

LARGO MEDICAL ARTS CENTER

1345 WEST BAY DRIVE
LARGO, FL 33770

Premier Medical Office Space for Lease



**CUSHMAN &
WAKEFIELD**

Building owned and managed by
HEALTHCARE REALTY

BRIAN BREEDING, CCIM

Managing Director
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WENDY GIFFIN

Executive Director
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Opportunity

- 33,000 SF, 4-story medical office building for lease
- Built in 1986
- Excellent visibility from West Bay Drive
- On campus purpose built medical office building
- Anchor tenant: The Heart Institute
- Centrally located in mid-Pinellas County
- Walking distance to HCA Largo Medical Center
- Economical mid-county medical office option
- Plentiful on site surface parking 3.66/1000 ratio

SIZE
32,808 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2022 TOTAL POPULATION	134,616	297,385	864,173
2022 MEDIAN AGE	52.9 Yrs	50.4 Yrs	49.8 Yrs
2022 AVERAGE HOUSEHOLD INCOME	\$58,167	\$60,283	\$62,782

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★ 1345 West Bay Drive

Drive Time

- 0 - 10 Mins
- 10 - 15 Mins
- 15 - 30 Mins



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Nearby Amenities



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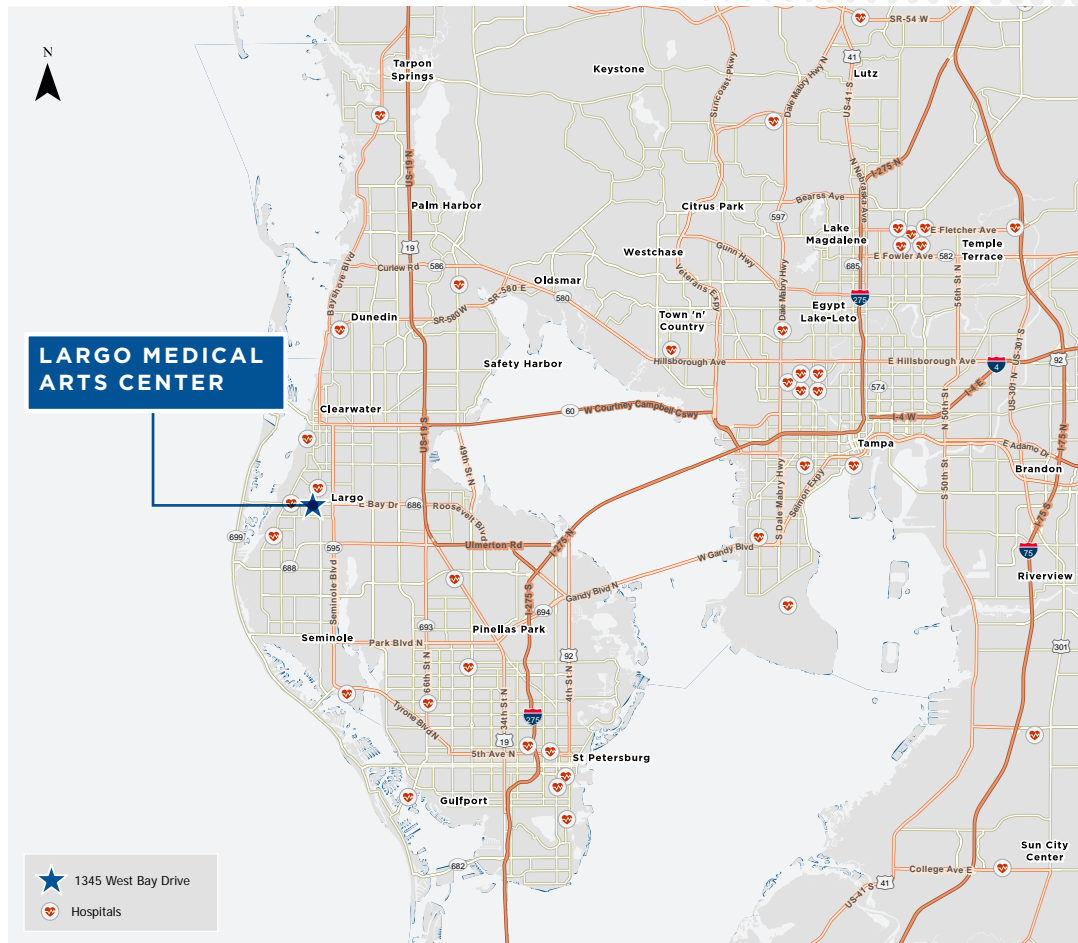
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Nearby Medical



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