

Sun City Center Corporate Center

139 S Pebble Beach Blvd, Sun City Center, FL 33573

NRK
REAL ESTATE ADVISORS

Presented By:
NRK Real Estate Advisors, LLC.



Sun City Center Corporate Center

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Property Details

Centrally located Medical/Professional office development in 55+ community 1/4 mile from Interstate 75. Good visibility and direct access to Sun City Center Blvd. Monument signage on Sun City Center Blvd. Excellent parking. Directly adjacent to CVS Drugstore. Full service lease rates include \$8.00 psf operating costs.

Price: \$27.00 - \$31.00 /SF/YR

- Very Functional Medical/General Office/Retail Office Space
- Immediate Occupancy
- High Visibility
- Ample Parking
- Easy Access to the Location

View the full listing here: <https://www.loopnet.com/Listing/139-S-Pebble-Beach-Blvd-Sun-City-Center-FL/20995946/>

Rental Rate:	\$27.00 - \$31.00 /SF/YR
Total Space Available:	4,707 SF
Max. Contiguous:	2,773 SF
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	78,565 SF
Walk Score ®:	35 (Car-Dependent)
Rental Rate Mo:	\$2.42 /SF/MO

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Listing spaces

1st Floor Ste 101-B
Space Available: 366 SF
Rental Rate: \$29.00 /SF/YR
Date Available: Now
Service Type: Full Service
Space Type: Relet
Space Use: Office
Lease Term: Negotiable

Ste H
Space Available: 215 SF
Rental Rate: \$30.70 /SF/YR
Date Available: 30 Days
Service Type: Full Service
Space Type: Relet
Space Use: Office
Lease Term: Negotiable

2nd Floor

Space Available:	2,773 SF
Rental Rate:	\$31.00 /SF/YR
Date Available:	Now
Service Type:	Full Service
Built Out As:	Healthcare
Space Type:	Relet
Space Use:	Office/Medical
Lease Term:	Negotiable

Yellow is leased. Orange space totaling approximately ~2,773 square feet still available.

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Listing spaces

Ste 202

Space Available:	1,353 SF
Rental Rate:	\$27.00 /SF/YR
Date Available:	Now
Service Type:	Full Service
Space Type:	Relet
Space Use:	Office
Lease Term:	3 Years

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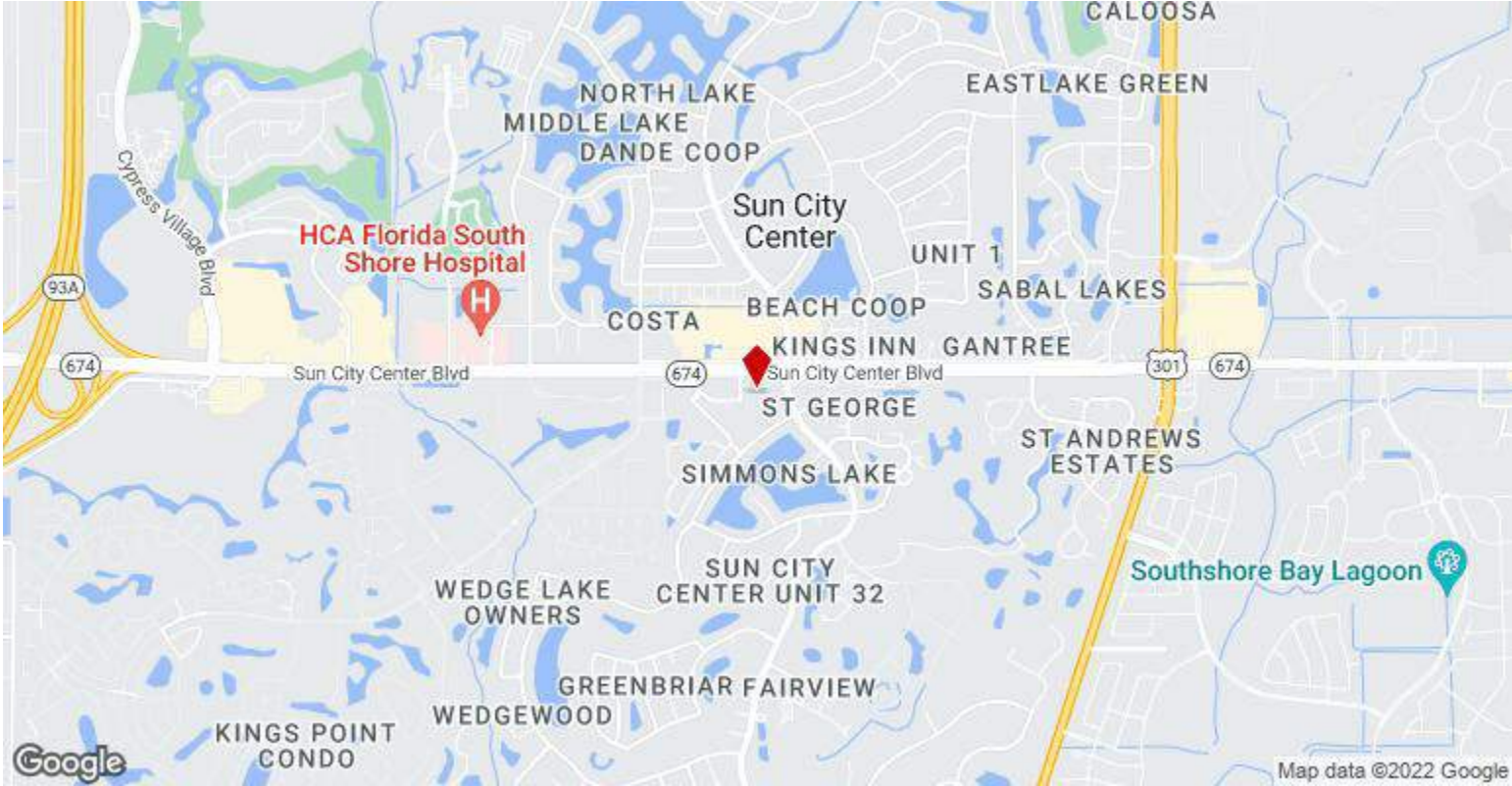
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Advanced Dermatology and Cosmetic Surgery	2,500	
Bay Area Urology	1,500	
BAYADA Home Health Care	3,000	
CVS Pharmacy	8,000	
Greystone Home Healthcare	2,000	
Health Mart Pharmacy	2,000	
Hearing Centers Of Southwest Florida	4,000	
Knee & Neuropathy Ctr Of FL	1,500	
Sun City Center Plumbing Services Inc	1,800	
Sunrise Pharmacy	1,500	

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Location



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Property Photos



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