

COMPASS COMMERCIAL

OFFERING

MEMORANDUM



500 VONDERBURG DR

SUITE 314 | BRANDON, FL 33511

ASKING PRICE

\$360,000

CONDO AREA

1,983 SF

PRICE / SF

\$181.54

MEDICAL OFFICE CONDOMINIUM / EAST TOWER

A ready-to-occupy medical office

A third-floor medical office condominium in the East Tower of the Brandon Professional Building. The 1,983 SF suite is adjacent to the elevator and offers a layout suited to a medical practice.

SUITE LAYOUT

- Reception and check-in counter
- Waiting area for approximately 10 to 12 visitors
- Three examination rooms and physician's office
- Storage rooms, staff room, kitchen and private bathroom

PROPERTY SNAPSHOT

USE	OWNERSHIP
Office / medical	Condominium
FLOOR	YEAR BUILT
Third floor	1982
PARKING	POSSESSION
Shared on-site	At closing
ANNUAL ASSOCIATION FEE	2025 PROPERTY TAXES
\$12,600	\$5,043.53

LOCATION & ACCESS

Located near HCA Florida Brandon Hospital and other medical uses. Common parking serves the building. Showings by appointment, Monday through Friday, 9:00 AM to 4:00 PM.

MLS TB8511056

All areas, expenses, occupancy timing, included furnishings and suitability for a specific use should be independently verified by the buyer.

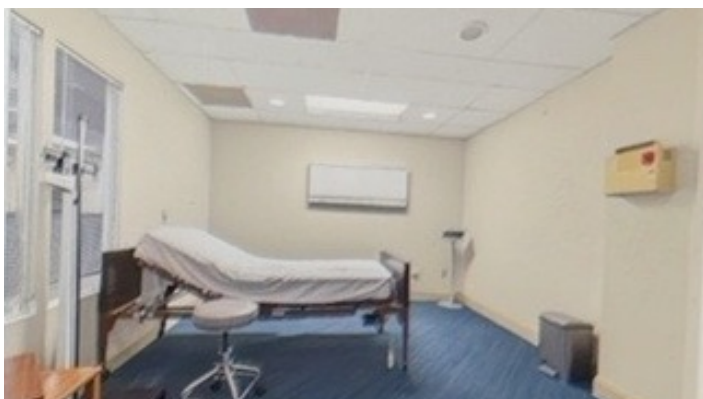
Inside the suite



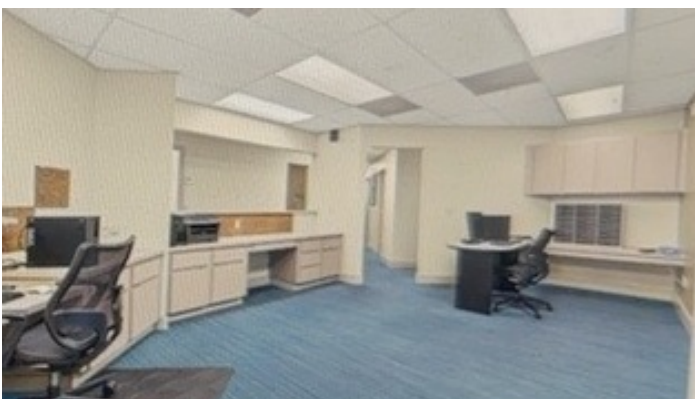
WAITING AREA



RECEPTION / CHECK-IN



EXAM ROOM



OFFICE / WORK AREA

REQUEST A TOUR OR ADDITIONAL INFORMATION

Cash Ealey

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Information is from the listing broker and Stellar MLS and is believed reliable but is not guaranteed. Buyer should verify square footage, permitted uses, condition, taxes, association documents and charges, included equipment, and all transaction terms. Photographs may show existing furnishings.