

# 1779-1783 S KINGS AVE

1779-1783 S KINGS AVE, BRANDON, FL 33511



*Presented by  
Nubia Maritza Guerrero*

**Price: \$23.00 /SF/YR**

Are you looking for the perfect space to grow your healthcare business? This 3,512-square-foot office is ideally suited for medical, dental, or professional use. With 10 private offices, 2 waiting areas, 2 reception desks, 2 break rooms, and 3 bathrooms, this property offers a flexible and functional layout to meet a wide range of business needs. Originally designed as a duplex, it can be easily divided into two separate units, making it ideal for businesses looking to scale. Located in the prestigious Brandon Medical and Office Complex near HCA Brandon Hospital, this office space is in excellent condition and ready for immediate use. One suite features 3 private offices and 6 administrative workstations, while the second suite, previously a primary care practice, is nearly turnkey with 4 exam rooms and 2 private medical consultation offices. Ample parking and modern amenities, add further convenience for both staff and patients. Whether you're a growing practice or an established healthcare provider, this versatile property provides the space and functionality you need. **Don't miss this opportunity—contact us today to schedule a tour and secure your spot!!!**



# Nubia Maritza Guerrero

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- 10 private rooms
- 2 receptions
- 2 waiting areas
- 10 workspace
- Conference room
- Divisible
- Abundant parking





# Listing space

## 1ST FLOOR

Space Available:	3,512 SF
Rental Rate:	\$23.00 /SF/YR
Date Available:	Now
Service Type:	Modified Gross
Built Out As:	Healthcare Relet
Space Type:	Office/Medical
Lease Term:	3 - 5 Years

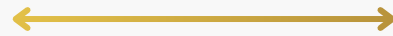




**DON'T PASS UP THIS GREAT OPPORTUNITY!! CALL NOW!!!!** Beautiful Office/medical. Build Out. Built in 2005, ideal location, in the Kings Avenue Executive Park in the heart of Brandon, with plenty of parking, conveniently located, near The Causeway, Brandon Blvd., I-75, The Crosstown, and 301. This is truly the best deal around!! This property, located at 1779 S Kings Ave., Brandon, FL 33511, offers a prime location for businesses, particularly those in the healthcare sector, due to its strategic proximity to HCA Brandon Hospital and easy access to major highways, including I-75 and State Road 60. This seamless connectivity to Tampa, downtown Brandon, and the wider Hillsborough County region makes it an ideal choice. The area's high traffic attracts both locals and visitors, drawn by a mix of retail, dining options, and nearby large retailers such as Costco and Home Depot. With medical facilities, corporate offices, and financial institutions in close proximity, the location is well-suited for businesses aiming to serve the local community. Brandon's strong residential growth drives ongoing demand for office space, especially for medical services that cater to the growing population. The area's appeal extends beyond healthcare, providing opportunities for a range of businesses and professionals. Additionally, the district boasts a variety of convenient amenities, including hotels, fitness centers, and dining options, while nearby green spaces such as Brandon Regional Park and Limona Park offer outdoor recreation, creating a perfect balance of urban and suburban living. The property itself is well-maintained, with ample parking, clear signage, and easy access, making it a popular choice for visitors seeking services in the surrounding area. As Brandon continues to expand and develop, driven by both residential and commercial growth, this location becomes even more attractive. **Don't miss the opportunity to establish or grow your business in this thriving area— contact us today to schedule a tour!**

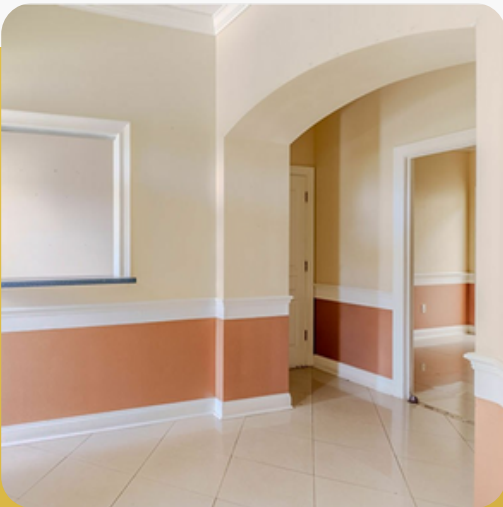


# PROPERTY PHOTOS



**1779-1783 S Kings Ave**

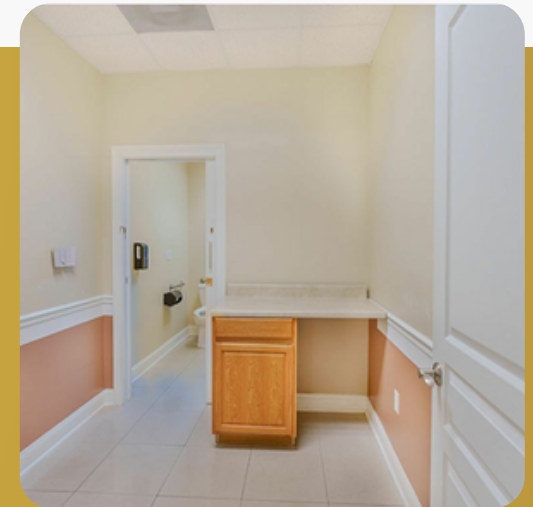
1779-1783 S Kings Ave, Brandon, FL 33511



**Waiting area**

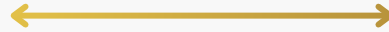


**Conference room**



**Examination room**

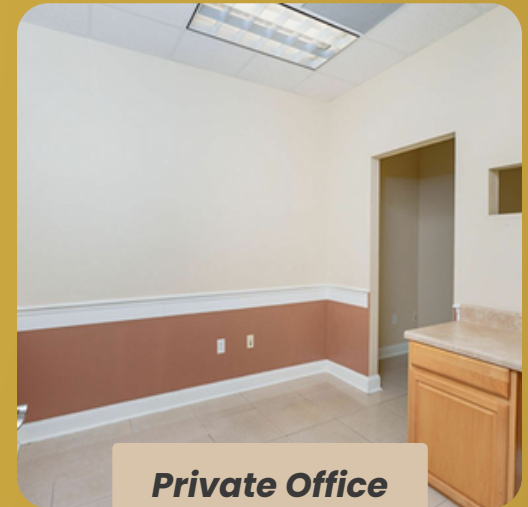
# PROPERTY PHOTOS



**Waiting area**



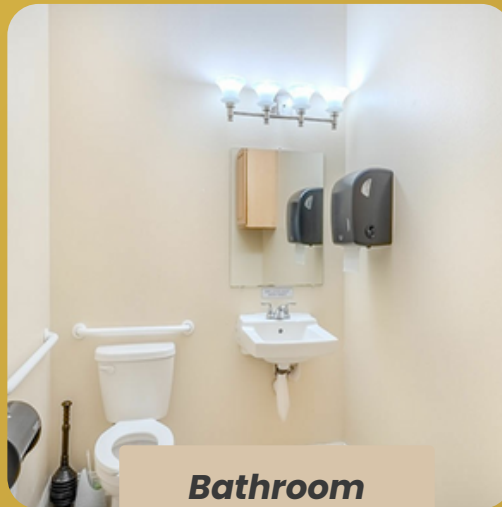
**Examination Room**



**Private Office**



**Working Area**



**Bathroom**



**Private Medical**



# PROPERTY PHOTOS



**Working Space**



**Private Office**

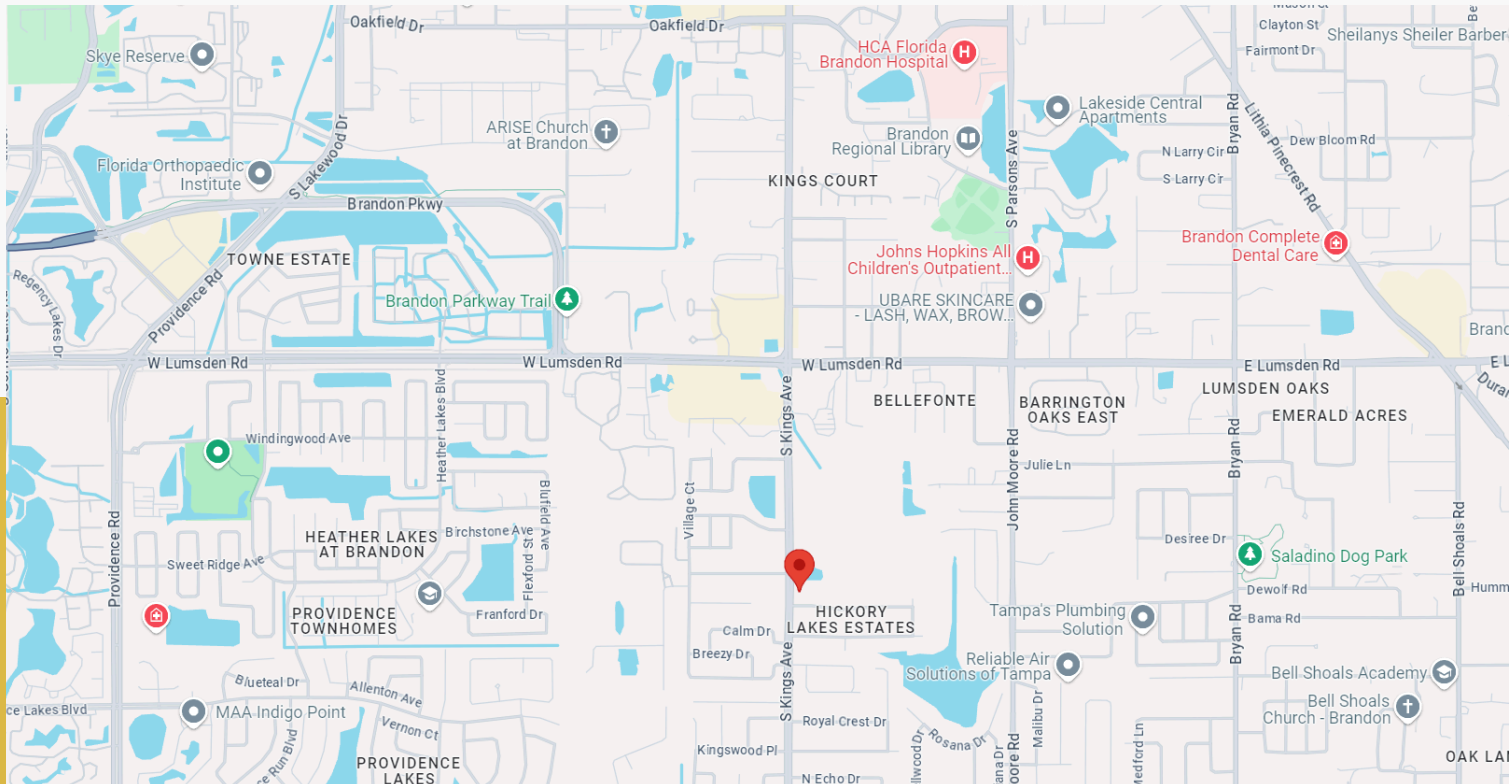


**Lobby Entrance**

# 1779-1783 S Kings Ave



## LOCATION



**Only 5 minutes away from HCA Florida Brandon Hospital**