

MEDICAL OFFICE SPACE

517 Eichenfeld Drive

Brandon, Florida 33511

Announcing Brandon's newest medical office for lease!



OFFERING SUMMARY

Lease Rate: **\$25.00 PSF (NNN)**

Estimated NNN expenses: **\$7.00 SF**

Office Sizes/ RSF	Monthly Rent
Suite 101 - 1,305 SF	\$3,480. /month
Suite 105 - 1,267 SF	\$3,379. /month
Suite 106 - 1,300 SF	\$3,467. /month

Zoning **PD – BPO (Bus. Prof. Office)**

Year Built **2025**

Hills Co. Folio # **071487-1500**

PROPERTY OVERVIEW

If your medical group is looking to expand to the Brandon market, here is the rare opportunity to lease a brand new modern medical office space within walking distance to the Brandon Regional Hospital.

This medical office building will be completed and ready to move-in by the end of 3rd Quarter 2025.

There will be three (3) 1,300± SF offices available. All the units have similar floorplan with a reception/waiting area, ADA accessible restroom, business office, (4) exam rooms, and a break room and doctor's office in the back of unit.

All three units will have private entrances, with signage opportunity. The parking ratio, 6 spaces/1,000 SF, offers ample parking for both staff and patients. The office building has great street exposure and is easy for your patients to find.

The minimum initial lease term is three years.

For information, contact:

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(813) 390-0951

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Hillsborough's Finest Real Estate Team

Let us work for you!



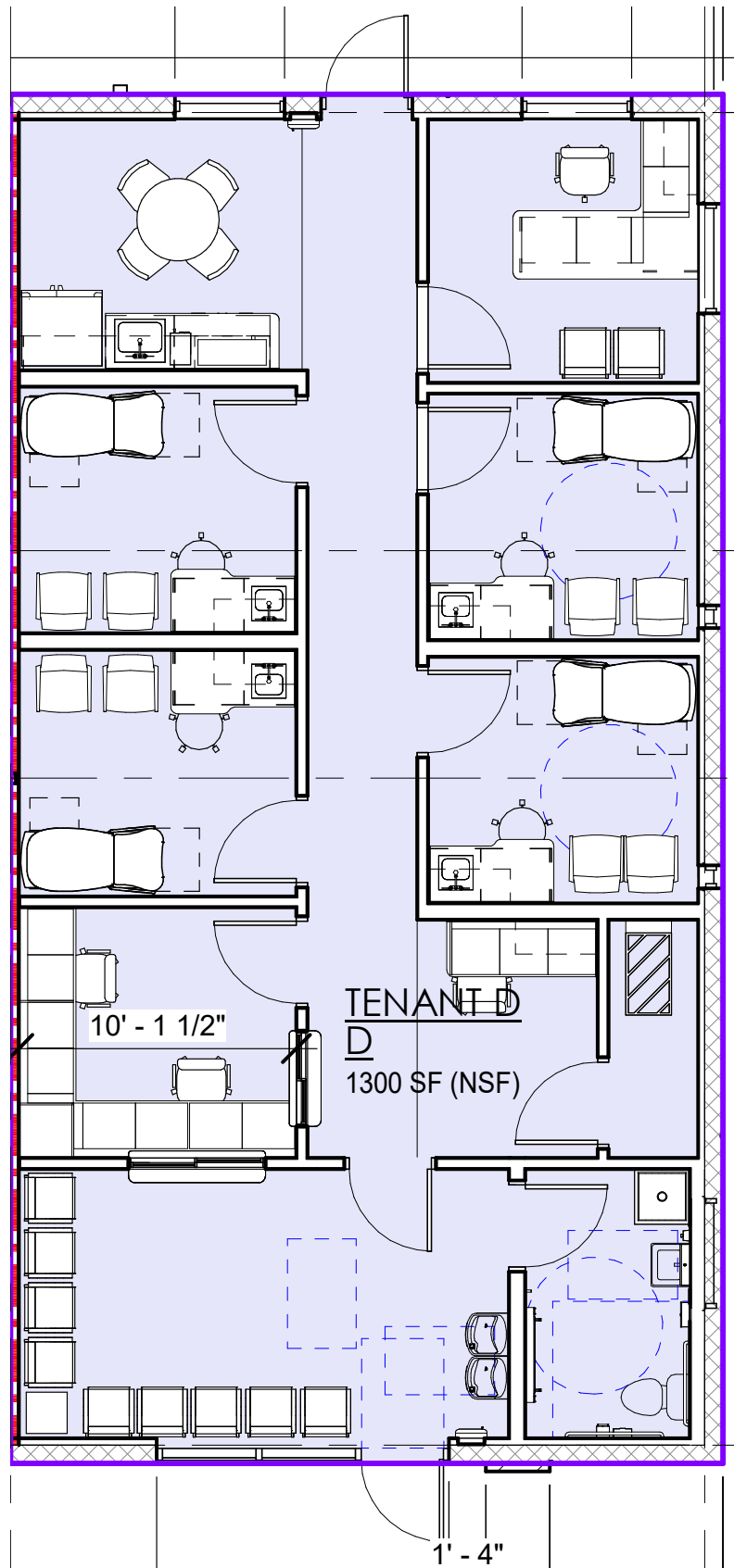
www.TurnerCole.com

Turner Cole Company

Real Estate Services

Available Floorplan
All (3) units have very similar design

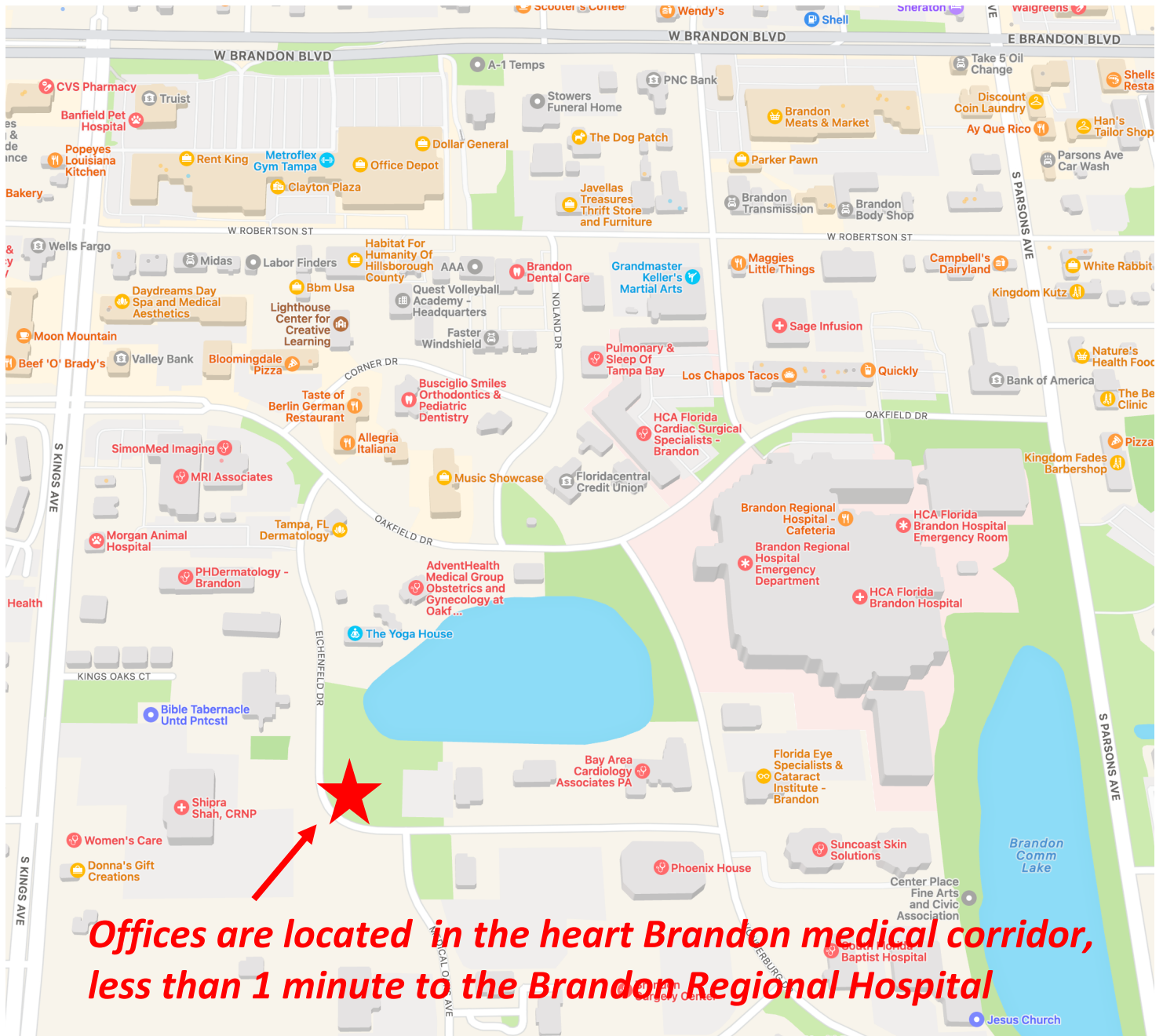
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Class A Medical Space Available Soon!

Available 3rd Quarter 2025

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PROPERTY FEATURES:

- ❖ NEW CONSTRUCTION ❖ AMPLE PARKING
- ❖ GREAT LOCATION FOR MEDICAL PRACTICE

DEMOGRAPHICS	1 mile	3 miles
2023 Population	8,398	99,883
Households	3,812	37,889
2023 Median Age	38.6	38.5
2023 Average HH Income	\$64,547	\$82,184

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