



3017 13th Street, Gulfport, MS 39501

# PREMIER MEDICAL OFFICE & SURGERY CENTER | 26,000 SF

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## PROPERTY DESCRIPTION

A rare and compelling acquisition opportunity — a fully built-out, 26,000 square foot former ambulatory surgery center and physician office complex, offered for sale at a significant discount to replacement cost. For healthcare operators, health systems, or investors, this is the kind of opportunity that simply does not come along twice.

## PROPERTY HIGHLIGHTS

- Priced well below today's replacement cost
- Purpose-built medical and surgery infrastructure already in place
- Faster and more cost-effective than ground-up development
- Ideal for owner-users, health systems, or healthcare investors
- Significant embedded value in specialized build-out and systems

## OFFERING SUMMARY

Sale Price:	\$5,200,000
Building Size:	26,091 SF

## OFFICE BUILDING FOR SALE

### PROPERTY SUMMARY



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE





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OFFICE BUILDING FOR SALE

AERIAL



**SOUTHEAST  
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SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





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# PREMIER MEDICAL OFFICE & SURGERY CENTER | 26,000 SF

\$100MM Mixed-Use Development  
to feature retail, hotel

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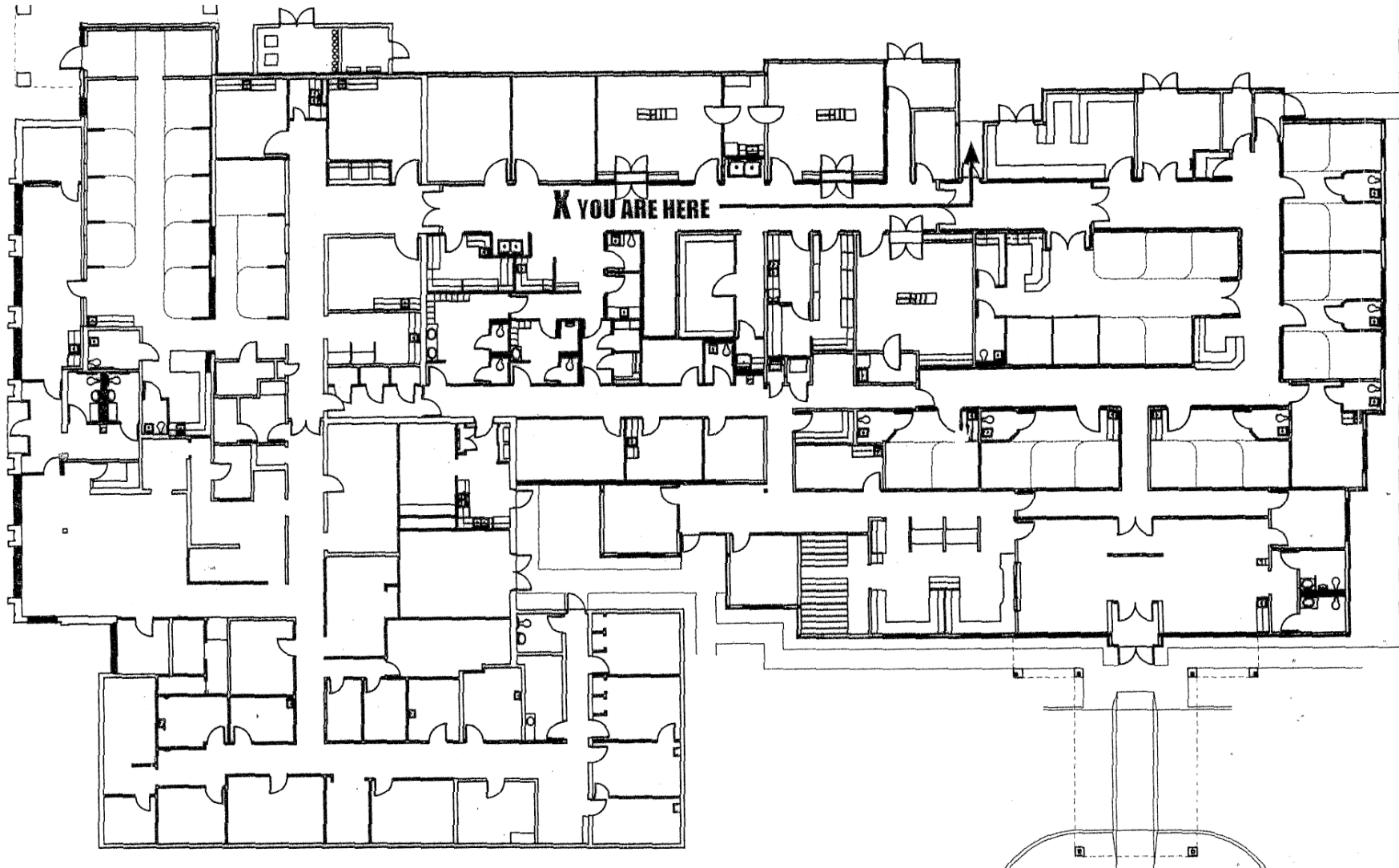
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OFFICE BUILDING FOR SALE

PLANS



**SOUTHEAST  
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2017 13th Street, Gulfport, MS 39501

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OFFICE BUILDING FOR SALE

INTERIOR



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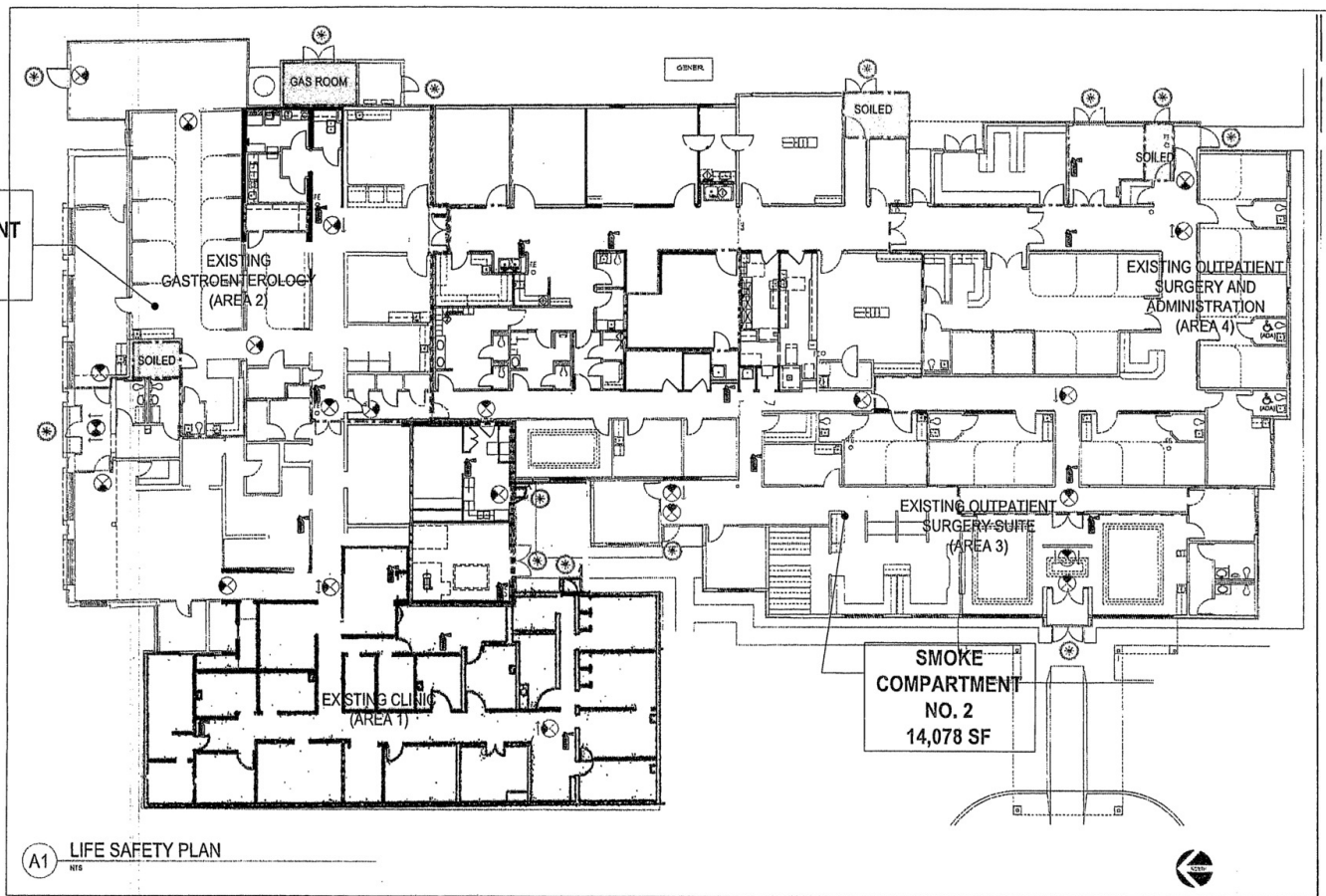
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**SMOKE COMPARTMENT NO. 1**  
11,776 SF



**A1** LIFE SAFETY PLAN

- NON PATIENT CARE/ NON SLEEPING SUITE
- PATIENT CARE/ SLEEPING SUITE
- PATIENT CARE/ NON-SLEEPING SUITE
- EXTERIOR DOORS
- HAZARDOUS STORAGE AREAS
- AREAS WITHOUT AUTOMATIC SPRINKLER SYSTEM
- SMOKE PARTITION NON-RATED
- 1 HR RATED SMOKE BARRIER (20 MIN DOORS)
- 1 HR RATED FIRE BARRIER

**EXIT** EXIT SIGN SYMBOLS

- DOUBLE FACE SIGN - NO ARROWS
- DOUBLE FACE SIGN - WITH ARROWS
- DOUBLE FACE SIGN - WITH 2-WAY ARROWS
- SINGLE FACE SIGN - NO ARROWS

**Memorial**  
Building a Healthier Community  
SURGERY CENTER LIFE/SAFETY

OFFICE BUILDING FOR SALE

**PLANS**

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