

Providence Lakes Executive Park

1383 Providence Road

Brandon, FL 33511

TURNKEY MEDICAL FACILITY | Owner-User Opportunity with Investment Upside

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



OFFERING SUMMARY

Offer Price	\$1,999,000
Building Size/ RSF	5,992 SF
Office Price/ PSF	\$334 SF
Year Built	2010
Construction	Concrete Block
Roof	Wood Truss, Tile
Zoning	PD – BPO Bus. Prof. Office
2026 Qtr. Condo Dues	\$4,200
2025 R/E Taxes	\$23,371
Hills Co. Folio #	072309-2502

For information, contact:

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(813) 390-0951
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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

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Providence Lakes Executive Park

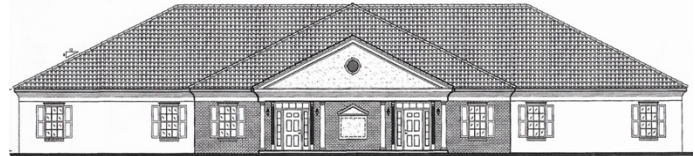
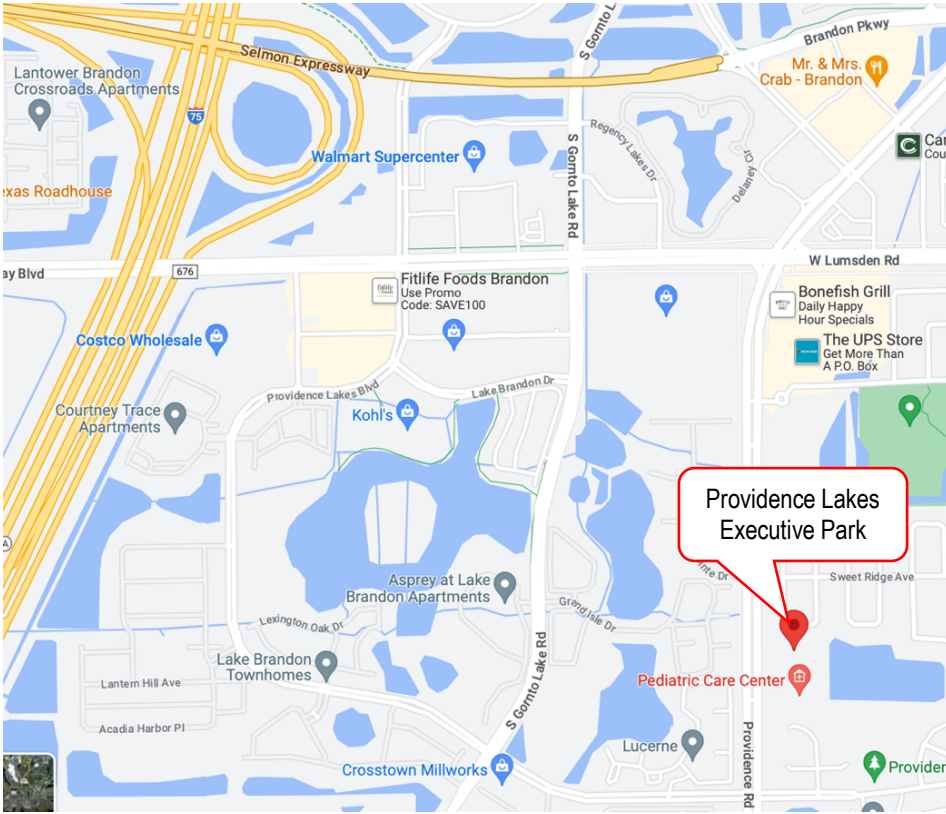
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LOCATION

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

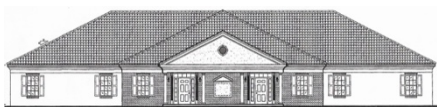
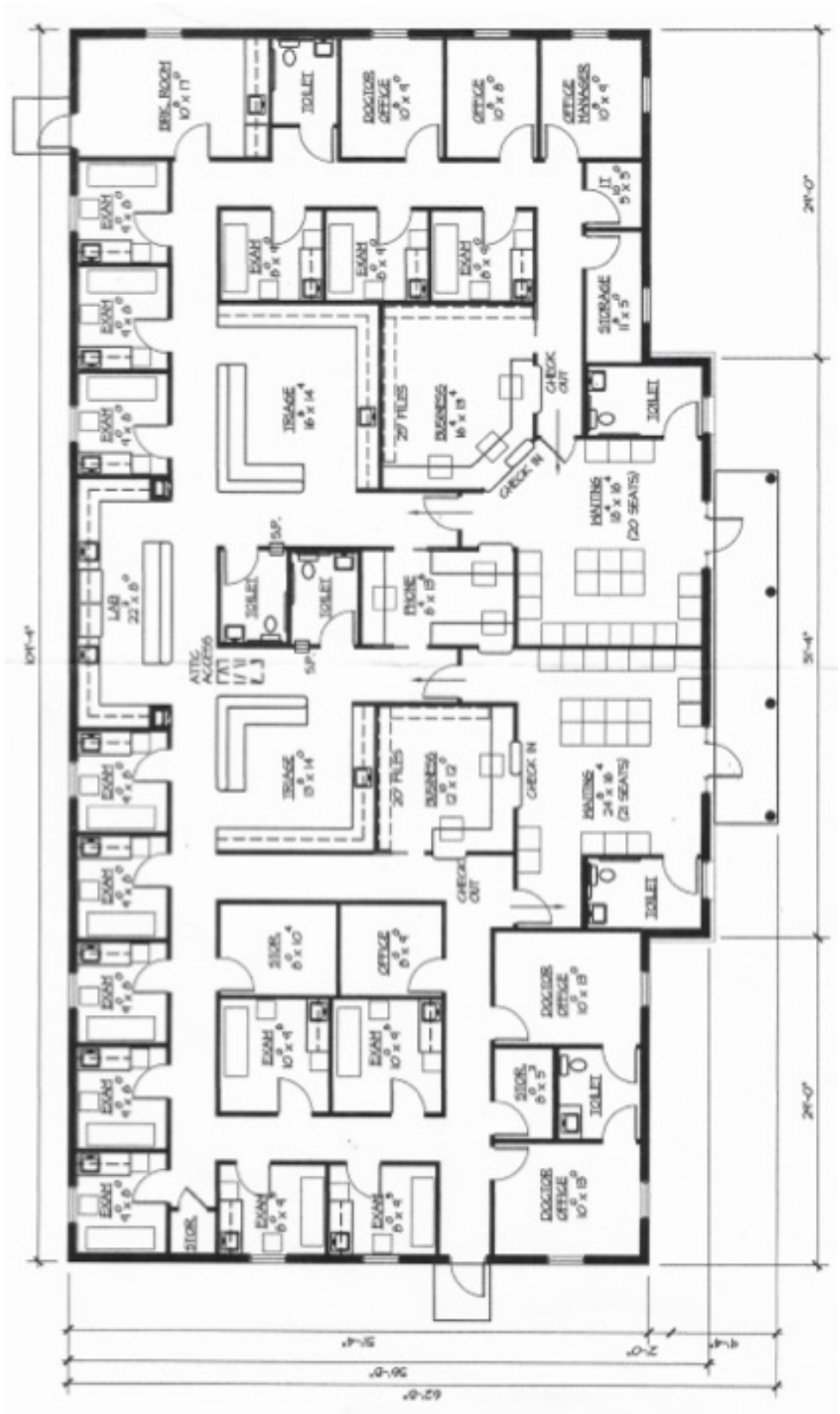
Located just 3.2 miles from HCA Florida Brandon Hospital, the property is positioned within one of Brandon's most established medical and retail corridors.

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

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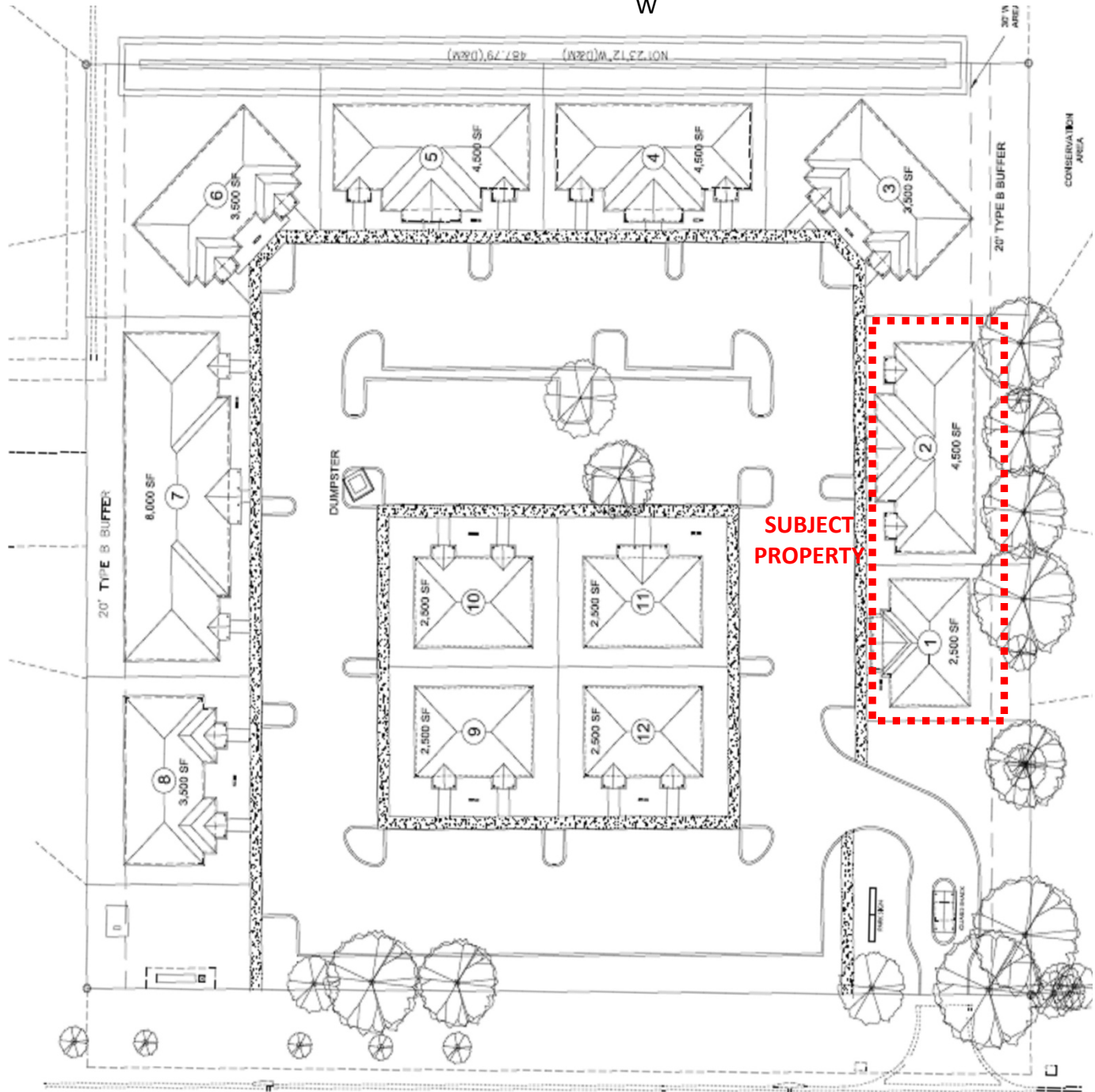
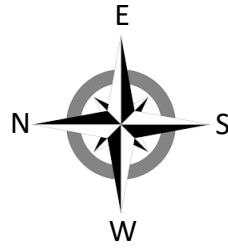


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Providence Lakes Executive Park SITEPLAN

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