



MEDICAL OFFICE FOR LEASE

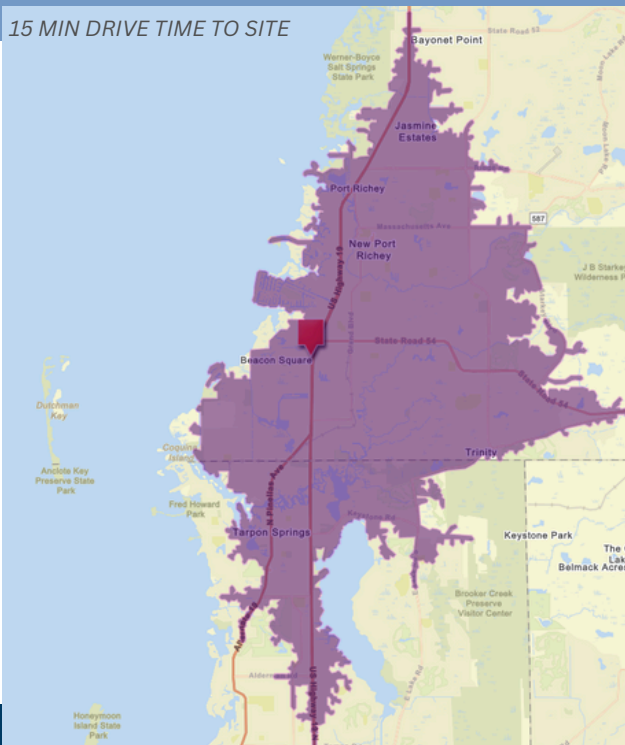
3621 US 19, New Port Richey, FL

RETAIL CONVERSION







TYPE MEDICAL OFFICE / SURGERY CENTER
SIZE 41,748 SF SINGLE-STORY

AVAILABLE 2025

15 MIN DRIVE TIME TO SITE



BUILDING OVERVIEW

-  5/1000 PARKING
-  NEW CLASS A EXTERIOR
-  18' SLAB TO DECK
-  >500' FRONTAGE ON US 19
-  AADT US 19: 68,000
-  FULL ACCESS TO LIGHTED INTERSECTION



LANDLORD'S WORK:

- CLASS A EXTERIOR FINISHES
- NEW LANDSCAPE
- NEW ROOF
- NEW COVERED DROP-OFF
- IMPACT RATED GLASS
- NEW SITE CONFIGURATION



HHRE
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