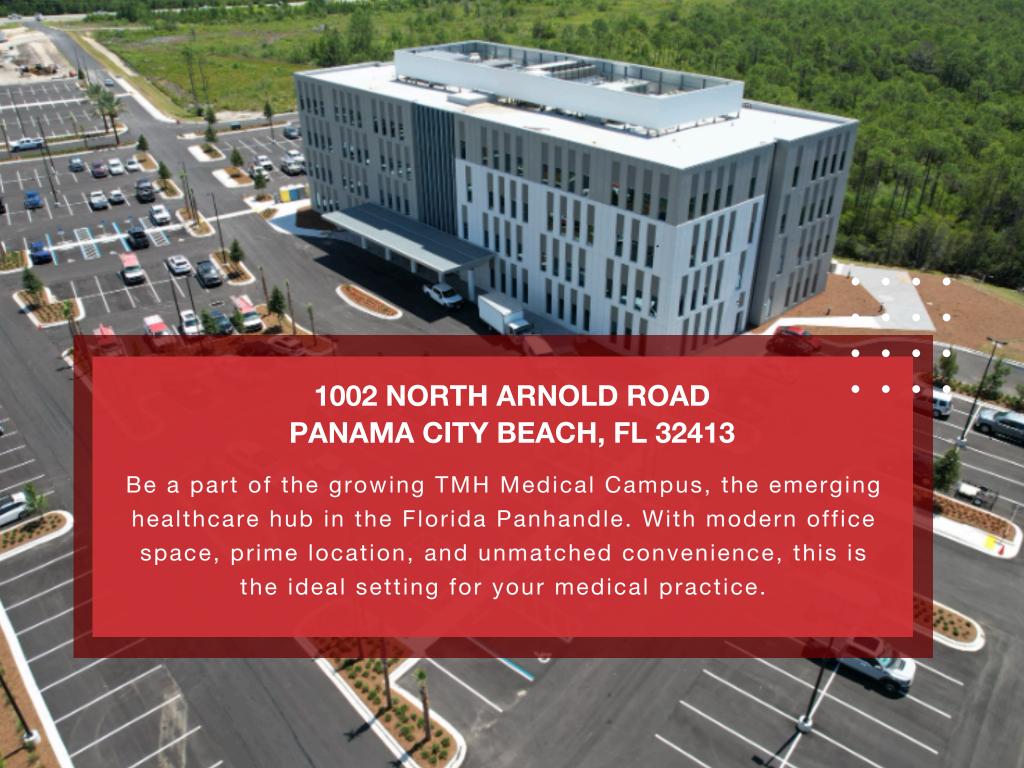


CLASS A MEDICAL OFFICE SPACE 2,000 - 6,000 SF AVAILABLE

### **NA**ITALCOR

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### PROPERTY OVERVIEW

#### **State-of-the-Art Medical Office Space**

- New Class A construction designed for medical professionals.
- Prime location at Hwy 79 & Philip Griffitts Sr.
   Parkway, less than a mile from Hwy 98.
- Suite sizes: 2,000 6,000 SF, with flexible configurations.
- Robust Tenant Improvement Packages warm shell to turn-key options.
- Ample Parking: 5:1000 parking ratio, including 16 handicap spaces.
- First-floor café for added convenience.

# A THRIVING MEDICAL DESTINATION

- The TMH Medical Campus is an established healthcare hub.
- Future development: \$400M, 100-bed hospital with an ER & inpatient services (completion by 2027).
- Opportunity to be part of a premier physician community with access to state-of-the-art facilities.
- Flexible suite layouts for primary care, specialty care, and more.
- Ample Parking: 5:1000 ratio with 16 handicap spaces.
- First-floor café for physicians, staff, and patients.
- Modern infrastructure with high-end finishes and energy-efficient design.





# LOCATION ADVANTAGES & ACCESSIBILITY

Unmatched Visibility and Convenience – Enjoy the Best of Panama City Beach

- Highway Frontage: Located directly on Hwy 79, near major roads.
- Fast-Growing Area: Panama City Beach
   & Walton County expansion.
- Easy Patient Access: Minutes from residential and resort communities.
- Less than 20 minutes from Northwest Florida Beaches International Airport.
- Minutes from the Gulf of Mexico balance work and leisure.
- Pier Park (3 miles away) shopping, dining, and entertainment.
- Latitude Margaritaville a growing 55+ community.
- Top-rated schools & healthcare nearby.
- Outdoor recreation: Parks, golf courses, and beach resorts.

# LOCATION MAP TALLAHASSEE MEMORIAL HEALTHCARE

**ALBANY** 

Enterprise

DOTHAN

**MOBILE** 

PENSACOLA

Gulf Shores

Crestview

TALLAHASSEE MEMORIAL HEALTHCARE

DESTIN

TALLAHASSEE

PANAMA CITY BEACH

DISTANCE FROM PANAMA CITY BEACH	Distance (miles)	Estimated Driving Time (hrs:min)
Tallahassee	96	1:36
Pensacola	105	1:45
Dothan	88	1:30
Mobile	156	2:36
Destin	46	0:46
Albany	136	2:16

Assuming an average driving speed of 60 mph.

REGIONAL MAP

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#### Limited Availability – Don't Miss This Opportunity to Join TMH Medical Campus.

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