

Medical Office Space for Lease

Property Highlights:

- Great location with visibility on busy Santa Fe Avenue.
- Property has 2,735 square feet of clinical space previously used by a pediatrician. The layout is efficient and flows nicely.
- Floor plan includes a large lobby, 7 exam rooms, 3 restrooms, 2 provider offices, a break room with a back door, and a lead-lined area once used for x-raying.
- Each exam room features a unique, hand-painted mural.

(Note: Landlord is willing to repaint, if preferred.)



- Property is locally owned.
- Lease rate is \$20.00/SF (\$4,558 per month) modified gross with Landlord paying for property insurance, taxes, and common-area expenses. Tenants pay for their own gas, electric, janitorial, and phone/data services.

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