

Providence Lakes Executive Park

1383 Providence Road
Brandon, FL 33511

Announcing 2,818 SF of Medical Office Space for Lease



OFFERING SUMMARY

Lease Rate:	\$34.00 PSF (mg)*
Monthly Rent:	\$7,984.50
Building Size/ RSF	5,922 SF / 2,818 SF
Year Built	2010
Zoning	PD – BPO Bus. Prof. Office

*Modified gross lease rate above includes water/sewer, trash removal and all operating expenses (ie. real estate taxes, building insurance, and common area maintenance). Does not include utilities such as electricity, internet or janitorial services. Rent does not include 2.5% sales tax

For information, contact:

Carl Stickeler
(813) 390-0951
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PROPERTY OVERVIEW

If your medical group is looking to expand to the Brandon market, here is a rare opportunity to lease a medical office condo in this well-established office park. Providence Lakes Executive Park was originally developed and constructed in 2010 by McCullagh and Scott, a top-rated builder in the Brandon community for over 30 years. Their attention to detail is what makes them one of the area's most respected developers as well as the quality of the buildings they deliver.

The original design of the park had twelve (12) stand-alone office buildings. The owners of this building bought two lots so they could build their office and then use part of their lot for a dedicated parking lot, adding 11 extra spots exclusively for their staff, leaving plenty of room for patient parking close to building.

Because of the excellent location, this office park consistently has extremely low vacancy rates. Close to retail, restaurants and less than 3.2 miles to Brandon Regional Hospital.

(see the floor plan as part of this offering)

Call today to get more information!

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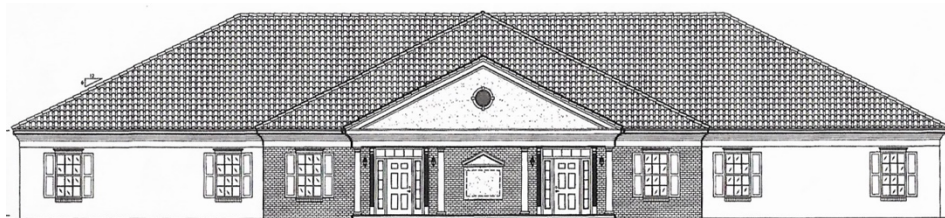
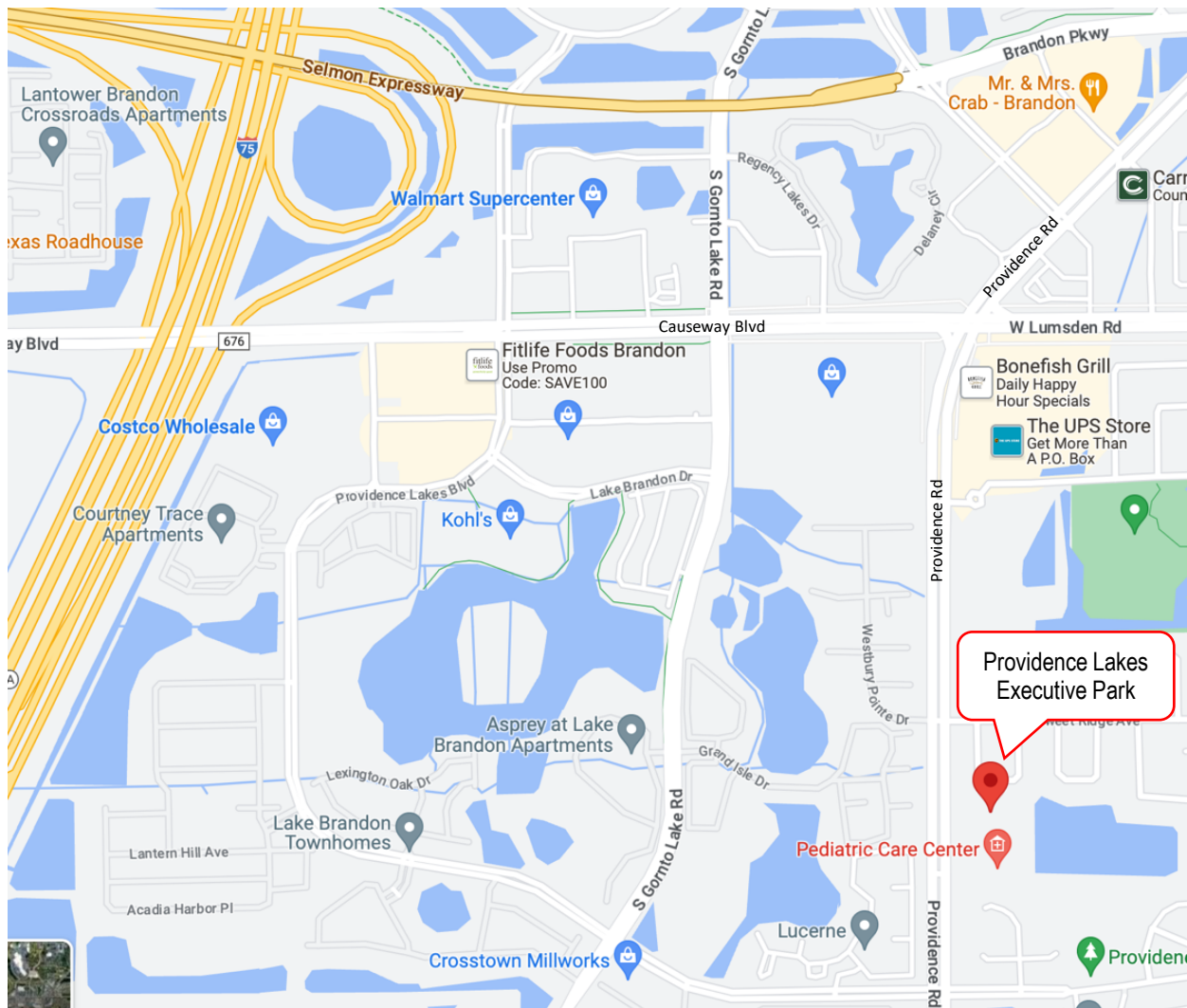
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LOCATION

Providence Lakes Executive Park is a thriving business park located in the West side of Brandon. It is close to the Selmon Expressway entrance, which makes it easily accessible for patients and staff that travel from South Tampa. The park is also minutes away from Highway 301 and to Interstate 75. The Providence Lake area has become the center of Brandon's retail sector and large multi-family residential communities. For doctors that have to make rounds on patients, the office is only 3.2 miles to the Brandon Regional Hospital. Arguably, this office park is one the BEST locations in Brandon!



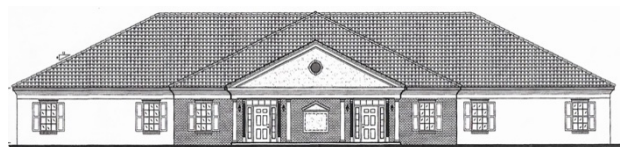
Providence Lakes Executive Park
FLOOR PLAN 2,818 RSF

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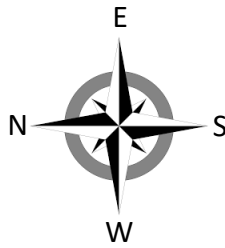


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Providence Lakes Executive Park
SITE PLAN



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