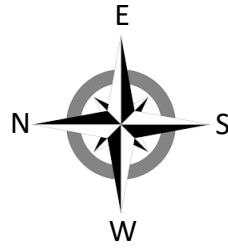


[www.TurnerCole.com](http://www.TurnerCole.com)

**Turner Cole Company**  
 Real Estate Services

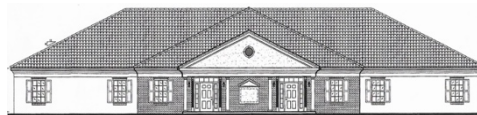
# Providence Lakes Executive Park SITEPLAN

1383 Providence Road  
Brandon, FL 33511



For information, contact:

**Carl Stickeler**  
**(813) 390-0951**  
carl@turnercole.com



Hillsborough's Finest Real Estate Team  
*Let us work for you!*



**Turner Cole Company**  
Real Estate Services