



TURNKEY MEDICAL / DENTAL SUITE

1,100 SF Move-In-Ready Medical Office

17523 N Dale Mabry Hwy · Lutz, FL 33548 · North Tampa

SIZE 1,100 SF 1st floor	RENTAL RATE \$29.00 /SF/YR · \$2,658/mo	TERM 3 Years negotiable	AVAILABLE Jul 1 2026
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A **turnkey medical and dental suite** in the well-maintained Van Dyke Commons professional park, directly on the high-traffic North Dale Mabry corridor. The space is move-in ready with an existing healthcare build-out — reception and front office, exam/treatment rooms with sinks, a private doctor's office, staff break room, and an ADA-accessible restroom. Equally suited to physical therapy, chiropractic, med-spa, or professional use.

PROPERTY HIGHLIGHTS

- ◆ Turnkey medical/dental build-out
- ◆ Exam/treatment rooms with sinks
- ◆ Reception & front office
- ◆ Private doctor's office & break room
- ◆ ADA-accessible restroom
- ◆ Hardwood floors · central A/C
- ◆ Security system · monument signage
- ◆ 10 parking spaces · wheelchair accessible
- ◆ Owner / manager on-site next door

Leased directly by owner — no real estate agent fees.

Call 813-908-3636



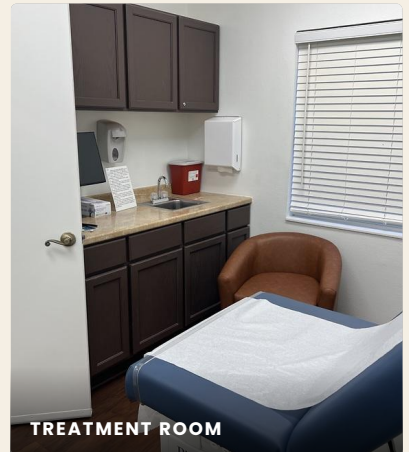
EXAM / TREATMENT ROOM — EXISTING MEDICAL BUILD-OUT



CENTRAL CORRIDOR



RECEPTION & FRONT OFFICE



TREATMENT ROOM



PRIVATE / DOCTOR'S OFFICE



STAFF BREAK ROOM

Existing reception, multiple exam/treatment rooms, private office, break room & ADA restroom — **plug-and-play for a healthcare tenant.**

IDEAL FOR

Medical

Physical Therapy

Chiropractic

Accountant

Engineer

Professional Office

Location & Area

Prime North Dale Mabry position in fast-growing, affluent North Tampa / Lutz – strong visibility, ample parking, and an established professional-park setting alongside retail, banking, and dining.

- **≈1 mile** to St. Joseph's Hospital North
- **≈0.4 mile** to the Veterans / Suncoast Expressway
- Adjacent to **Van Dyke Commons** – fitness, home goods, banking, dining
- High-traffic N. Dale Mabry retail corridor

By the Numbers

BUILDING BUILT

2006 Class B

PARKING

10 surface spaces

MEDIAN HH INCOME

~\$97K–\$103K

3–5 mi

POPULATION

~144K within 5 mi

DRIVABILITY

80/100 score

STORIES

1 single-story



LEASING CONTACT

Marina Shurova

MyDental Properties, Inc – owner / property manager

17523 N Dale Mabry Hwy, Lutz, FL 33548

CALL OR TEXT TO TOUR

813.908.3636

Text 813.624.5036 · available July 1, 2026