



**Turnkey and Zoned in the heart of the Tampa–St. Petersburg–Clearwater MSA**

#### Offering Summary

##### Property Type:

Medical Office / Behavioral Health  
(Overnight Accommodation)  
Facility Fully leased to a reputable  
healthcare operator.

**Building Size** 14,810 SF (usable)

**Land Area** 1.165 acres

**Year Built** 1982 (extensively improved)

**Zoning** IRT – Industrial Research  
Technology with Special Exception  
for Residential Treatment Facility

**Lease Type** Triple-Net

**Turn-Key Licensed Behavioral Facility**

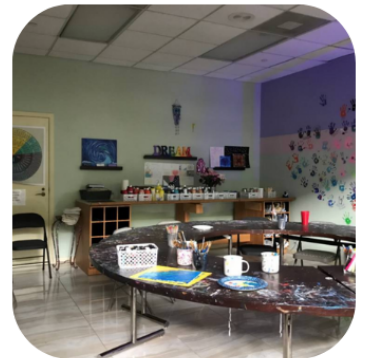
**Confidential offering.** Lease details available to  
qualified operators.

Call 561-299-1521



Located in the heart of the Tampa–St. Petersburg–Clearwater MSA, one of Florida's fastest-growing economic hubs is an institutional-quality medical and behavioral health facility.

The property features a marble-finished lobby, central atrium with koi pond, private offices, classrooms, patient suites, dining and therapy spaces, a nurse's station, and a full fitness area. The facility is elevator-served, and equipped with modern HVAC systems. The site's IRT zoning with a Special Exception for Residential Treatment is extremely valuable and difficult to replicate in Clearwater FL.



**Contact 561-299-1529 Summit Forge LLC**

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