

FOR LEASE



- 1391 sf – 6186 sq. ft. available for immediate occupancy
- Turnkey medical opportunity minimizing buildout costs and move-in time
- Located in the Premier Medical Center in Trinity, south of SR 54 on Little Rd and 3 major hospitals within 13 miles
- Quality medical buildout with efficient clinical layout
- Up to 14 exam rooms with sinks and cabinetry, ideal for multi-provider medical practices
- Spacious reception and waiting area and multiple private offices, consultation rooms, procedure room, and lab space
- Dedicated nurses' stations and clinical work areas
- Break room and staff support areas
- Abundant on-site parking for patients and staff

2039 - 2049 Little Road | New Port Richey, FL 34655

Lease Rate | \$18.35 per SF NNN

Premier Medical Center

Heidi Tuttle-Beisner, CCIM

Broker/Owner

Cell: (727) 992-1674

htuttle@cap-realty.com

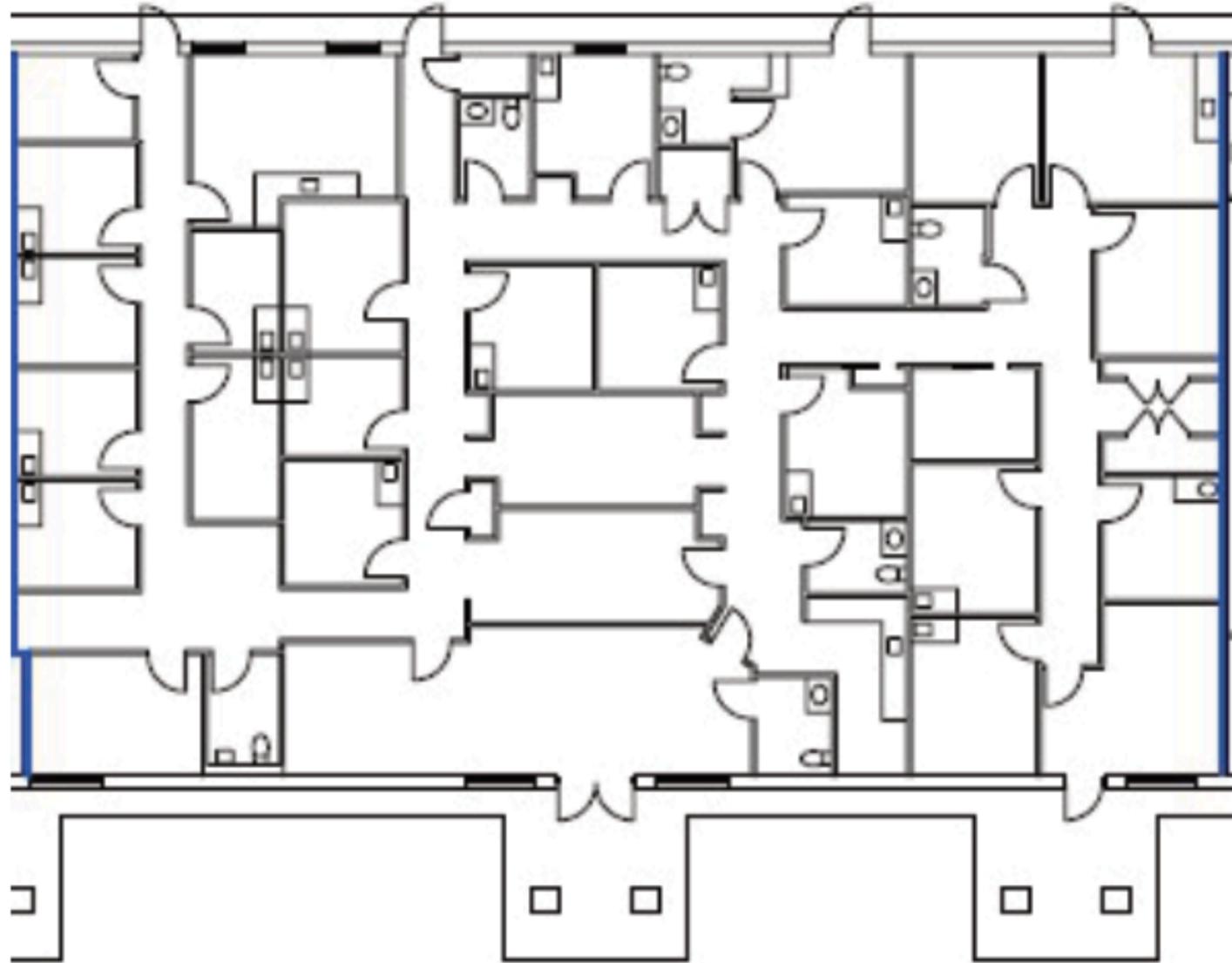
Office: (727) 376-4900

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SPACE PLAN | 1,391 - 6,186 SF



Beautiful Waiting Area



Nurses' Work Area

PROPERTY FEATURES

Demographics | 5 Miles

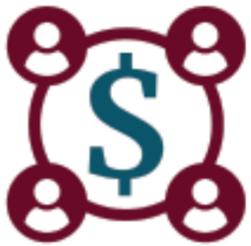
2043 Little Road | New Port Richey, FL 34655



157,930
Population



4%
Population Growth



\$79,489
Average HH Income



45.6
Median Age



Aerial - Site Plan



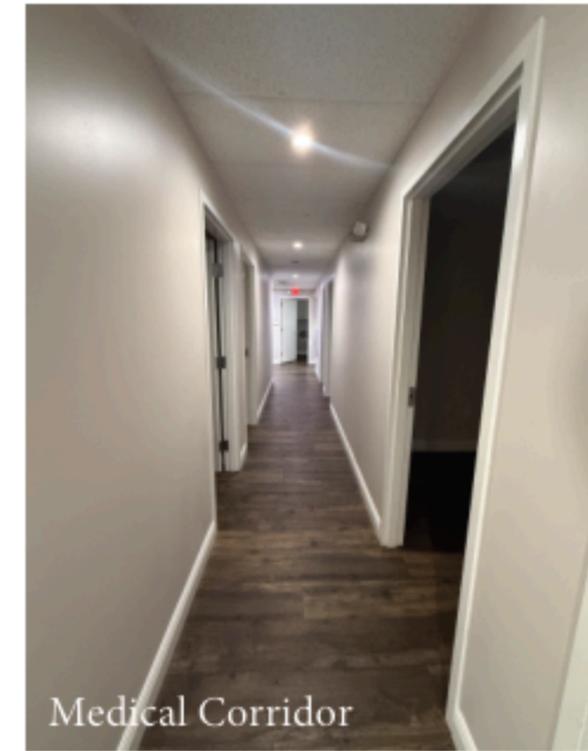
Reception Work Space



Lab Area



Exam Room



Medical Corridor

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(727) 376-4900

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PROFESSIONAL OFFICE SPACE