



2310 State Road 44

2310 State Road 44, New Smyrna Beach, FL 32168



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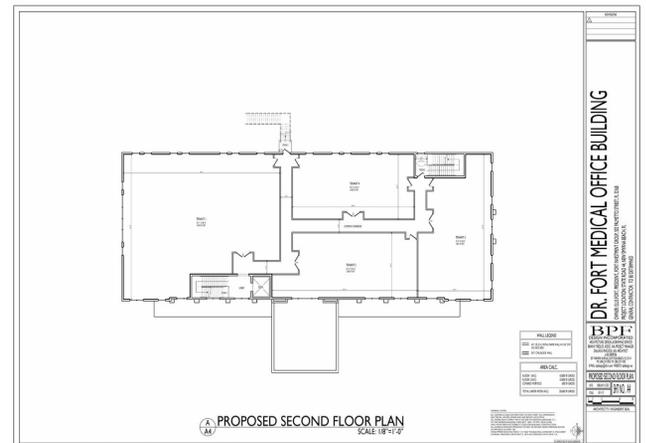
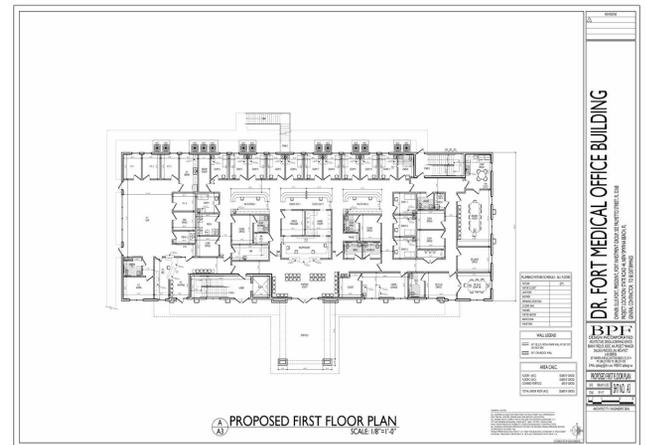


2310 State Road 44

\$32.00 /SF/YR

Prime location on State Road 44, a major commercial corridor and High-visibility corner lot with existing deceleration lane for easy access....

- High-Traffic Location: Situated on FL-44, ensuring maximum exposure and easy patient access
- Medical Space: Designed for healthcare professionals with adaptable floor plans
- Ample Parking: Convenient, on-site parking for patients and staff
- Proximity to Major Medical Hubs: Located near hospitals, pharmacies, and other healthcare facilities
- Flexible Lease Terms: Customizable options to meet your practice's needs



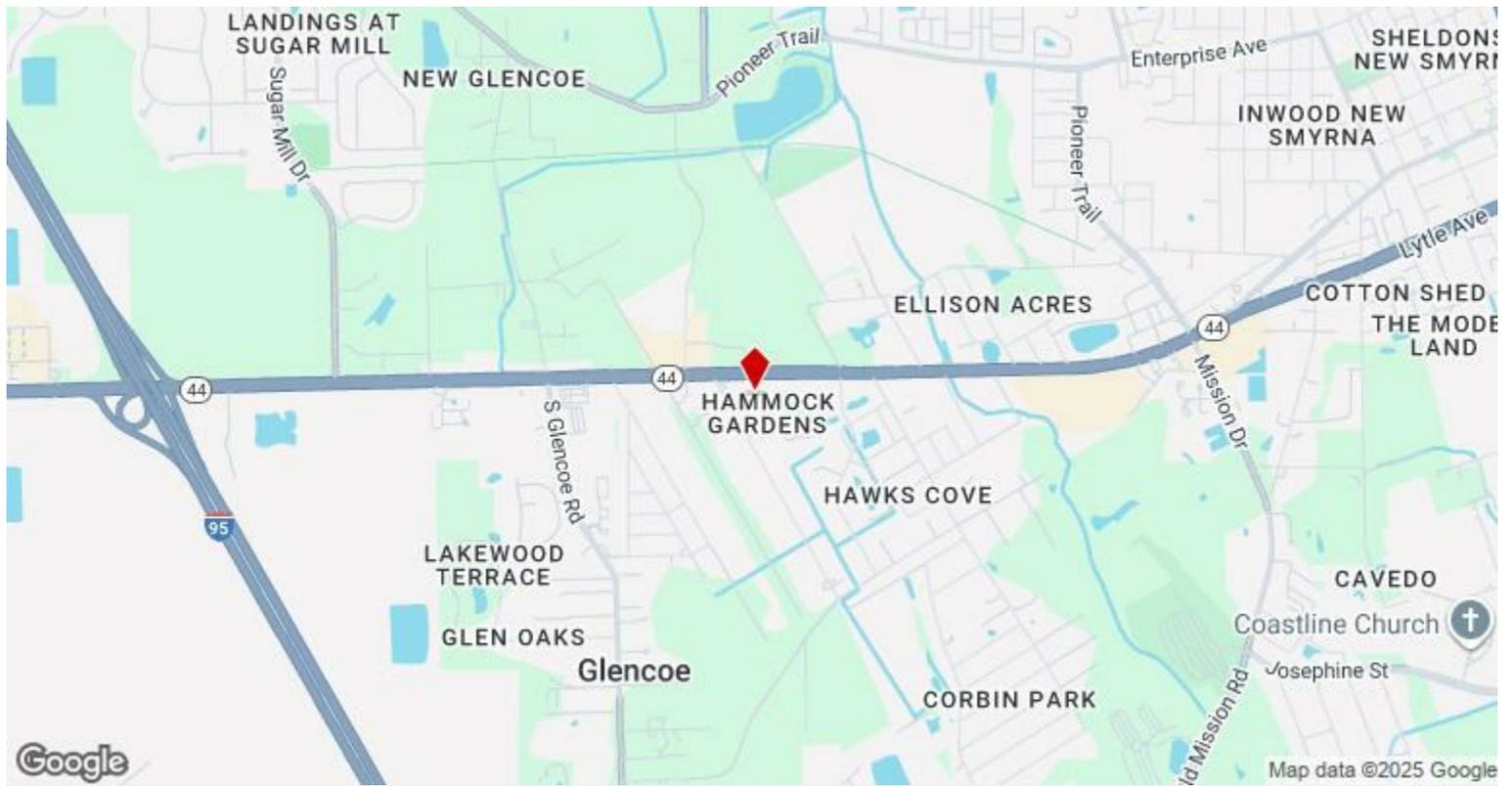
Rental Rate:	\$32.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	20,000 SF
Year Built:	2026
Construction Status:	Proposed
Walk Score ©:	39 (Car-Dependent)
Rental Rate Mo:	\$2.67 /SF/MO

2nd Floor

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Space Available	8,500 SF
Rental Rate	\$32.00 /SF/YR
Date Available	June 01, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Office
Lease Term	Negotiable

Seize the opportunity to establish your practice in a high-visibility medical office space on the bustling FL-44 corridor in New Smyrna Beach.? This strategically located property offers exceptional access, modern amenities, and a professional environment designed to support healthcare providers and their patients.?



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