

## OFFERING MEMORANDUM

Medical Office Building for Sale

Location: Tampa, FL

### Disclaimer

This Offering Memorandum has been prepared by Coldwell Banker Realty for use by a limited number of parties. It contains select information pertaining to the property at hand and does not purport to be a complete analysis of the property. Potential buyers are urged to conduct their own independent reviews and assessments of the property. All financial projections, property descriptions, and other details are subject to revision and should be independently verified by prospective purchasers.

### Executive Summary

Property Address: **3916 DARMOUTH, TAMPA, FL 33603**

Asking Price: \$1,900,000.00

Building Size: 3,144 SqFt

Parking: 16 dedicated parking spaces (included one handicapped)

Use: Medical Office Building (Ready to move immediately, new building best suitable for primary care with managed care services or any medical practice. No furniture or equipment, out of 6 examination rooms 2 can be convertible of dental use)

Zoning: RS-50

Year Built: 2023

This brand-new, fully built-out medical office building presents an exceptional opportunity for a primary care provider with managed care services or specialist looking to establish or expand their practice in a high-demand medical corridor. The facility includes 6 well-appointed examination rooms, with 2 convertible for dental use, a spacious reception area, and huge wellness center space. Conveniently located just 8-10 minutes from St. Joseph's Hospital, this property is ideally suited for a practice with managed care services that can handle between 1,000 and 1,500 patients per month. The building is move-in ready and offers the potential for a rapid return on investment.

## Property Summary

Address: **3916 DARMOUTH, TAMPA, FL 33603**

Building Size: 3,144 SqFt

Lot Size: 13,350 SqFt

Year Built: 2023

Rooms: Waiting/reception, 6 Exam Rooms (2 Convertible for Dental Use), Administrative Offices 2, Utility room, 3 bath, Break room/Kitchen, wide wellness center, store room roof.

Parking: 16 Dedicated Spaces (one handicapped included)

Additional Features: Wellness center integration potential, modern finishes, and energy-efficient design.

## Location Overview

This property is ideally located just 8-10 minutes from St. Joseph's Hospital, making it an attractive location for patients seeking medical services. Situated with easy access to I-275, it is part of a bustling medical corridor, surrounded specialty clinics, and other healthcare-related businesses. The building is well-positioned to serve both the surrounding residential areas and the wider community, benefiting from the heavy foot traffic and ease of access for patients and staff alike. Easy access to bus transport.

## Investment Highlights

**Prime Location:** Located minutes from St. Joseph's Hospital, this medical office building is perfectly positioned for patient convenience and accessibility.

**Flexible Layout:** The property features 6 examination rooms, 2 of which are convertible for dental use, making it ideal for practices that may expand into dental services, possible to convert roof store place as office

**Patient Management Capacity:** The facility is designed to handle a high patient volume, with the ability to manage good number patients per month—perfect for a managed care practice, or for any medical practitioner or specialist.

**Potential for Wellness Center:** Space is available to integrate a wellness center, offering additional services to patients and increasing revenue opportunities.

**Fast Return on Investment:** The ability to handle a large patient volume positions this facility for a rapid ROI, particularly for practices that provide managed care services.

## Property Photos



Front view



Ariel View





Reception area (Virtually staged)



Reception area



Hallway



Examination rooms 6 (you can convert 2 of them for dental)





Bathrooms 3



IT Infrastructure room



Office Rooms 2



Kitchen/Store room



Store room at roof





Wellness center with Kitchen

#### Financial Overview

Asking Price: \$1,900,000.00

Projected ROI: Based on managing good number of managed care services or specialized care services to patients per month, this property offers an opportunity for a rapid return on investment. For more details, please request a financial projection sheet.

#### Market Overview

The demand for medical office space in Tampa remains strong, driven by the area's expanding population and proximity to major healthcare facilities like St. Joseph's Hospital. Vacancy rates for medical offices are low, and rents continue to rise, making this an opportune time to invest in a prime medical location. The area is seeing an influx of new residential developments, further driving demand for nearby healthcare services.

#### Offering Terms

Purchase Price: \$1,900,000.00

Sale Conditions: As-is sale. The building is fully built-out and operational for any medical office with no equipment or furniture, ready for immediate occupancy.

### Contact Information

For more information or to schedule a private tour, please contact:

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