



THE
BOARDWALK
COMPANY

A Real Estate Services Company

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LICENSED REAL ESTATE BROKER
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For Sale

Medical Clinic & Ambulatory Surgery Center

Tampa, FL 33625

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PROPERTY TOUR PROCEDURE

Any interested party must execute a confidentiality agreement and schedule a tour through the Broker prior to property access. Tours will be provided by scheduled appointments only and no one is permitted to visit or tour the Property and / or disturb the occupants without Broker's knowledge and approval. Please contact Broker directly to schedule a property and building tour.

OFFERING PROCEDURE

Offers should be submitted in writing in the form of a non-binding Letter of Intent to Purchase specifying the following:

- Price (Deal terms are not currently defined. Request your specific terms when submitting a non-binding offer. Contact Broker for guidance)
- Amount of earnest money deposit upon execution of Purchase and Sale Agreement
- Duration of Inspection Period
- Amount of additional deposit upon expiration of Inspection Period
- Time period to Closing

By acceptance of this marketing brochure you agree to release The Boardwalk Company and hold it and its agents, directors, employees and representatives harmless from ANY kind of claim, cost, expense or liability arising out of your investigation and/or purchase of this Property.

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Property Summary

On behalf of the Property ownership, **The Boardwalk Company** as exclusive agent, is pleased to present for sale **6322 & 6326 Gunn Highway Medical Clinic and Citrus Park Surgery Center, LLC (the "Property")** in Tampa, Florida. This unique opportunity consists of an updated, move in ready medical facility consisting of an approximate 7,882 square foot Medical Clinic along with an adjacent 5,158 square foot mol ACHA Licensed Ambulatory Surgery Center ("ASC"). The facilities are all under one roof with internal accessibility while maintaining separate external patient entrances laid out on a 1.64 acre fee simple parcel located at the southwest quadrant of the signalized intersection of Gunn Highway and Normandie Road, approximately 3/4 of a mile east of the Veterans Expressway (SR 589). The clinic was originally constructed in 2003, while the ASC was completed in 2008, with remodel in 2022 - 2024.

This Property with existing amenities, presents a remarkable opportunity for a health care provider to step in to own and occupy their medical clinic and surgery center upon acquisition. No prolonged wait time for permitting, reviews, applications and licensure. The current owner has invested significant capital updating the Property both inside and out with new flooring, paint, parking lot, new roof along with the necessary maintenance of the ASC and ACHA licensure.

This Property is strategically positioned along the corridor of the Veterans Expressway and Gunn Highway roadway systems providing convenient access to major thoroughfares serving Hillsborough, Pasco and Pinellas Counties. This central Tampa Bay location services one of the largest metropolitan areas in the country providing a one-of-a-kind opportunity for an owner/user or investor in the vibrant health care industry.

Property Highlights

- ◆ Medical Clinic-move in ready.
13 Patient Exam Rooms including
2 Telemedicine Rooms,
Digital X-ray, 7 Doctor Offices.
- ◆ 2 Unit - AHCA Licensed
Ambulatory Surgery Center.
6 PACU Beds / 2 PACU Lounge
Chairs.
- ◆ 50,000 KW Back-up Diesel
Generator.
- ◆ Large Road Front Pylon Signage
with additional LED Building Sign
facing adjacent Super Walmart
entrance & exit.
- ◆ Ideal opportunity for owner/user
with immediate occupancy upon
acquisition.

Property Information

PROPERTY ADDRESS	6322 & 6326 Gunn Highway Tampa, FL 33625
COUNTY	Hillsborough County
PROPERTY ID NUMBER	U-12-28-1-ZZZ-000000-28800.1
ZONING	PD– Planned Development
TOTAL BUILDING SQUARE FOOT	13,066 SF
MEDICAL CLINIC SQUARE FOOT	7,882 SF
ASC SQUARE FOOT	5,184 SF
SITE	1.64 Acres mol
FLOOD ZONE	X
YEAR BUILT	2003 Medical Clinic 2008 ASC 2022-2024 Remodeled
PARKING	65 Onsite Spaces with 35 Adjacent Shared Spaces
MARKET	Tampa Bay Metro
SUBMARKET	Greater Carrollwood Northdale
REAL ESTATE TAXES	Florida real estate taxes are payable on November 1st of each year and may be paid through March 31st of the following year without penalty. Real Estate Tax liability is discounted 1.0% per month for early payment, up to 4.0% annually.

[Medical Office Bldg & ASC \(matterport.com\)](https://matterport.com)

CTRL-Click on above link to connect to 3-D Property Matterport

- Strategically located within a High Traffic Area along Gunn Highway with traffic counts of approximately 32,000 vehicles per day and approx 3/4 of a mile from the Veteran's Expressway with traffic counts of 52,000 vehicles daily.
- The Medical Center is located 1 mile east of the Citrus Park Town Center Shopping Mall with a plethora of retail shops and restaurant choices.
- Over the past decade, the Tampa Bay Metro has positioned itself as a leader in the Health Care and Life Sciences Industry as major corporations have located their operations, R&D, and manufacturing in the region. These companies are drawn to Tampa Bay because of the market's talented workforce, strong research university presence, and collaborative community.



Property Overview

13,066 SF mol Medical Office Building

MEDICAL CLINIC—7,882 SF

- 13 Patient Exam Rooms, with 2 rooms specifically designed for Telemedicine.
- 7 Doctor Offices
- Billing Department with 5 Work Stations
- Central location for COO/Clinic Manager Office
- CEO Office with private conference room and personal restroom with shower and laundry facilities.
- Large Patient Waiting Room
- Large Conference Room
- Digital X-ray facilities
- Viewing Room with Library
- Lab / Exam Room
- Large File Room / High Density Mobile Shelving System
- Separate Patient Check In & Check Out Counters
- Staff Break Room with Kitchen Facilities
- Ample back office and staff support area
- 12 foot ceilings with parabolic lighting
- Wide corridors for convenient wheelchair access
- Separate entrances for patients and staff
- Designated staff parking area
- Building has full Fire Control Sprinkler System
- Large Pylon road front Signage
- Additional LED Building Signage facing adjacent Super Walmart
- ADA compliant patient and staff restrooms
- Dedicated server/phone room with separate AC supply
- Full Property Security System / Digital Cameras

[Medical Office Bldg & ASC \(matterport.com\)](https://matterport.com)

CTRL-Click on above link to connect to 3-D Property Matterport

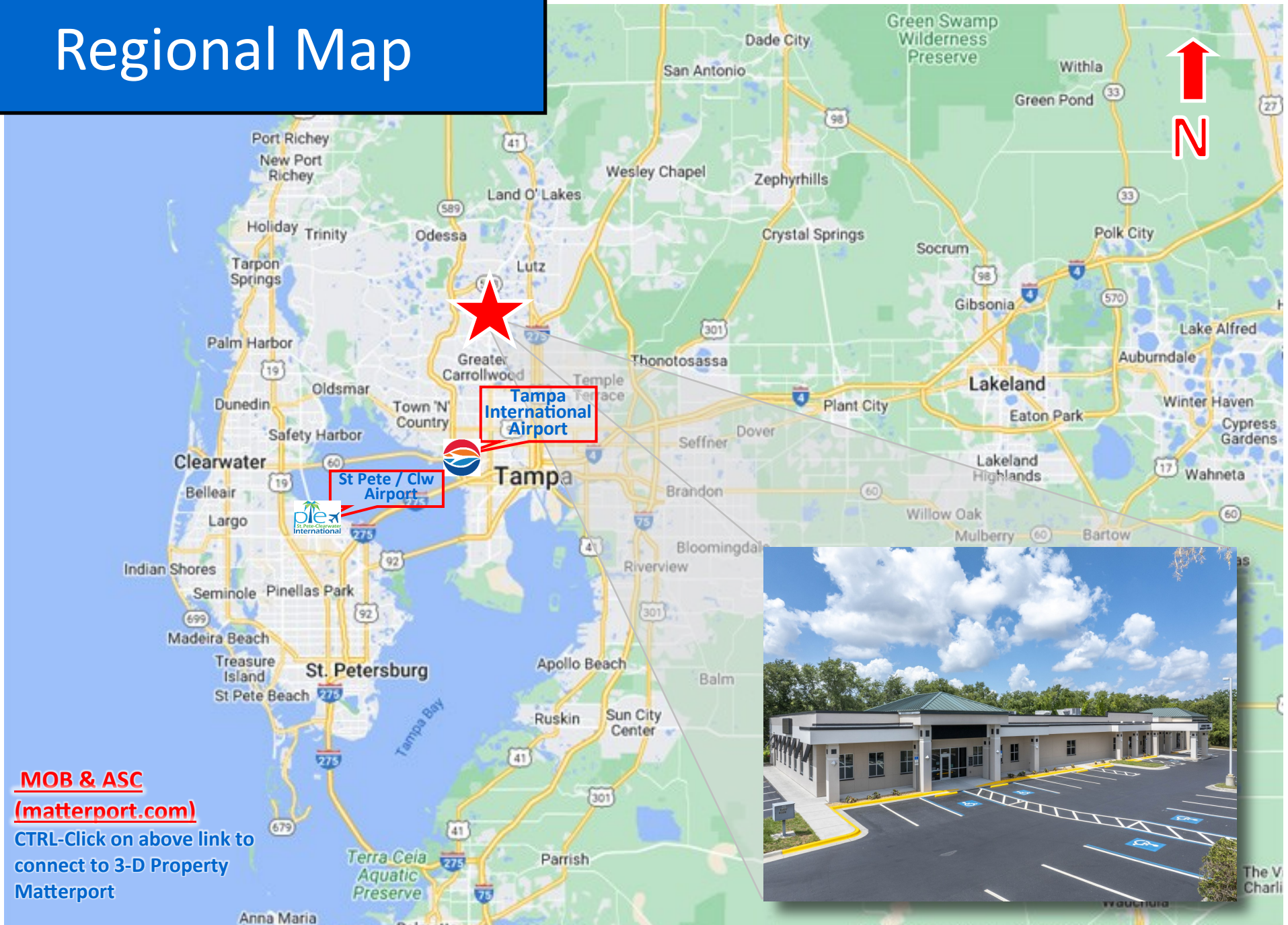
ASC - AMBULATORY SURGERY CENTER - 5,184 SF

- AHCA Licensed ASC
- 2 OR Rooms connected via Sterile Supply Room
- 6 PACU Beds / 2 PACU Lounge Chairs
- ADA Compliant Patient Changing Room / Bathroom
- Central Nursing Station
- Clean Utility Room accommodating a large Autoclave & Sterilizer
- Male & Female Staff Changing Rooms / Showers, Lockers & ADA compliant Restrooms with direct access to OR Corridor.
- 2 Sterile Supply Rooms in OR Corridor
- Soiled Utility Room
- 2 Janitorial Closets, Mop Sinks
- 2 Medical Dictation Offices
- Biohazard Room in PACU
- Storage in PACU
- Director of Nursing Office with Chart Room
- Staff Break Room
- ASC Entrance / Waiting Area & Reception Counter & 2 ADA Restrooms
- Building has full Fire Control Sprinkler System
- Separate covered Exit for discharged patients from PACU
- Covered Entrance & Exit areas for drop off and pick up
- 50,000 KW back-up Diesel Generator
- Separate Med Gas Room & Compressed Air for Medical Tools
- Separate Electrical Power Station room

SPECIAL ASSETS OF MEDICAL CLINIC & ASC

- Proprietary Digital Compliance Task System to maintain AHCA Compliance and maximize operational efficiency.
- AHCA Compliant Web Domain with Citrus Park Surgery Center trademarked name & logo
- Active AHCA License
- Vendors that are required for AHCA licensure are in place at the ASC & have favorable contracts that were negotiated by in-house counsel.
- ASC has established vendors familiar with the facility.

Regional Map



[MOB & ASC](https://matterport.com)
[\(matterport.com\)](https://matterport.com)

CTRL-Click on above link to
connect to 3-D Property
Matterport

Tampa Bay Overview

Whether you prefer the high energy of city life, quiet suburban neighborhoods or serene waterfront sunsets and sea breezes overlooking tranquil Bay or Gulf waters, it's no wonder Tampa Bay was named One of The World's Greatest Places to live by Time Magazine. The Tampa– St. Petersburg Metro area contains more than 3.2 million residents and has something for everyone. The region has hundreds of golf courses and numerous water related activities with Tampa Bay, the Gulf of Mexico and freshwater rivers and lakes. There are more than 11,000 acres of parkland and 100 trail acres within a 60 mile radius, numerous state parks, historical sites, museums, theaters, retail centers, the world famous Busch Gardens Theme Park , professional football, hockey, baseball and soccer teams to name a few.

Many know the Tampa Bay Metropolitan area as a top vacation destination with it's world class beaches and resorts, but it is also a leading business destination that is home to major global companies, a burgeoning entrepreneurial scene and a thriving job market. Tampa consistently tops the state in job creation and job demand offering more exciting career opportunities than anywhere else in Florida, and in fast growing industries like cybersecurity, advanced manufacturing, life sciences and healthcare, financial services and more.

Between 2022-2023 , the Tampa Metro area ranked #5 with the most population growth in the nation, according to the U.S. Census data. Four of the nation's fastest growing metro areas are in Florida. Three of the four counties that make up the Tampa MSA, Hillsborough, Pinellas, and Pasco collectively added 143 people per day in 2023! A report from Hire a Helper, found that Tampa topped the list where Millennials moved to. In 2023, the Tampa MSA saw 95% more Millennials move in than leave. Millennials are the largest generation , and are currently the highest wage earners according to the report.

U.S. News & World Report routinely names Florida the #1 Best State for Higher Education. More than 144,000 students attend one of the numerous , distinguished institutions in the Tampa Bay area.

When it comes to establishing and growing your business , Tampa Bay presents a phenomenal opportunity:

- NO PERSONAL INCOME TAX
- THRIVING INDUSTRIES
- GLOBAL CONNECTION
- TAMPA INTERNATIONAL AIRPORT
- FLORIDA'S LARGEST SEAPORT
- HIGHLY CONNECTED INTERSTATE & RAIL SYSTEMS
- LOWER OPERATING COSTS
- EXCELLENT LABOR FORCE
- LIGHT REGULATORY BURDENS

Area Highlights

◆ ARTS & ENTERTAINMENT

- BUSCH GARDENS
- THE FLORIDA AQUARIUM
- STRAZ CENTER FOR THE PERFORMING ARTS
- RUTH ECKERD HALL
- THE SALVADOR DALI MUSEUM
- MUSEUM OF SCIENCE & INDUSTRY
- MUSEUM OF FINE ARTS
- CHILULY COLLECTION
- THE JAMES MUSEUM OF WESTERN ART

◆ EDUCATION

- UNIVERSITY OF SOUTH FLORIDA
- THE UNIVERSITY OF TAMPA
- ECKERD COLLEGE
- STETSON COLLEGE OF LAW
- ST. PETERSBURG COLLEGE
- ST. LEO'S COLLEGE

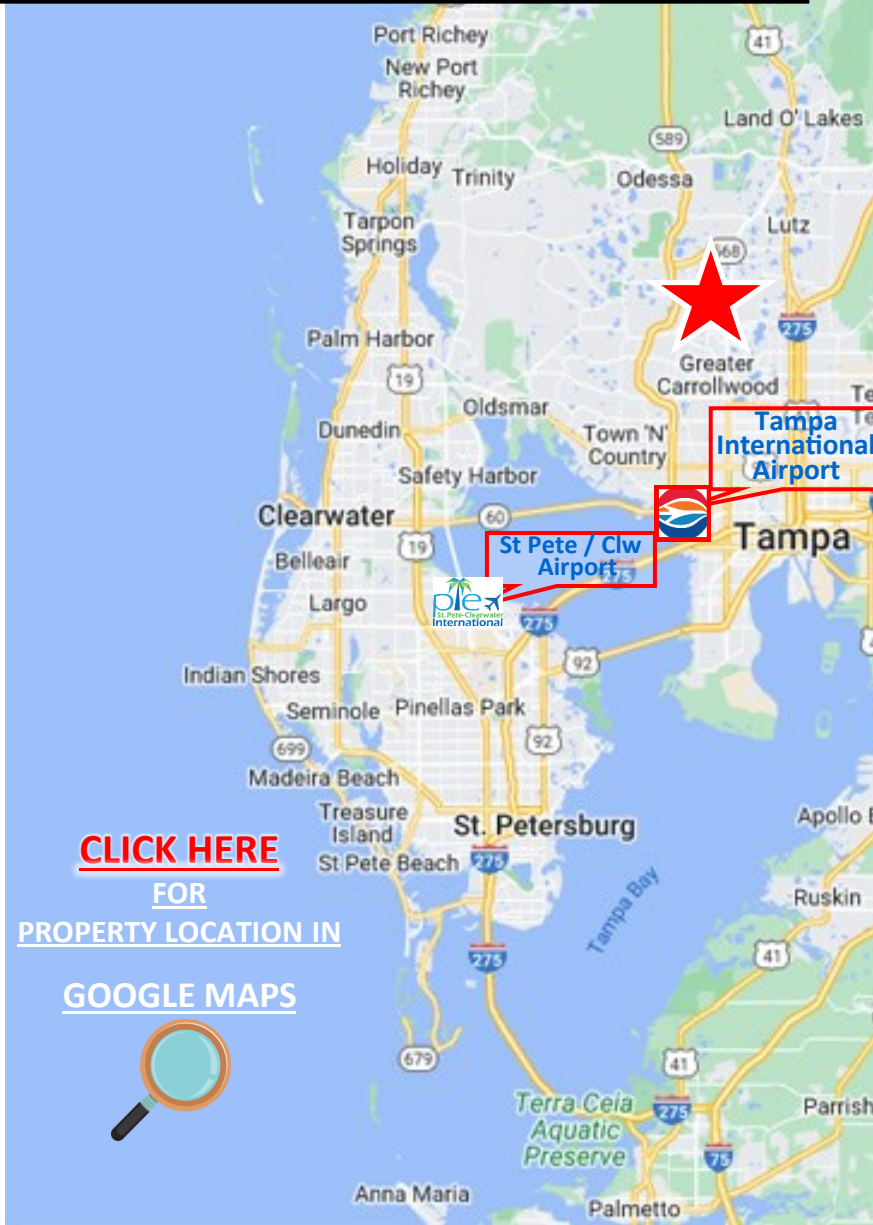
◆ SPORTS

- MLB - BASEBALL: TAMPA BAY RAYS
- NFL - FOOTBALL: TAMPA BAY BUCCANEERS
- NHL - HOCKEY: TAMPA BAY LIGHTNING
- USL - SOCCER: TAMPA BAY ROWDIES

Source: Tampa Bay Economic Development Council

Demographics

POPULATION	3 MILE	5 MILE	10 MILE
2010 Population	81,411	215,578	629,319
2023 Population	89,475	234,009	709,435
2028 Population Projection	89,605	233,917	714,194
Median Age	41.1	40.4	39.7



[CLICK HERE](#)
FOR
PROPERTY LOCATION IN
[GOOGLE MAPS](#)

HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2010 Households	31,613	83,913	253,504
2023 Households	35,261	92,482	287,796
2028 Household Projection	35,384	92,636	289,952
Median Age	41.1	40.4	39.7
Ave. Household Income	\$93,601	\$93,089	\$85,567

3-D Matterport

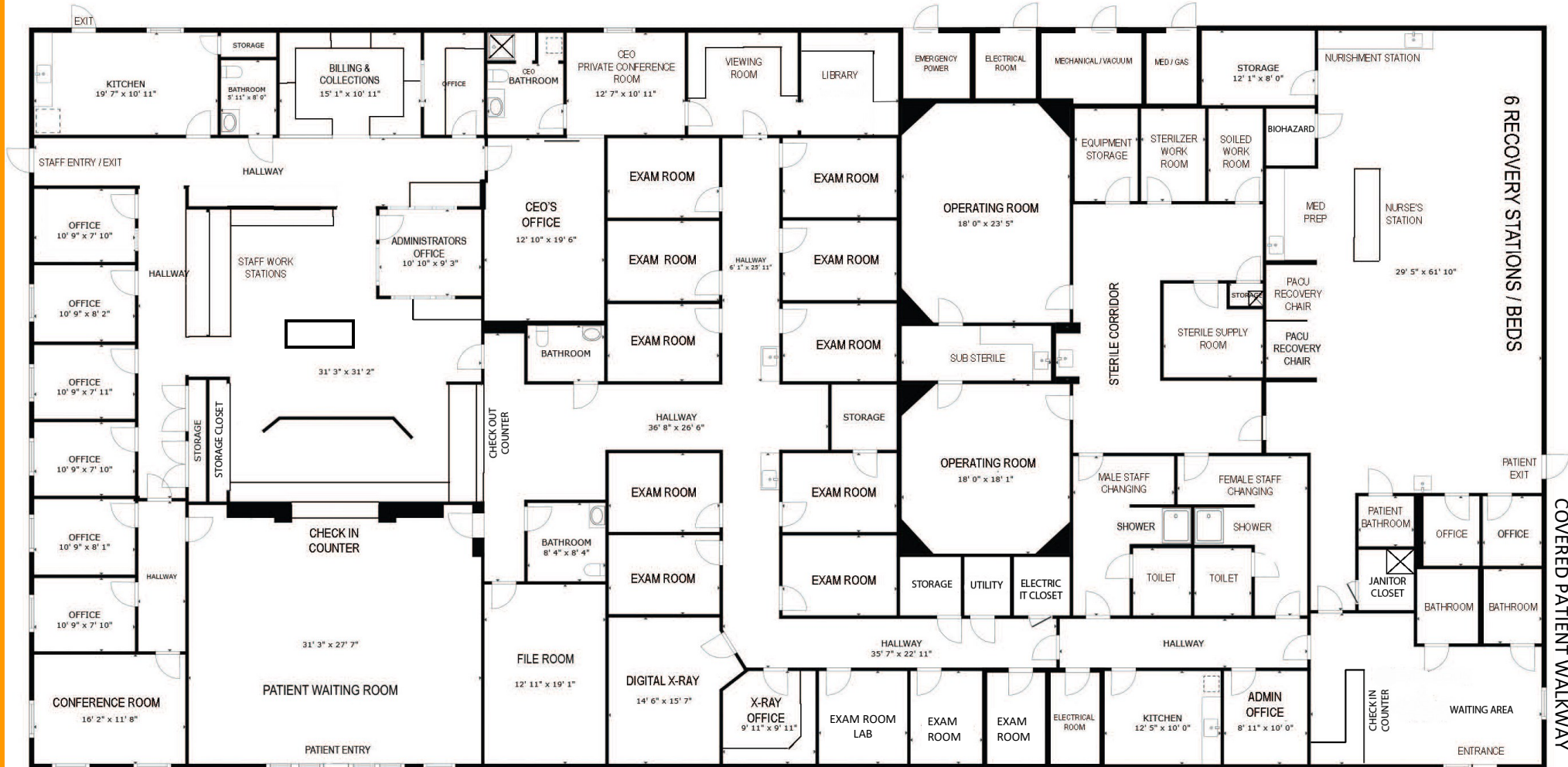


[Medical Office Building & ASC \(matterport.com\)](https://matterport.com)

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MOB Floor Plan

Building Floorplan

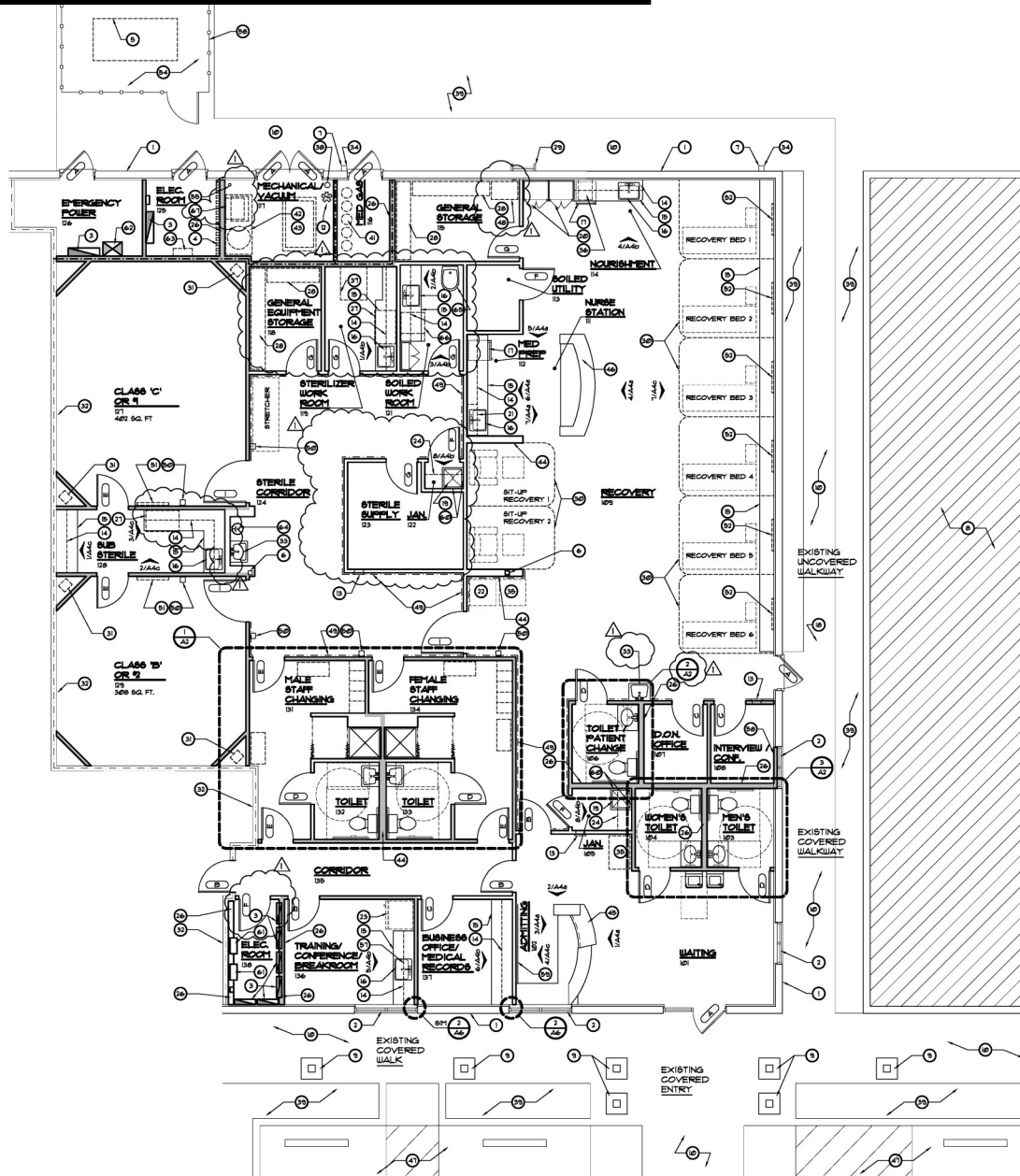


CLINIC ENTRANCE

FLOOR PLAN

Covered ASC Entrance

ASC Architect Plan



FLOOR PLAN
SCALE: 3/8" = 1'-0"

8cPl 9/18

WALL LEGEND	KEYED NOTES
<p>EXISTING DOOR</p> <p>EXISTING CHL WALL</p> <p>EXISTING (1) ONE HOUR FIRE / SPOKE PARTITION</p> <p>NEW DOOR OPENING</p> <p>NEW METAL STD PARTITION: 3 3/8" METAL STUDS AT 16" OC WITH 1/2" GIBB. EACH SIDE FROM FLOOR SLAB TO 4" ABOVE FINISHED CEILING. SEE DETAIL 3/A6.</p> <p>NEW METAL STD PARTITION: 6" OR 8" METAL STUDS AT 16" OC WITH 1/2" GIBB. EACH SIDE FROM FLOOR SLAB TO 4" ABOVE FINISHED CEILING. SEE DETAIL 3/A6.</p> <p>NEW METAL STD PARTITION: 6" OR 8" METAL STUDS AT 16" OC WITH 1/2" GIBB. EACH SIDE FROM FLOOR SLAB TO 4" ABOVE FINISHED CEILING. SEE DETAIL 3/A6.</p> <p>ONE (1) HOUR REPAIRMENT PARTITION - REFER TO TYPICAL ONE-HOUR RATED FIRE PARTITION DETAIL 3/A6.</p>	<p>EXISTING CPU EXTERIOR WALL SYSTEM</p> <p>EXISTING WINDOW SYSTEM</p> <p>ELECTRICAL PANEL. SEE ELECTRICAL</p> <p>PHONE BOARD LOCATION. SEE ELECTRICAL</p> <p>NEW GENERATOR ON EXISTING CONCRETE PAD</p> <p>EXISTING STRUCTURAL COLUMN</p> <p>EXISTING DOWNDPOUT RECEIVER BOOT</p> <p>EXISTING BUILDING</p> <p>EXISTING CANOPY COLUMN</p> <p>EXISTING CONCRETE SIDEWALK</p> <p>ALIGN NEW WALL WITH EXISTING WALL</p> <p>WALL MOUNTED FIRE EXTINGUISHER</p> <p>FIRE EXTINGUISHER - SEE DETAIL 4/A6</p> <p>UPPER CABINETRY - SEE INTERIOR ELEVATIONS</p> <p>BASE CABINETRY - SEE INTERIOR ELEVATIONS</p> <p>S.S. SINK WITH SINGLE LEVER FAUCET - SEE PLUMBING</p> <p>U.C. REFRIGERATOR</p> <p>LINE OF COVERED CANOPY ABOVE FLOOR SINK - SEE PLUMBING</p> <p>STORAGE CABINETS FOR CLEAN LINEN</p> <p>NARCOTIC LOCKER IN UPPER CABINET w/ DOUBLE LOCKS - SEE INTERIOR ELEVATIONS</p> <p>LOCATION OF CRASH CART</p> <p>REFRIGERATOR</p> <p>SINGLE SHELF AT 5'-8" AFF.</p> <p>BOILED LINEN HAMPER</p> <p>6" WIDE METAL STD WALL w/ 1/2" GIBB. RUN WALL HEIGHT TO 4" ABOVE FINISHED CEILING. SEE DETAIL 3/A6.</p> <p>COUNTER TOP STERILIZER</p> <p>PRE-MANUFACTURED METAL SHELVING - BY TENANT</p> <p>EXISTING FIXED ROOF ACCESS LADDER</p> <p>CURTAIN w/ CEILING MOUNTED TRACK SYSTEM</p> <p>MECHANICAL CHAIR - SEE MECHANICAL</p> <p>EXISTING (1)-HR RATED FIRE / SPOKE PARTITION</p> <p>WALL MOUNTED HAND SINK. SEE DETAIL 4/A6 - SEE PLUMBING</p> <p>EXISTING DOWNDPOUT</p> <p>WHEEL CHAIR STORAGE AREA</p> <p>COUNTER TOP ICE MAKER MACHINE - SEE PLUMBING</p> <p>FUTURE STERILIZER LOCATION</p> <p>FIRE RISER - SEE FIRE PROTECTION</p> <p>EXISTING LANDSCAPE AREA</p> <p>NOT USED</p> <p>MEDICAL GAS CANNISTER - BY OTHERS</p> <p>WATER HEATER - SEE PLUMBING DRAWINGS</p> <p>VACUUM PUMP - SEE MED GAS DRAWINGS</p> <p>8" WIDE METAL STD WALL w/ 1/2" GIBB. RUN WALL HEIGHT TO 4" ABOVE FINISHED CEILING. SEE DETAIL 3/A6.</p> <p>3'-0" WIDE ADA ACCESS COUNTER - SEE INTERIOR ELEVATIONS FOR MORE INFORMATION</p> <p>BUILT-IN WORK STATION - SEE INTERIOR ELEVATIONS</p> <p>EXISTING PARKING - SEE SITE PLAN</p> <p>PRESTANDING BLANKET WARMER MODEL BY TENANT</p> <p>TWO SEAT CHAIR RAIL - SEE ID SHEET FOR MORE INFORMATION</p> <p>AUTOMATIC DOOR OPENER - SEE ELECTRICAL</p> <p>WALL MOUNTED X-RAY VIEW BOX</p> <p>MEDICAL GAS PANEL - SEE MEDICAL GAS PLANS</p> <p>NEW CHAIN LINK FENCE ENCLOSURE WITH 3'-0" WIDE ACCESS GATE</p> <p>EXISTING CONCRETE GENERATOR PAD</p> <p>NEW 3" COLD WATER LINE - SEE PLUMBING</p> <p>STORAGE CABINET - SEE INTERIOR ELEVATIONS</p> <p>MICROWAVE</p> <p>PROVIDE GLAZING FILM TO EXISTING GLAZING AND FRAMING - SEE DETAIL 3/A6</p> <p>WOOD VENEER WALL PANELS - SEE INTERIOR ELEVATIONS</p> <p>PROVIDE 4 x 4 GLAZED WHITE TILE ON THE WALL FROM TOP OF FLOOR SINK TO 4'-0" AFF. AT EXISTING SET OF FLOOR SINK</p> <p>PHONE / PAGING SYSTEM LOCATION. SEE ELECTRICAL</p> <p>AUTOMATIC TRANSFER SWITCH - SEE ELECTRICAL</p> <p>FIRE ALARM CONTROL PANEL - SEE ELECTRICAL</p> <p>WALL MOUNTED EXTERNAL STATION - SEE PLUMBING</p> <p>CLINIC SERVICE SINK ON RAISED PRECASTAL - SEE PLUMBING</p> <p>HOBART LTD DISH MACHINE PROVIDED BY TENANT - SEE PLUMBING AND ELECTRICAL</p> <p>AIR COMPRESSOR BY OTHERS - SEE ELECTRICAL</p>
APPLIANCES	
<p>THE FOLLOWING ALLOWANCES SHALL BE INCLUDED IN THE BASE BID FOR APPLIANCES</p> <p>(1) 1/2" SIDE REFRIGERATOR WITH ICE MAKER - ROOM 16 1000.00</p> <p>(1) MICROWAVE - ROOM 16 1000.00</p> <p>(1) UNDER THE COUNTER REFRIGERATOR - AREA 13 1400.00</p> <p>(1) UNDER THE COUNTER REFRIGERATOR - AREA 14 1400.00</p> <p>APPLIANCES SHALL BE PURCHASED AND INSTALLED BY CONTRACTOR</p>	
EQUIPMENT	
<p>THE FOLLOWING EQUIPMENT WILL BE PROVIDED BY OWNER BUT SHALL BE INSTALLED BY THE CONTRACTOR</p> <p>*STERILIZER IN ROOM 18</p> <p>*COUNTER TOP STERILIZER IN ROOM 18</p> <p>*BLANKET WARMER IN AREA 19</p> <p>*NARCOTICS LOCKER IN AREA 12</p> <p>*ICE MAKER IN AREA 14</p> <p>*CLINIC SERVICE SINK IN ROOM 21</p> <p>*DISH MACHINE IN ROOM 15</p> <p>*ALL INTERIOR SIGNAGE</p>	
GENERAL NOTES	
<ol style="list-style-type: none"> NEW GIBB TO RECEIVE LEVEL FIVE (5) FINISH PATCH AND REPAIR EXISTING GIBB TO REPAIR TO LOOK LIKE NEW. REPLACE IF REQUIRED PROVIDE NEW 1/2" GIBB TO 4" ABOVE FINISHED CEILING ON ALL EXTERIOR BUILDING WALLS OVER EXISTING FURNISH ALL X-RAY VIEW ROOMS ARE TO BE PROVIDED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR PROVIDE DUREX WALL BOARD AT JANTORS CLOSET TILE LOCATIONS AND SHOWER LOCATIONS IN LEB OF GIBB SAW CUT EXISTING SLAB FOR NEW PLUMBING AND ELECTRICAL. SEE PLUMBING AND ELECTRICAL 	
MISCELLANEOUS	
<ol style="list-style-type: none"> PROVIDE HARDWARE ALLOWANCE IN THE BASE BID FOR FURNISHING AND INSTALLING FOUR (4) SHOWER CURTAINS AND ROD LOCKERS - LENOX L3 (3 HIGH) 5 UNIT EACH ROOM (1) AND (14) BEIGE LOCKER BENCH - LENOX 3PT-LBEN - BEIGE FOLD DOWN TEAK SEAT BY G80 (GRAB BAR SPECIALISTS) FLIP 3 - 800-191-5833 	

REVISIONS	BY
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03 22 08	REU
02 22 08	REU

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Joseph L. Oliveri, AIA
 Architect

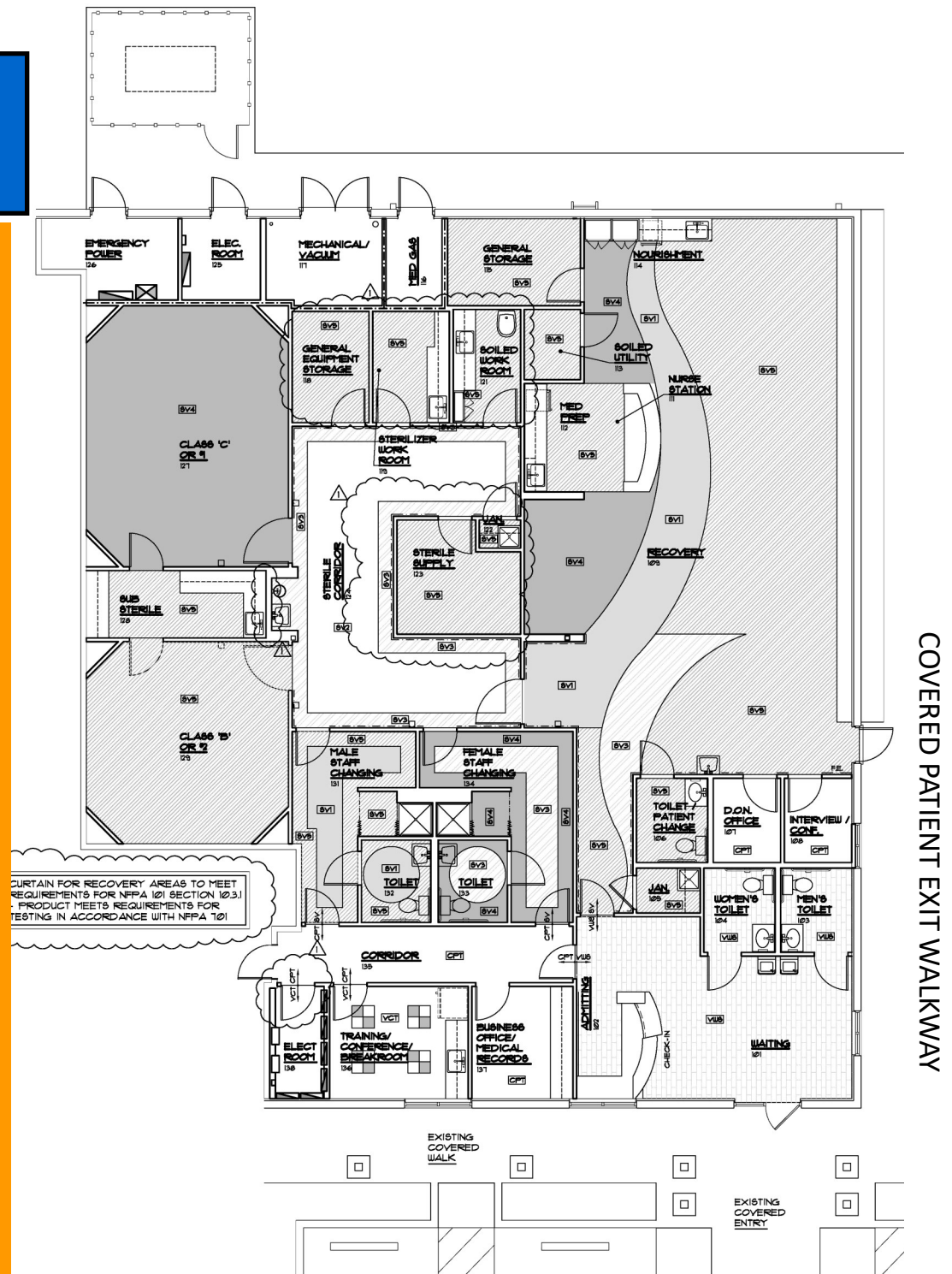
Interior Buildout for:
CITRUS PARK SURGERY CENTER
 6322 Gunn Highway
 Hillsborough County, Florida 33625

Date: 02.20.08
 Scale: AS NOTED
 Project Mgr: GD
 Drawn: RAW
 Job: 07-75
 Sheet

ASC Floor Plan

ASC - AMBULATORY SURGERY CENTER - 5,184 SF

- AHCA Licensed ASC
- 2 OR Rooms connected via Sterile Supply Room
- 6 PACU Beds / 2 PACU Lounge Chairs
- ADA Compliant Patient Changing Room / Bathroom
- Central Nursing Station
- Clean Utility Room that accommodates a large Autoclave & Sterilizer
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- Covered Entrance & Exit areas for drop off and pick up
- 50,000 KW back-up diesel generator
- Separate Med Gas Room with Compressed Air for Medical Tools
- Separate Electrical Power Station Room



1 FINISH FLOOR PLAN
SCALE: 3/16" = 1'-0"



MOB PATIENT LOBBY



MOB PATIENT LOBBY



MOB CHECK IN COUNTER



MOB CHECK OUT COUNTER



PATIENT EXAM ROOM



DIGITAL X-RAY



VIEWING & LIBRARY



TELEMEDICINE



COLLECTION & BILLING



DOCTOR'S OFFICE



CONFERENCE ROOM



CEO OFFICE



ASC PATIENT LOBBY



ASC PATIENT CHECK IN



MED STAFF CHANGING ROOMS



2 PACU LOUNGE CHAIRS



6 PACU BED STATIONS



ASC OPERATING ROOM 1



ASC OPERATING ROOM 2



CENTRAL NURSING STATION



MOB ENTRANCE



ASC ENTRANCE



MEDICAL CENTER



PYLON SIGNAGE

Offering

Medical Office Building - 13,066 (mol)

[Medical Office Building & ASC \(matterport.com\)](http://matterport.com)

CTRL-Click on above link to connect to 3-D Property Matterport

MEDICAL CLINIC and

AMBULATORY SURGERY CENTER

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The Boardwalk Company

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THE
BOARDWALK
C O M P A N Y

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for more information contact:

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John Quattrocki

President/Broker

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