

# FOR LEASE

1301 SW 2ND AVE.  
LARGO, FL



## PROPERTY DETAILS



- 151,000 SF Class A Medical Office Building



- On campus of the HCA Largo Hospital. A 455-bed teaching hospital

located in the heart of Pinellas County



- Available spaces range from 1,829 SF to the potential of contiguous

floors (approx. 26k SF floorplate)



- Convenient building access from attached parking garage



- 2nd Gen clinical suites available for potential quick move-in



- Covered patient drop-off area



- On-site pharmacy and lab

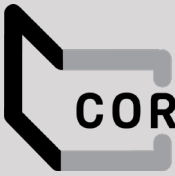


## CONTACT

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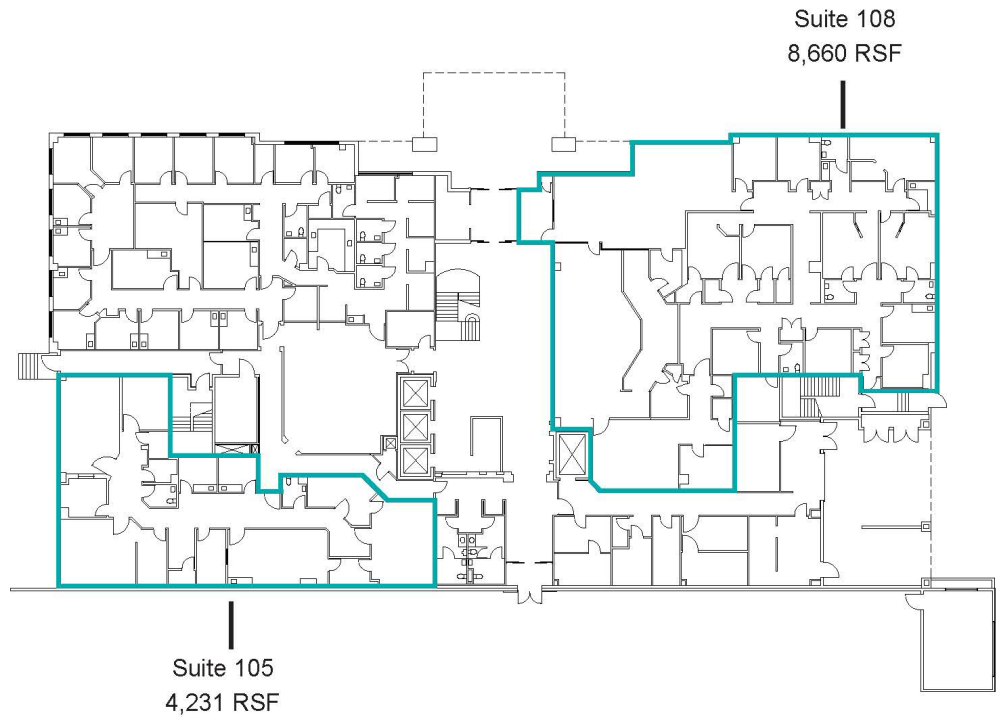
# FLOOR PLAN

1301 SW 2nd Ave. Largo, FL

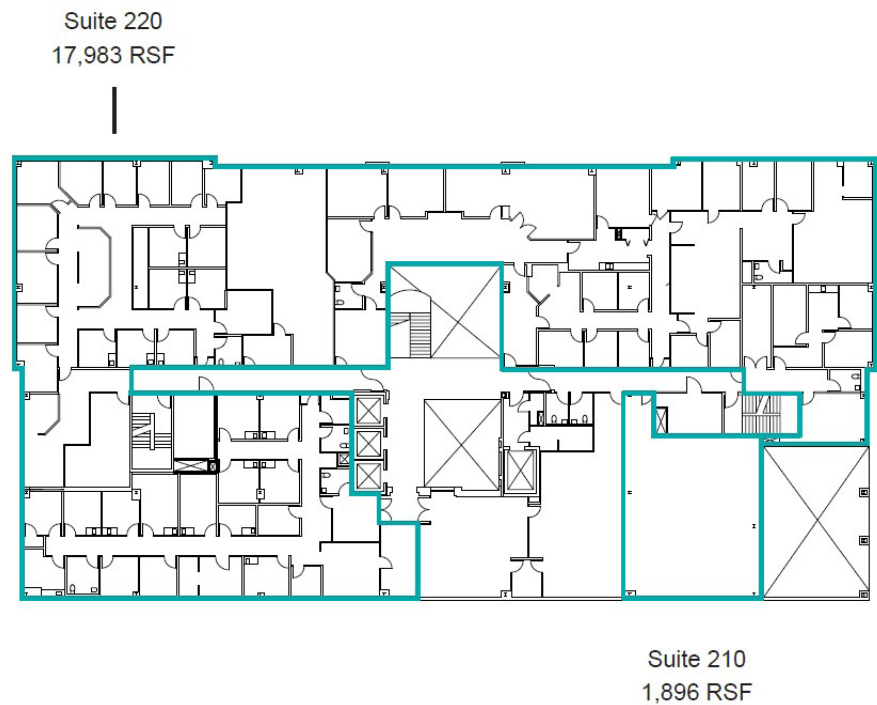


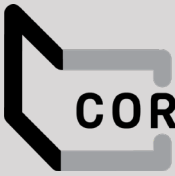
Floors 1 & 2

## FLOOR 1



## FLOOR 2





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# FLOOR PLAN

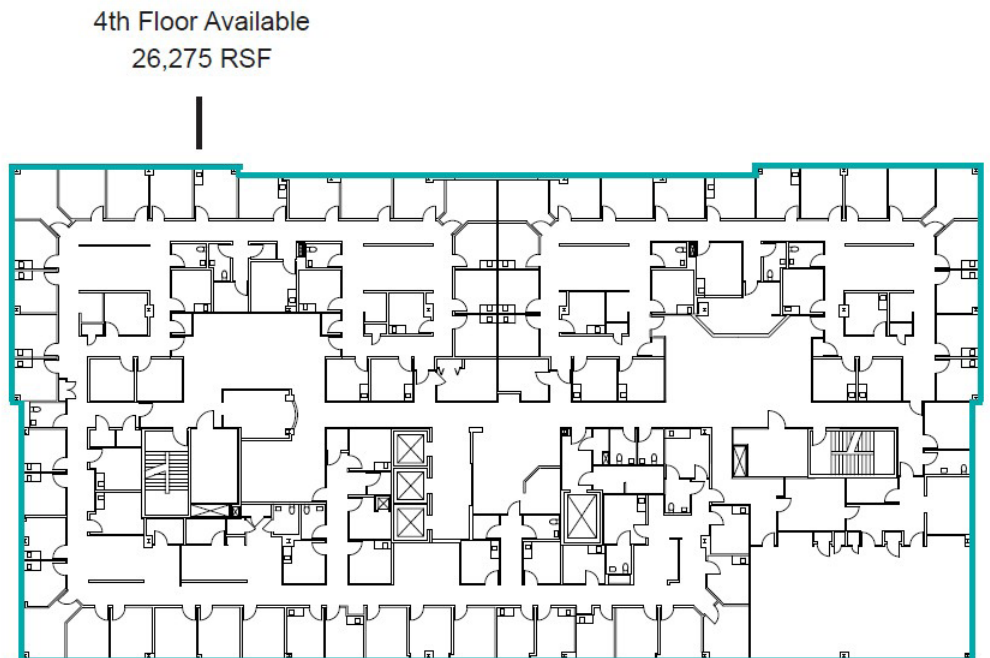
1301 SW 2nd Ave. Largo, FL

## Floors 3 & 4

### FLOOR 3

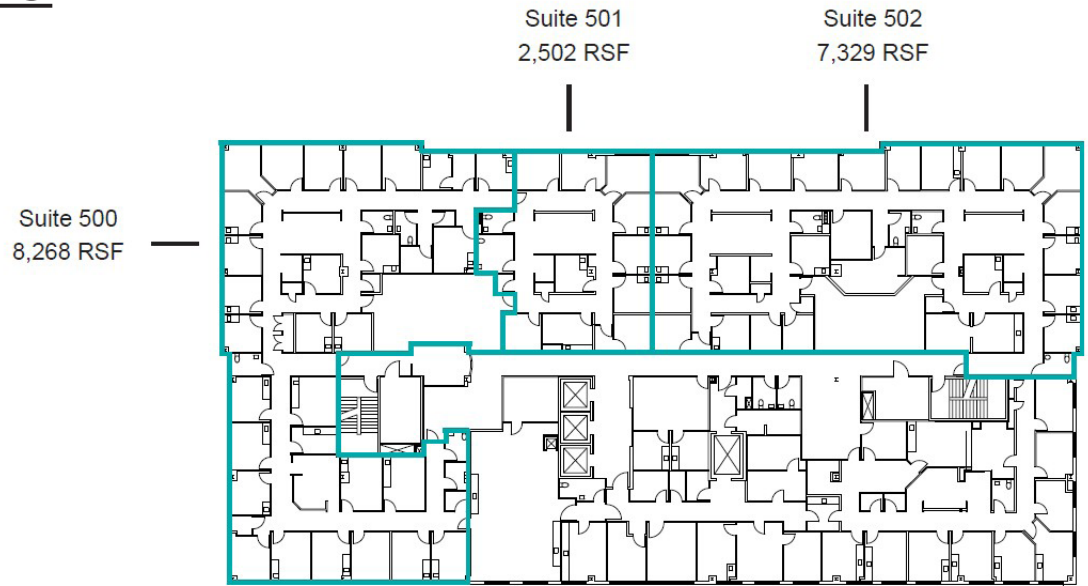


### FLOOR 4

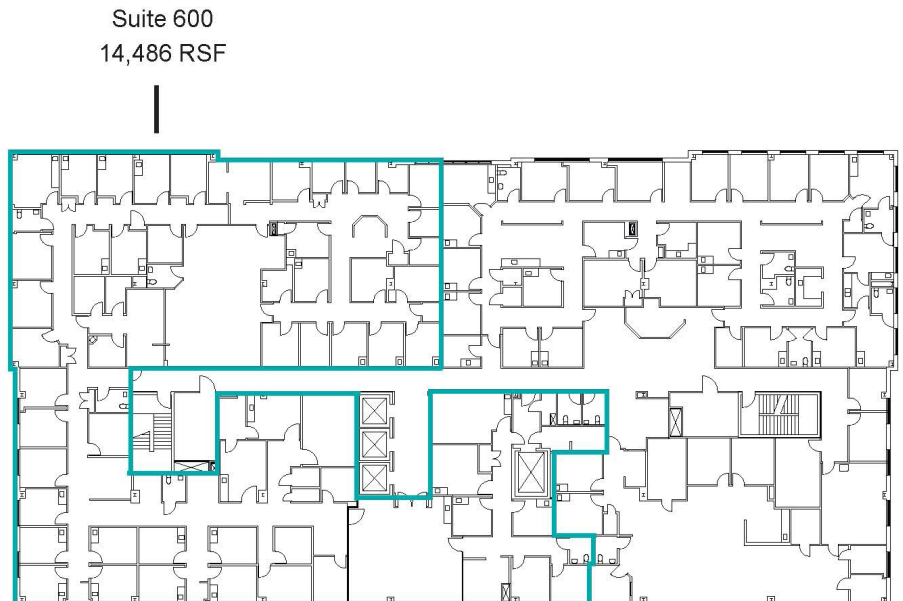


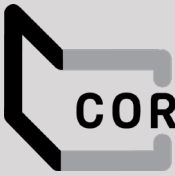
Floors 5 & 6

## FLOOR 5



## FLOOR 6

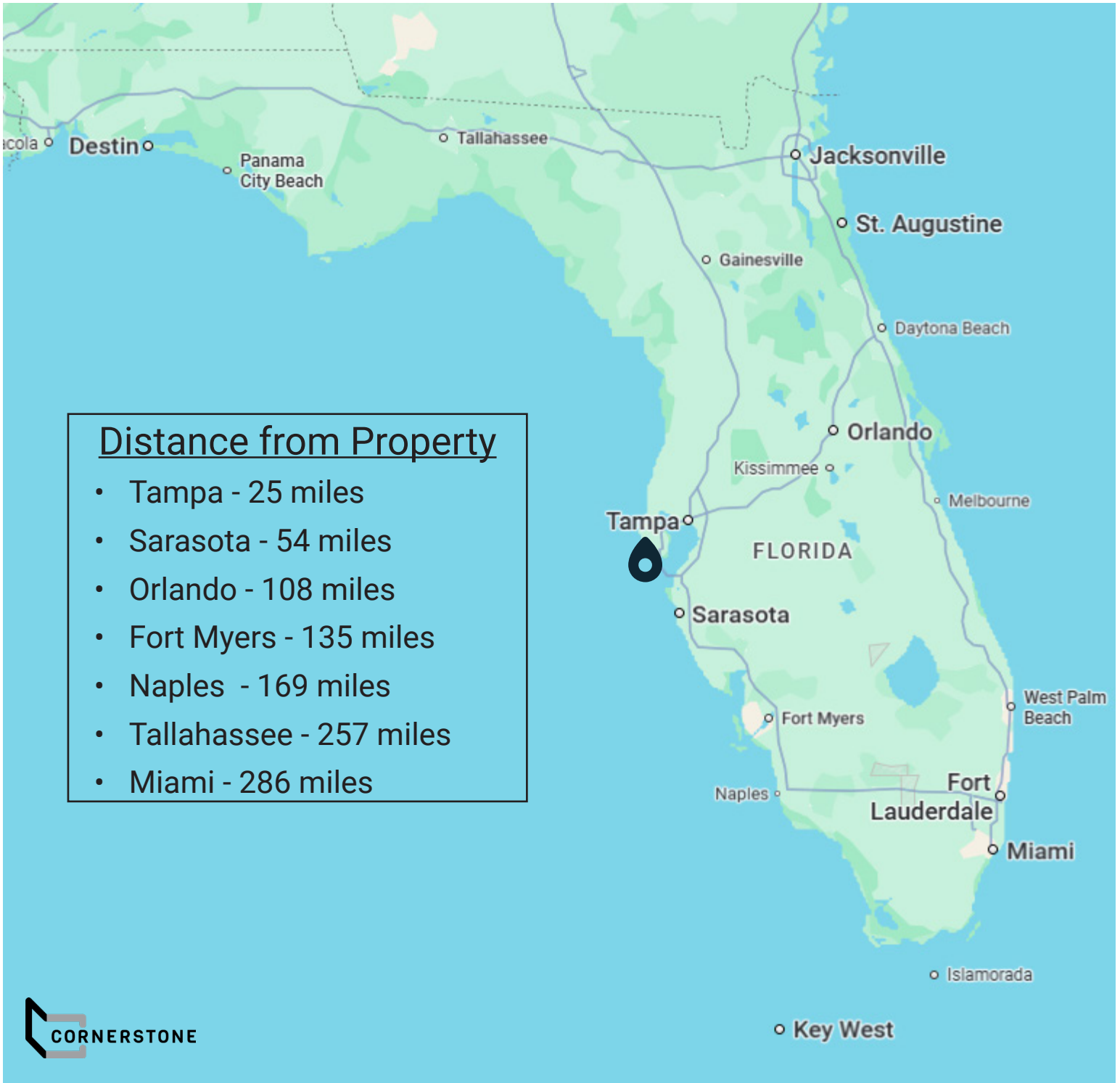




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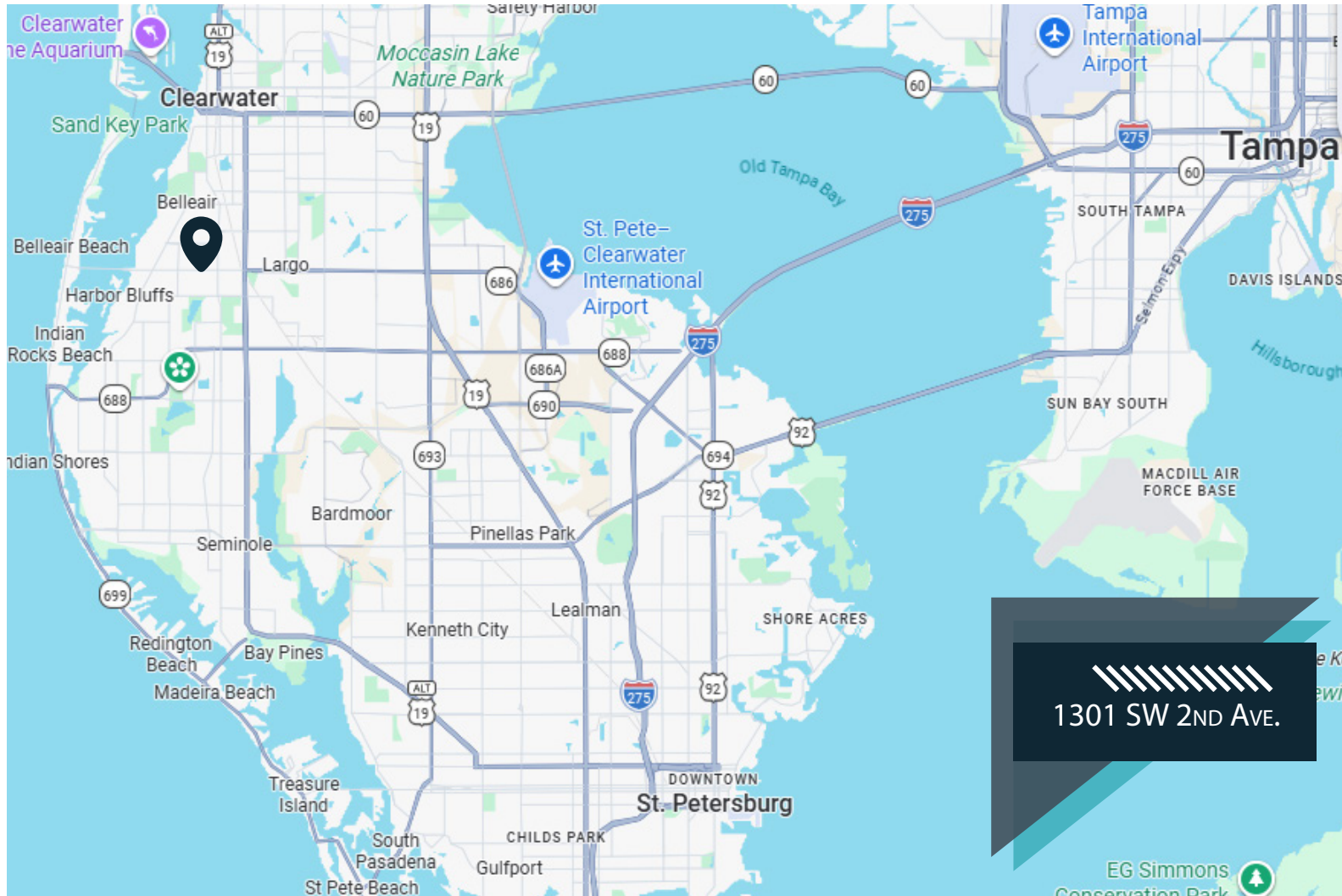
# Aerial Map

1301 SW 2nd Ave. Largo, FL





CORNERSTONE

○ Key West



# DEMOGRAPHICS (5 - mile radius)

 **235,160**  
Population

 **50.3**  
Median Age

 **\$92,960**  
Average Household Income

 **107,530**  
Households



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