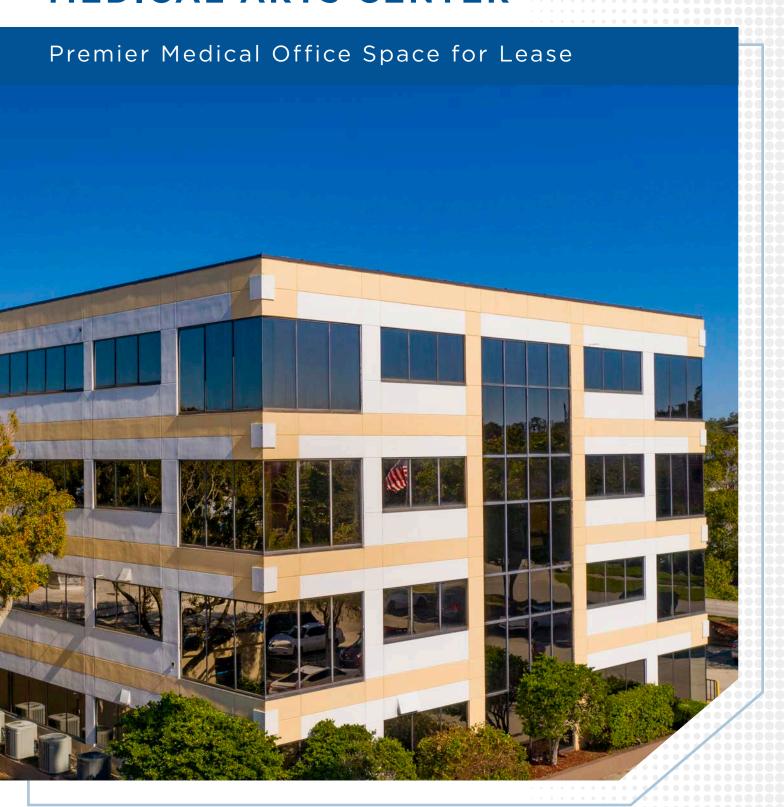
LARGO MEDICAL ARTS CENTER

1345 WEST BAY DRIVE LARGO, FL 33770





Building owned and managed by **HEALTHCARE REALTY**

BRIAN BREEDING, CCIM

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

Executive 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

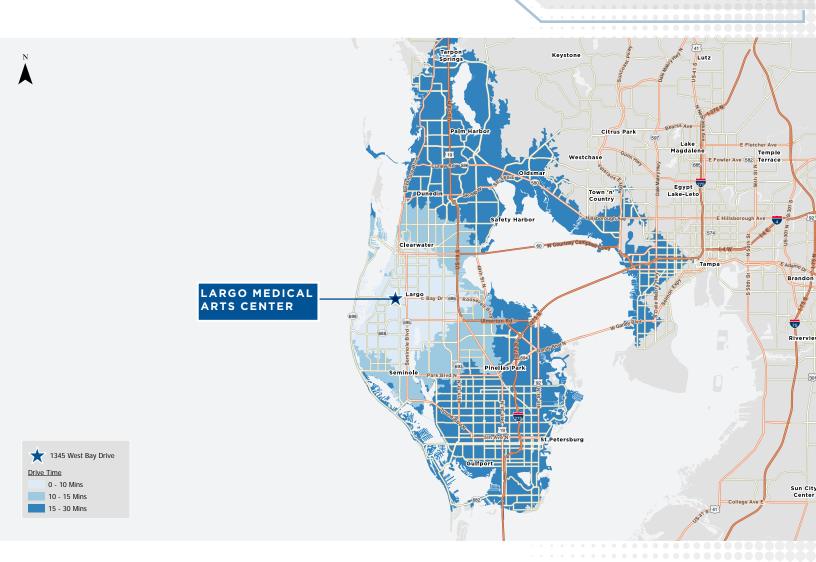
DEMOGRAPHICS

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



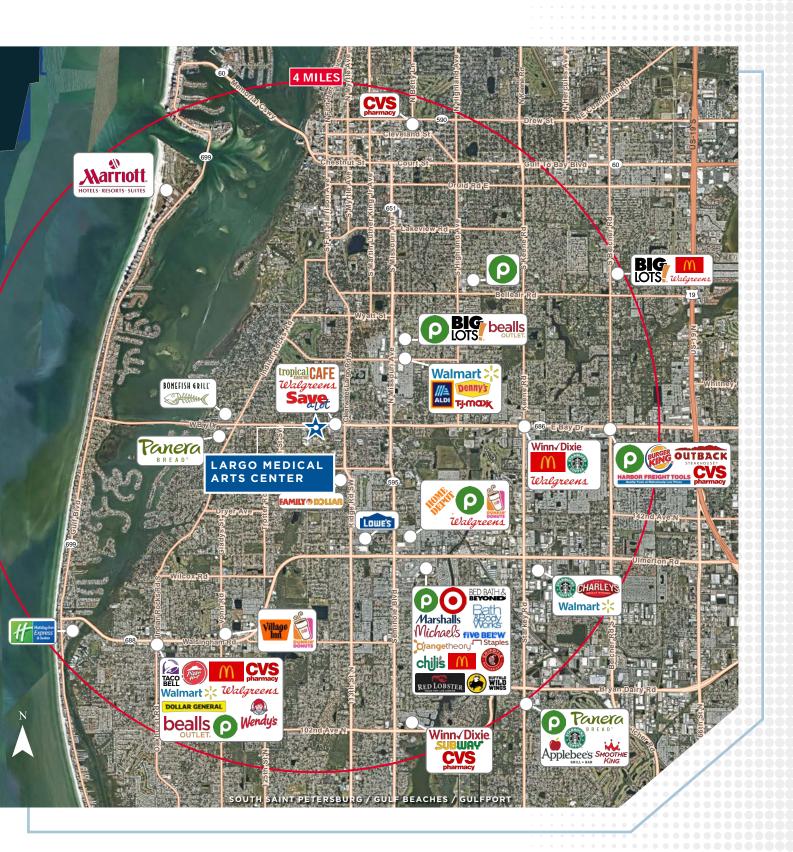


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Nearby Amenities





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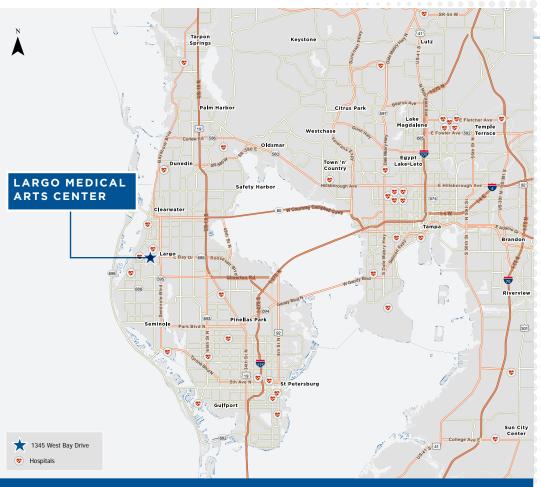
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LARGO MEDICAL ARTS CENTER









Premier Medical Office Space for Lease

BRIAN BREEDING, CCIM

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

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Building owned and managed by **HEALTHCARE REALTY**

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