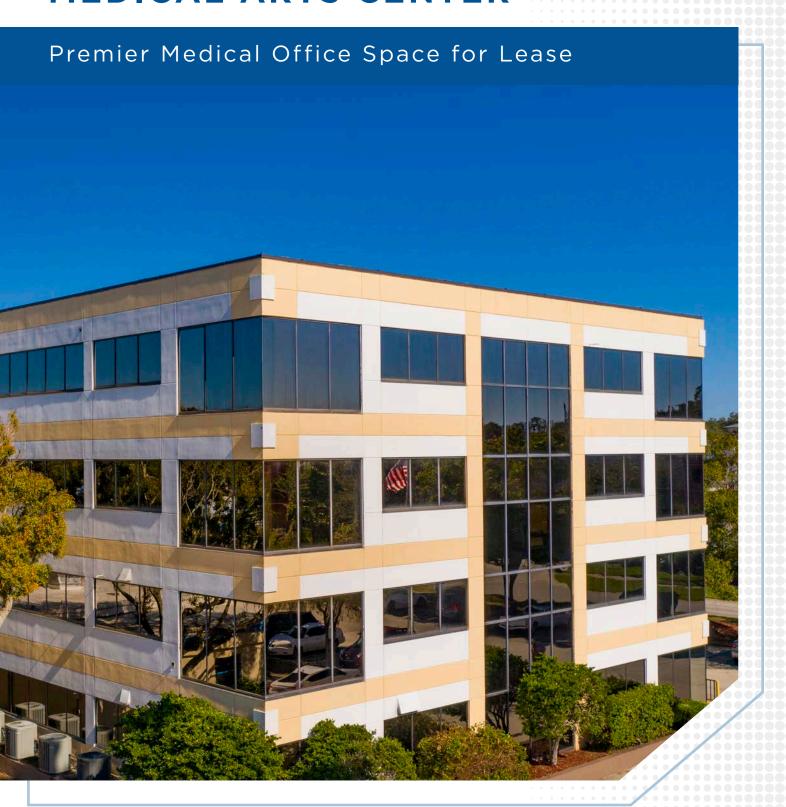
LARGO MEDICAL ARTS CENTER

1345 WEST BAY DRIVE LARGO, FL 33770





Building owned and managed by **HEALTHCARE REALTY**

BRIAN BREEDING, CCIM

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

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

Opportunity

- 33,000 SF, 4-story medical office building for lease
- Built in 1986
- Excellent visibility from West Bay Drive
- On campus purpose built medical office building
- Anchor tenant: The Heart Institute
- Centrally located in mid-Pinellas County
- Walking distance to HCA Largo Medical Center
- Economical mid-county medical office option
- Plentiful on site surface parking 3.66/1000 ratio

SIZE

32,808 SF

DEMOGRAPHICS

864,173

49.8 Yrs

\$62,782

1 MILE 3 MILES 5 MILES **2022 TOTAL** 134,616 **POPULATION** 2022 MEDIAN AGE 52.9 Yrs 50.4 Yrs **2022 AVERAGE** \$58,167 \$60,283 HOUSEHOLD INCOME

LARGO MEDICAL ARTS CENTER 1345 West Bay Drive Drive Time 10 - 15 Mins 15 - 30 Mins

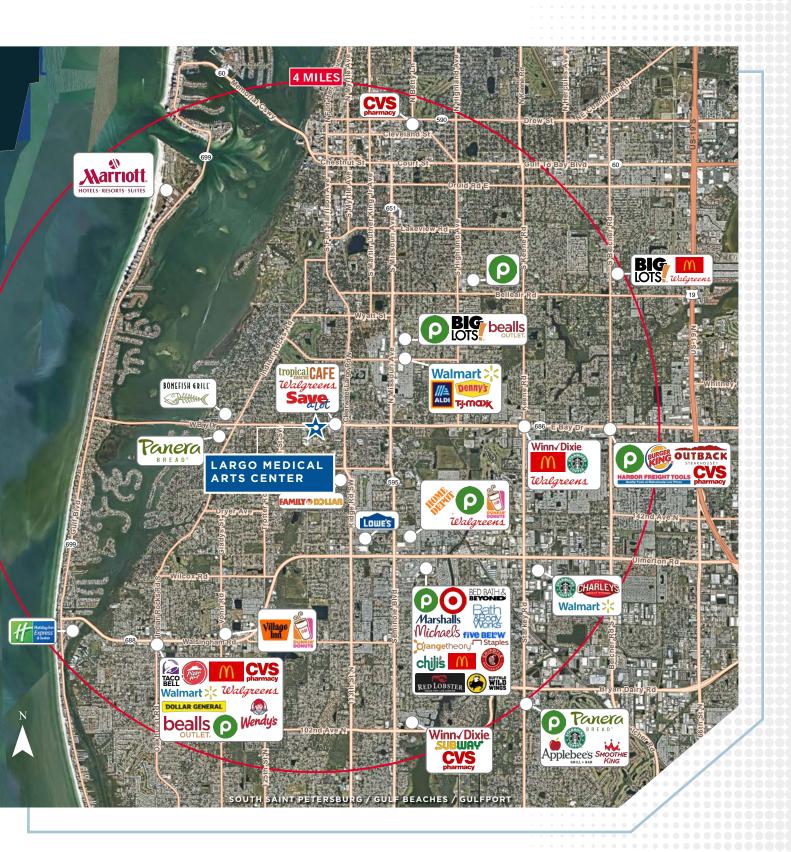


Building owned and managed by **HEALTHCARE REALTY** **BRIAN BREEDING, CCIM**

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

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

Nearby Amenities





Building owned and managed by **HEALTHCARE REALTY**

BRIAN BREEDING, CCIM

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

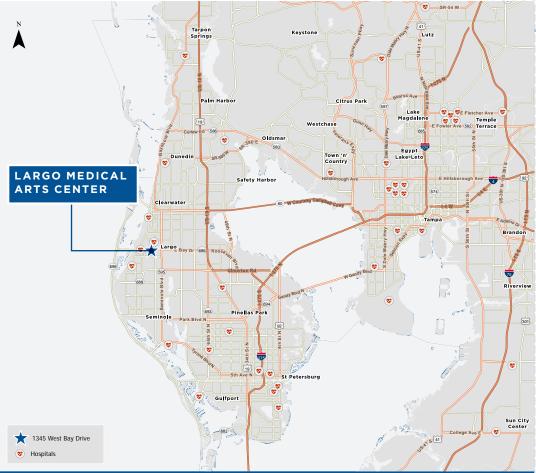
Managing Director +1 727 599 3799 wendy.giffin@cushwake.com

LARGO MEDICAL ARTS CENTER









Premier Medical Office Space for Lease

BRIAN BREEDING, CCIM

Director Florida Healthcare Advisory Practice +1 813 204 5369 brian.breeding@cushwake.com

WENDY GIFFIN

Managing Director +1 727 599 3799 wendy.giffin@cushwake.com 1345 WEST BAY DRIVE LARGO, FL 33770



Building owned and managed by **HEALTHCARE REALTY**

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECTTO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST-03/07/23