



Medical Office Building

LEASE RATE

\$10,690 per mo.
PLUS SALES TAX

PROPERTY HIGHLIGHTS

Walk-In 5,131 SF Ready Medical Office Building
Gulf Coast Medical Park
4531 N Davis Hwy, Pensacola, FL

4531 N Davis is a two-story medical office building that is ideally situated in Gulf Coast Medical Park, a professional healthcare hub designed for medical practice users. The 5,131 SF building is thoughtfully configured to support a seamless patient experience and efficient medical operations.

DeeDee Davis, Broker

o: 850 380 6150
e: ddavis@naipensacola.com

PROPERTY HIGHLIGHTS

Spacious Reception & Waiting Area – Featuring LVP wood plank flooring, floor-to-ceiling windows, and a dedicated two-window reception check-in area with built-in desk, filing cabinets, shelving, and admin support stations.

Medical Suite Layout:

- 8 Exam Rooms – Each equipped with sinks and built-in cabinetry
- 4 Physicians' Offices
- Dedicated Lab Space
- Equipment Room for medical and IT infrastructure
- Elevator Access to the second floor

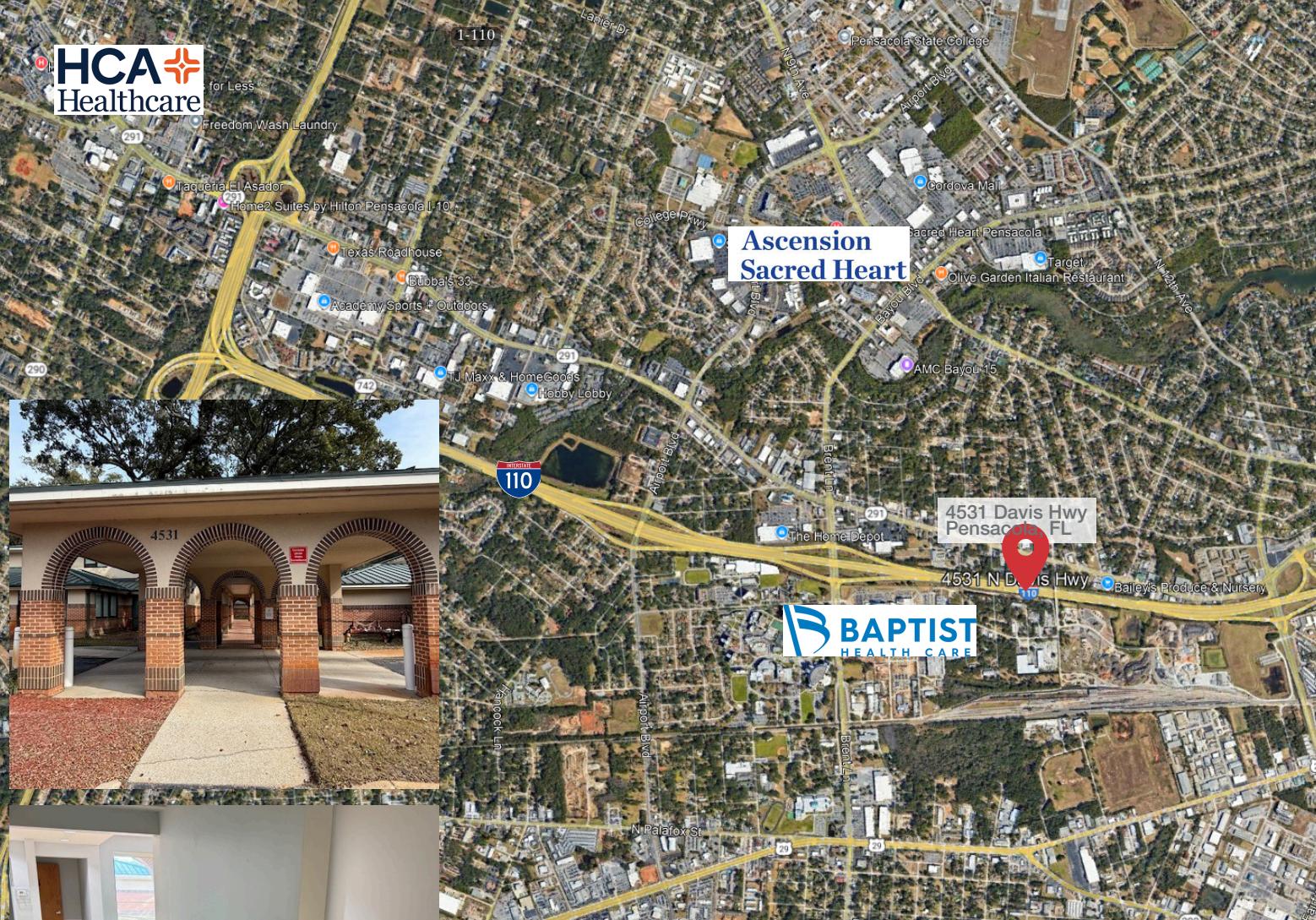
- Patient Convenience: A covered portico allows for easy patient drop-off, especially during inclement weather. There is a pharmacy located within the complex for patient
- Exterior & Curb Appeal: Attractive red-tone brick and cream-colored stucco for a low-maintenance exterior, complemented by a dark green metal roof and awning.

This premier medical office space is perfect for a growing or established practice seeking a professional setting in a well-maintained medical park with excellent accessibility to a dense population base and area hospitals.

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LEASE DESCRIPTION

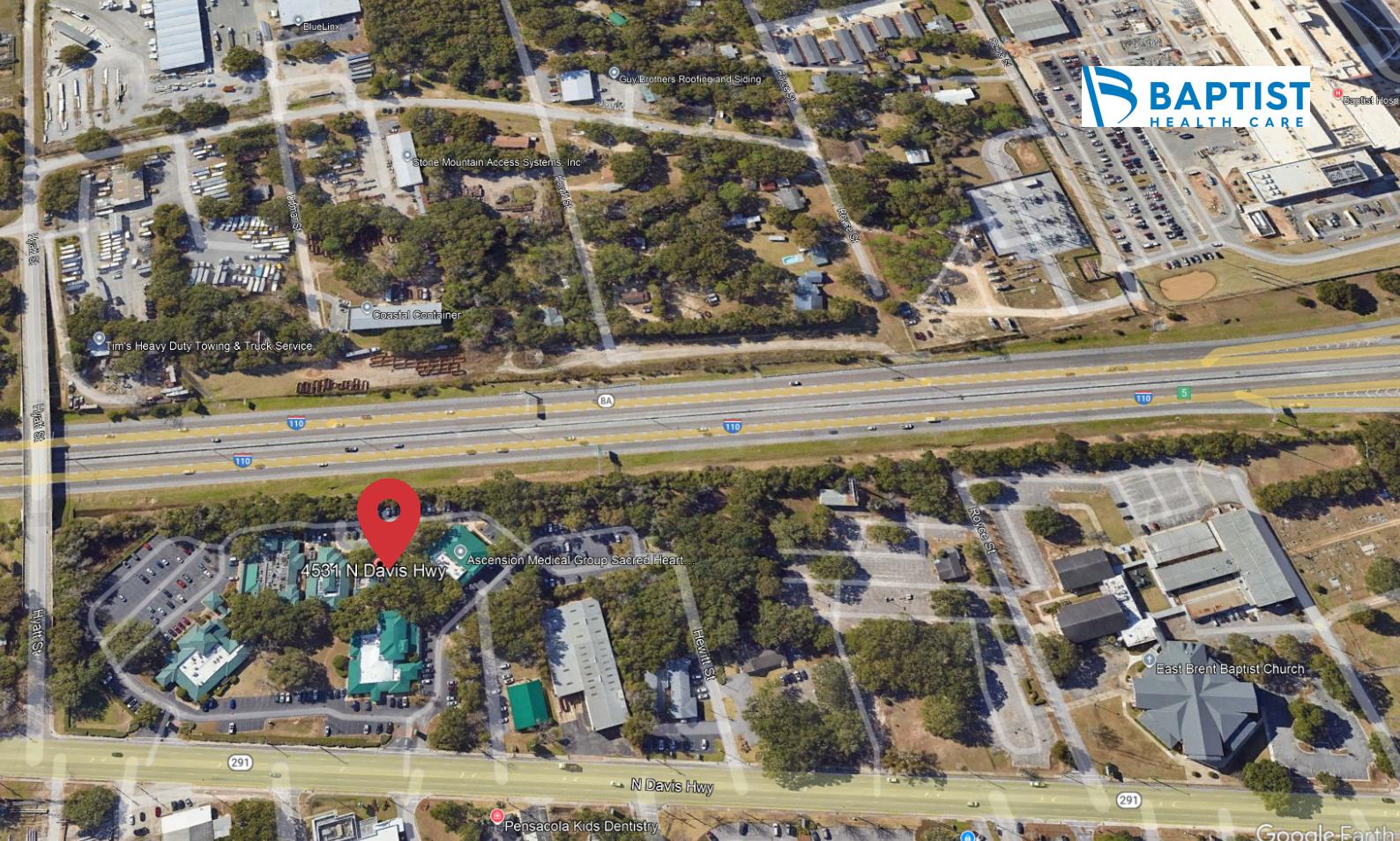
- Lease Type: Modified Gross
- Term: 5-YR

Tenant Expenses:

- Power
- Water/Sewer/Garbage
- Liability Insurance



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Google Earth

LOCATION HIGHLIGHTS

Situated in an exceptionally well-maintained medical office park, this property is surrounded by a strong network of medical and business professionals, creating an ideal environment for healthcare practitioners and service providers.

Key Location Advantages:

- Direct access to the Interstate for seamless connectivity and travel efficiency.
- Minutes from major medical centers, including the newly built Baptist Hospital Campus and Ascension Sacred Heart, ensuring proximity to a strong referral network and healthcare infrastructure.
- This strategic location enhances accessibility for both practitioners and patients, making it an outstanding choice for a medical office.

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