

# LARGO MEDICAL ARTS CENTER

1345 WEST BAY DRIVE  
LARGO, FL 33770

Premier Medical Office Space for Lease



Building owned and managed by  
**HEALTHCARE REALTY**

**BRIAN BREEDING, CCIM**  
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**WENDY GIFFIN**  
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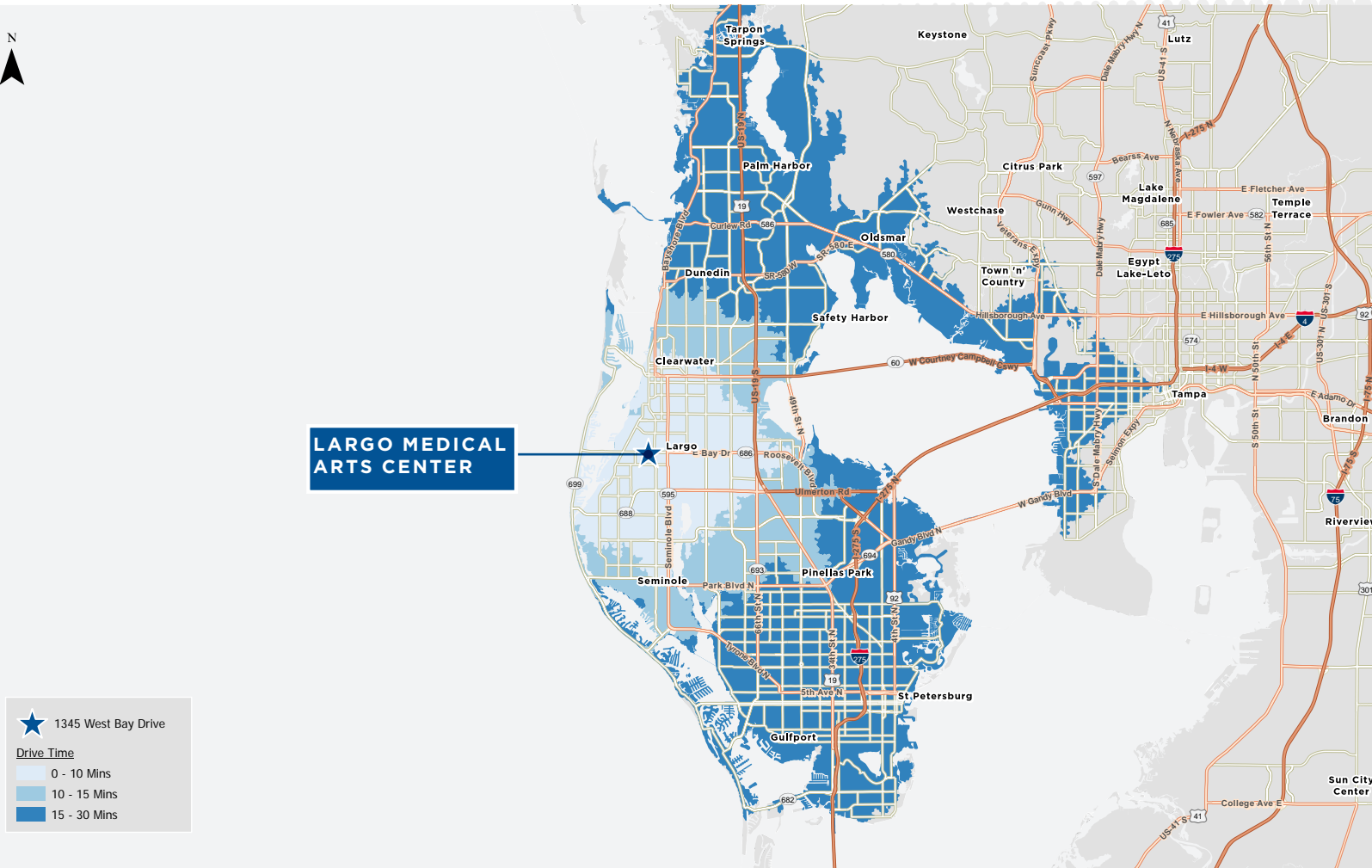
# Opportunity

- 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

	1 MILE	3 MILES	5 MILES
<b>2022 TOTAL POPULATION</b>	134,616	297,385	864,173
<b>2022 MEDIAN AGE</b>	52.9 Yrs	50.4 Yrs	49.8 Yrs
<b>2022 AVERAGE HOUSEHOLD INCOME</b>	\$58,167	\$60,283	\$62,782



**LARGO MEDICAL ARTS CENTER**

★ 1345 West Bay Drive

**Drive Time**

- 0 - 10 Mins
- 10 - 15 Mins
- 15 - 30 Mins



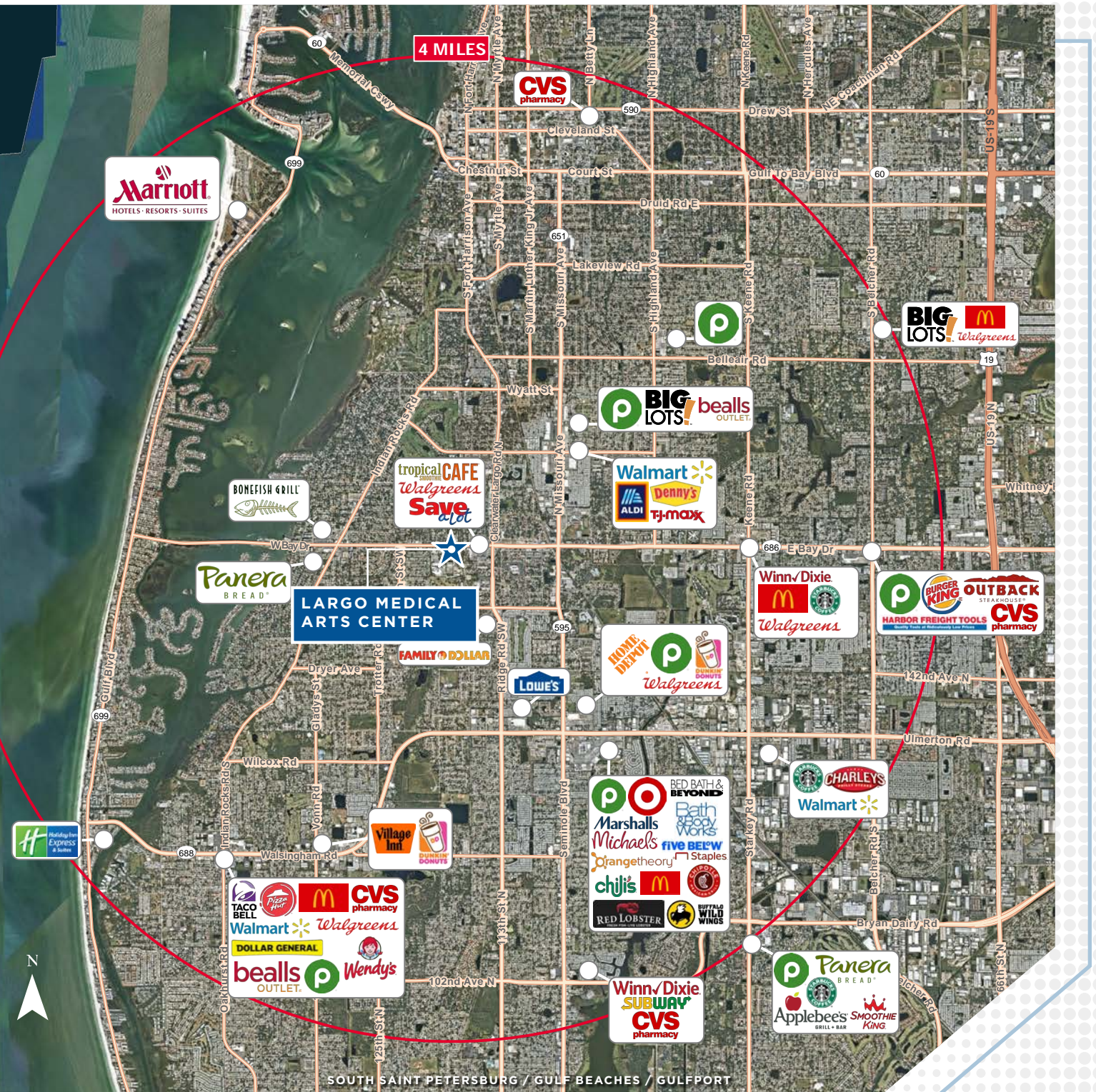
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# Nearby Amenities



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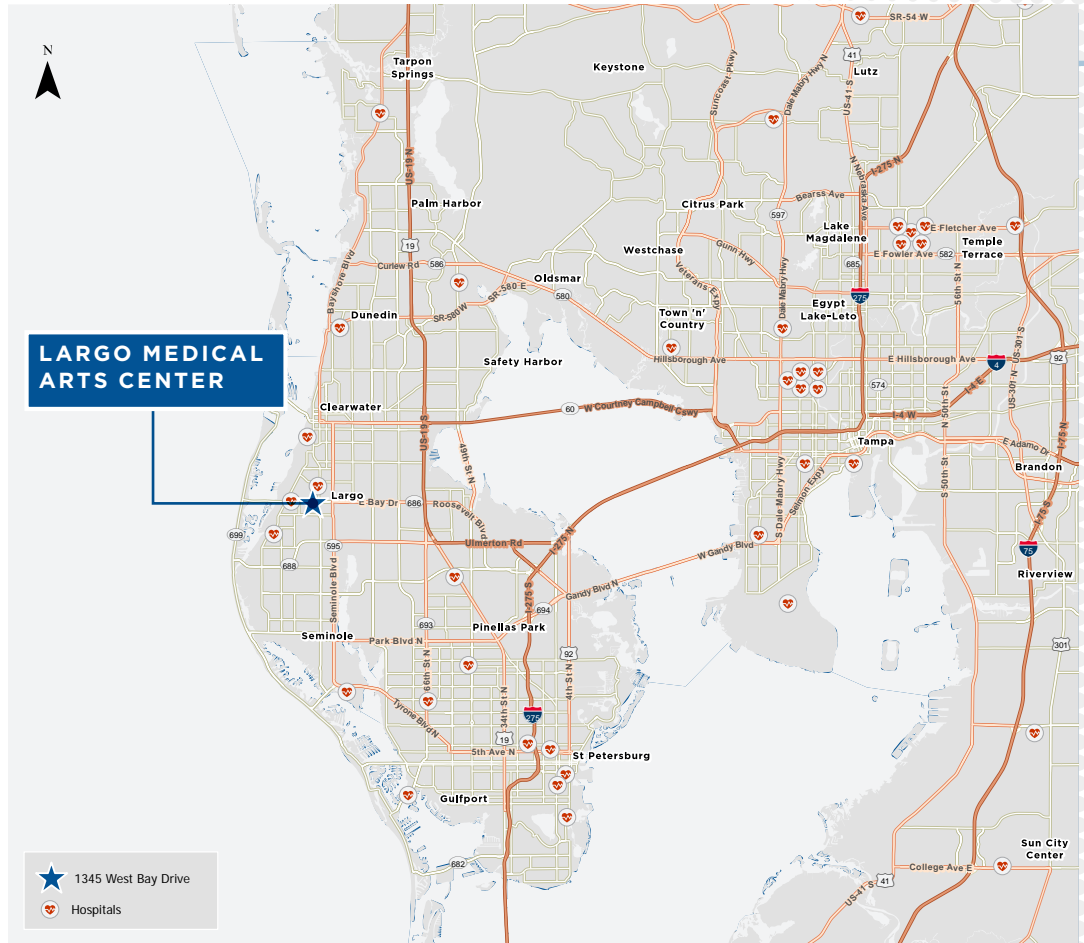
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Nearby Medical



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