

OFFICE SPACE : FOR LEASE

303 Bryan Road, Suite B

Brandon, Florida 33511

Lease Rate:
\$21.50 SF
(modified gross rate)

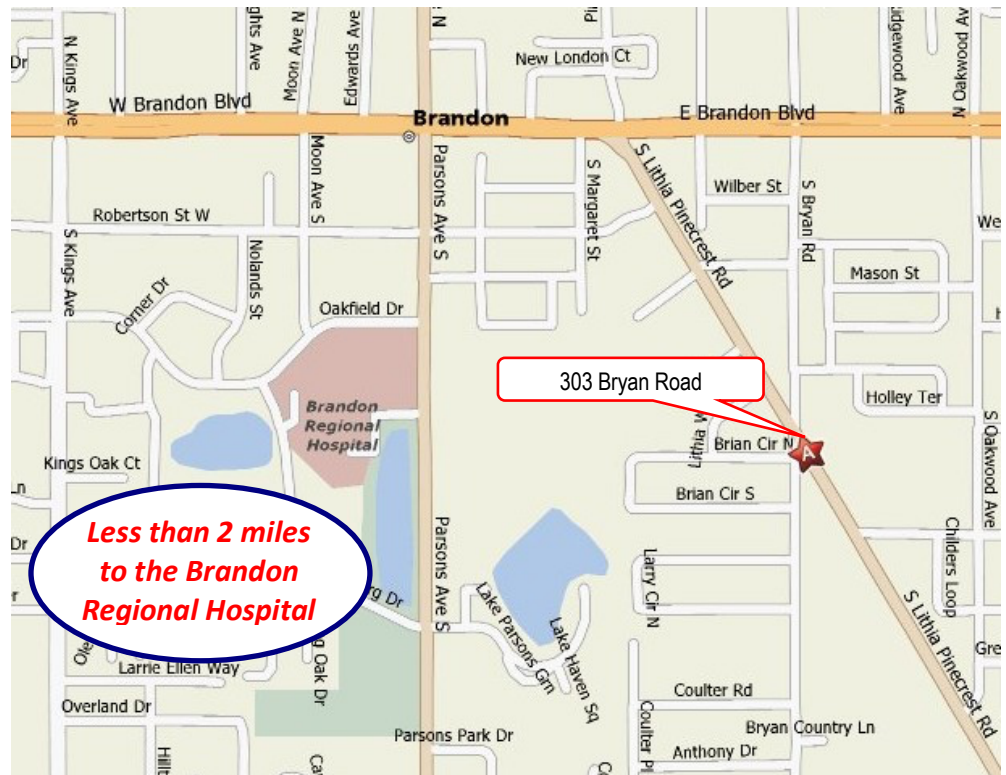


Small medical office: 900 SF

Located at intersection of Lithia Pinecrest and Bryan Roads

PROPERTY FEATURES:

- Office features reception/waiting area, business office, doctor's office and 2 exam rooms
- Plenty of parking in front of building, employee parking available in the rear of building (7 spaces:1,000 SF ratio)
- Office space available for July 1, 2025 move-in!



**Less than 2 miles
to the Brandon
Regional Hospital**

For information, contact:

Carl Stickeler
(813) 390-0951

carl@turnercole.com



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www.TurnerCole.com

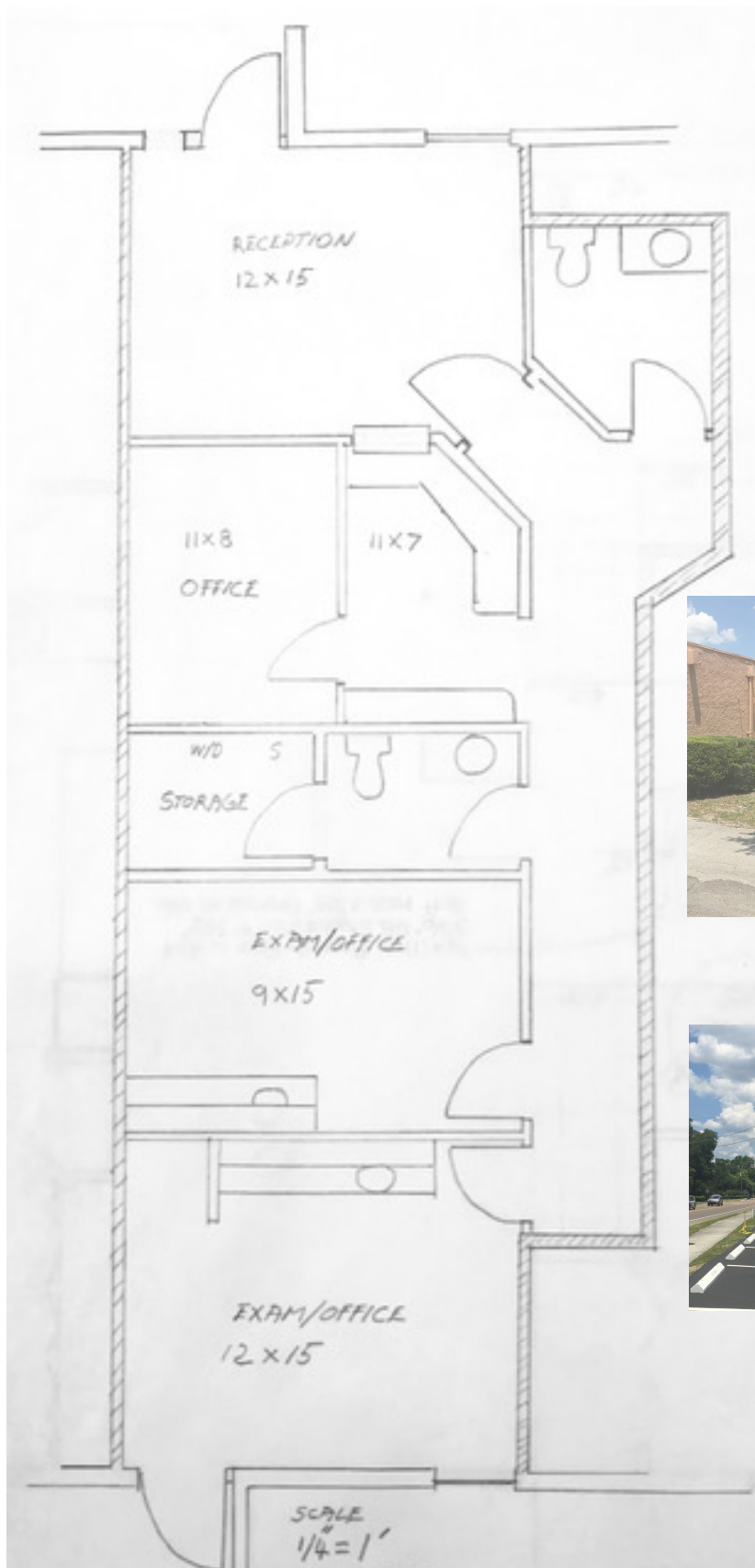
Turner Cole Company

Real Estate Services

303 Bryan Road, Suite B

Brandon, Florida 33511

AVAILABLE FLOOR PLAN:



ANNUAL LEASE RATE:

\$21.50 SF (MG)

Modified gross rate: Includes water/sewer, trash removal, all common area maintenance, real estate taxes, & building insurance.

SUITE B: 900 SF

\$1,612.50 /mo.

(plus 3.5% sales tax)



Employee parking in rear of building



Digital street pylon sign
available for your advertising

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