

Premier Medical Office Space for Lease





Building owned and managed by **HEALTHCARE REALTY**

BRIAN BREEDING, CCIM

Managing Director +1 813 204 5369 brian.breeding@cushwake.com WENDY GIFFIN

Executive Director +1 727 599 3799 wendy.giffin@cushwake.com

Opportunity

- Two boutique medical office buildings, Enclave I (14,179 SF) and Enclave II (41,609 SF)
- Built in 1992, masonry construction, remodeled in 2007 & 2008
- · Anchor tenants: Physician Partners of America
- Modified gross leases includes all maintenance. Tenant pays suite electrical and janitorial
- National credit landlord
- Within ½ of a mile from St. Joseph's Hospital
- Abundant on site surface parking; 5/1000 ratio; some covered parking available
- · Restrooms within each suite
- On site pharmacy

55,788 SF

1 MILE 3 MILES

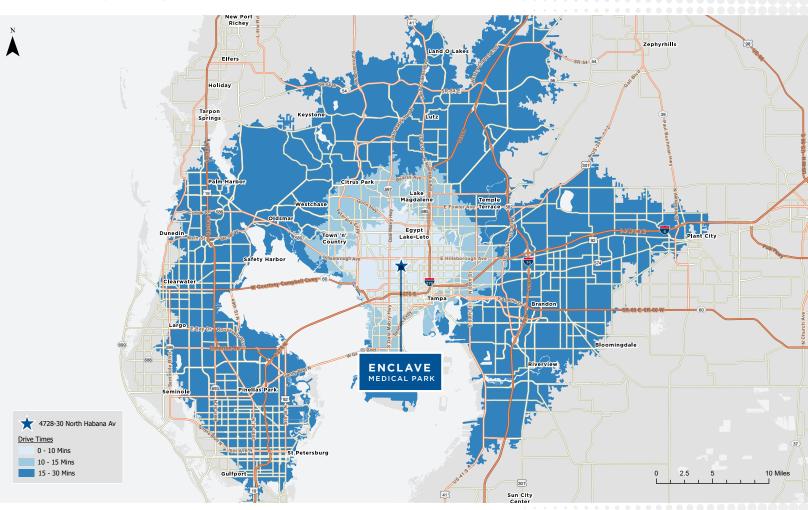
1,513,481

39 3 Yrs

\$64,027

DEMOGRAPHICS

2022 TOTAL POPULATION 149,240 385,050
2022 MEDIAN AGE 38.5 Yrs 38.1 Yrs
2022 AVERAGE HOUSEHOLD INCOME \$52,454 \$57,196





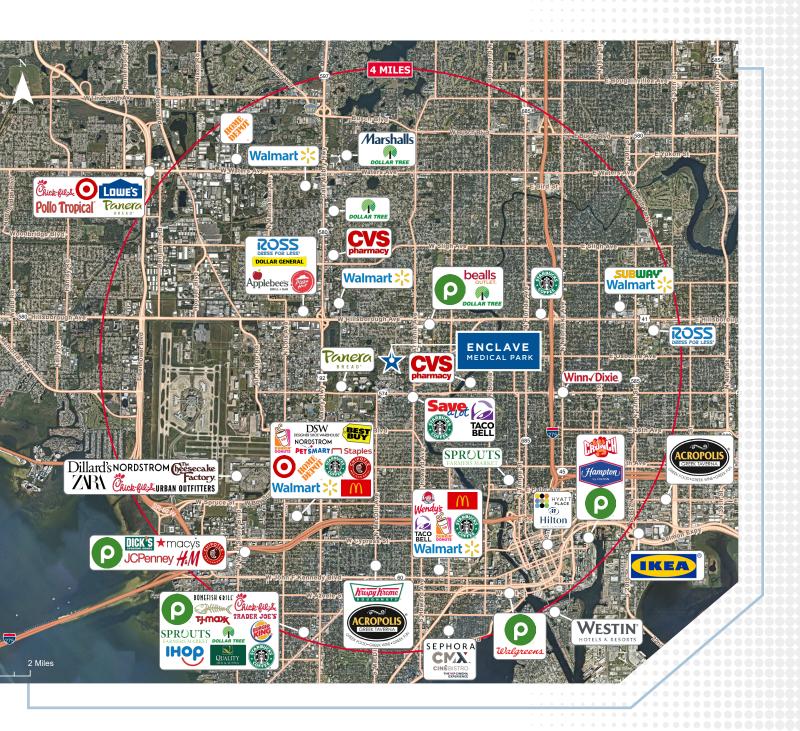
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Nearby Amenities





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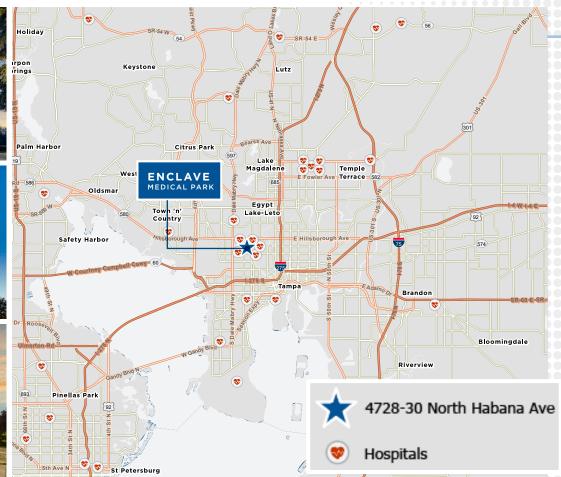


Nearby Medical









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