



310 NESBIT ST  
Punta Gorda, FL 33950



## PROPERTY OVERVIEW

MOVE-IN-READY! Step into a medical office that exudes professionalism and cleanliness. This space has been meticulously renovated, ensuring a pristine environment for both patients and medical professionals. New HVAC and roof. Experience the confidence of working in a modern, well-maintained facility, enhancing the overall impression of your practice. Nine (9) wet exam rooms and large reception/waiting area. Each exam room is thoughtfully designed to create a comfortable and soothing atmosphere, fostering trust and confidence in your patients. Convenient location, high visibility and abundant parking. New medical equipment/inventory included in lease. See attached inventory list.

## PROPERTY SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	5,775 SF
Lot Size:	0.34 Acres
Year Built:	1975
Building Size:	5,775
Zoning:	CC



Presented By:

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REAL ESTATE  
THE PLACE FOR SPACE

Information deemed reliable but not guaranteed. Prices subject to change without notice.

Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | [ian-black.com](http://ian-black.com)

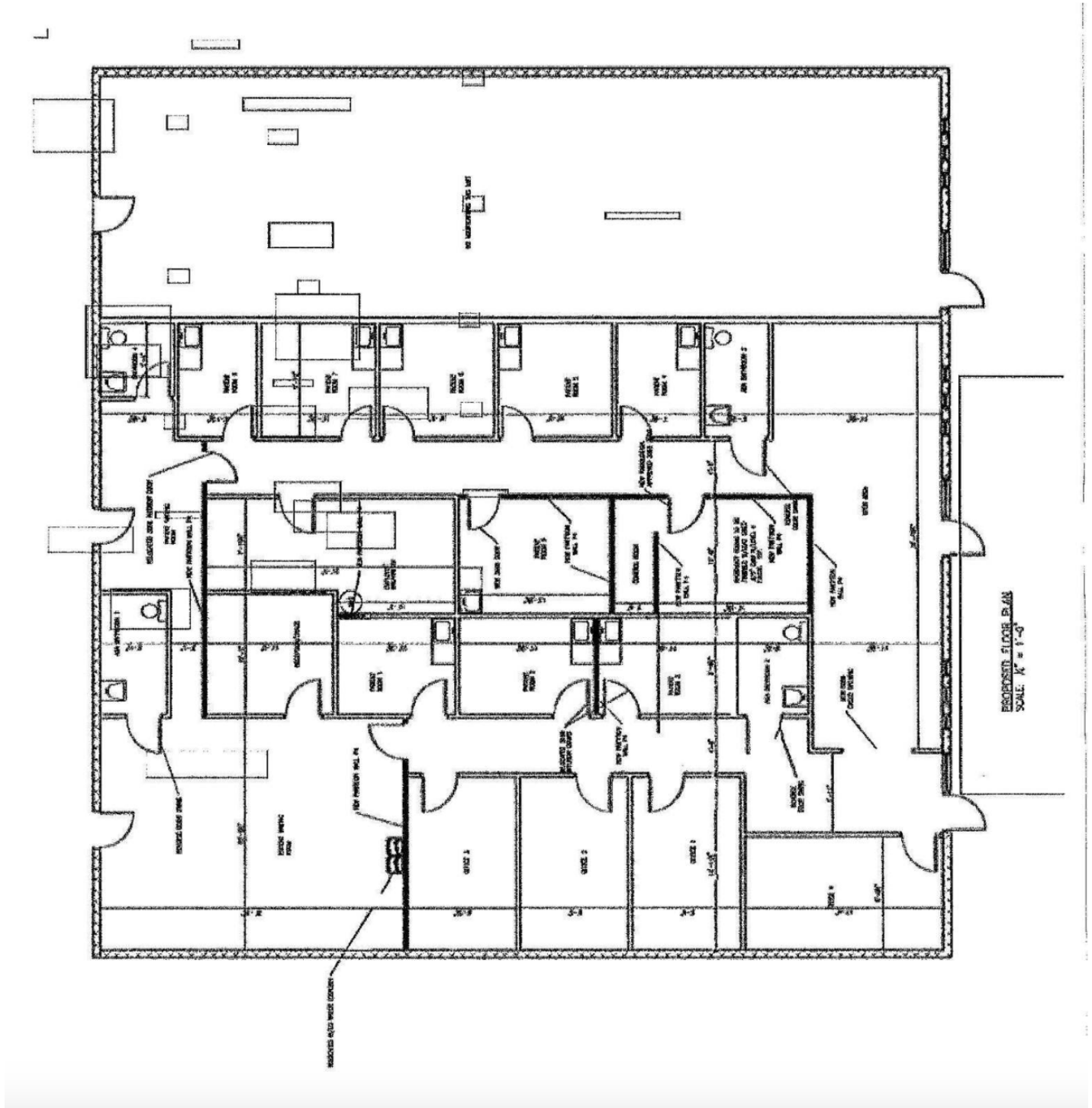
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## 310 Nesbit St

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### 310 Nesbit Street Inventory List

New Unused Desktop Computers- 6

New Unused Exam Room Exam Tables-10

New Unused Cuattro DR FRS XR Machine-1

XR Desktop Computer Work Station- 1

Extra Large Storage Room Supply Shelves- 3

Locked Medical Supply Carts- 4

Exam Room Wall Mount Otoscopes and Ophthalmoscopes- 10

Exam Room Trash Bins and Hazardous Material Bins- 20

Exam Room Sharps Safety Containers- 10

New Waiting Room Chairs and Work Station Chairs- 25

New Automated External Defibrillator and Wall Mounted Safety Container-1

Large Assembled Nursing Station Work Station Desk and Storage Wall Cabinets

Staff Break Room Refrigerator- 1

Medical Grade Refrigerator/Freezer for medications- 1

Wall Décor and Paintings- 3

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