

OFFICE SPACE FOR LEASE

MCKENZIE PROFESSIONAL BUILDING

150 WEST MCKENZIE STREET, PUNTA GORDA, FL 33950

MSC | COMMERCIAL
REAL ESTATE
Michael Saunders & Company
LICENSED REAL ESTATE BROKER



FOR LEASE

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PRESENTED BY:

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OFFERING SUMMARY

150 WEST MCKENZIE STREET | PUNTA GORDA, FL 33950



Property Summary

Lease Rate:	\$23.50 PSF MG
Lease Term:	Negotiable
Building SF:	13,112
Available SF:	1,539
Year Built:	2003
Floors:	1
Zoning:	HC (per City of Punta Gorda)

Property Highlights

The McKenzie Professional Building is a well-positioned office center conveniently located just off US-41/Tamiami Trail in Punta Gorda, Florida. Its central location provides excellent accessibility for businesses, employees, and clients, with nearby shopping, dining, banking, and other everyday services.

The property is situated approximately one mile from ShorePoint Health Punta Gorda and is ideally suited for a variety of medical, professional, and service-oriented office users. The building's contemporary appearance, convenient location, and established mix of businesses create an attractive professional environment for both tenants and their clients.

Available Space Highlights

- 1,539± SF professional or medical office suite
- Spacious waiting area with dedicated receptionist desk
- Six private offices offering a functional and flexible layout
- Two private restrooms and a convenient kitchenette
- Previously occupied by both medical and professional office users

AVAILABLE SPACES

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Available Spaces

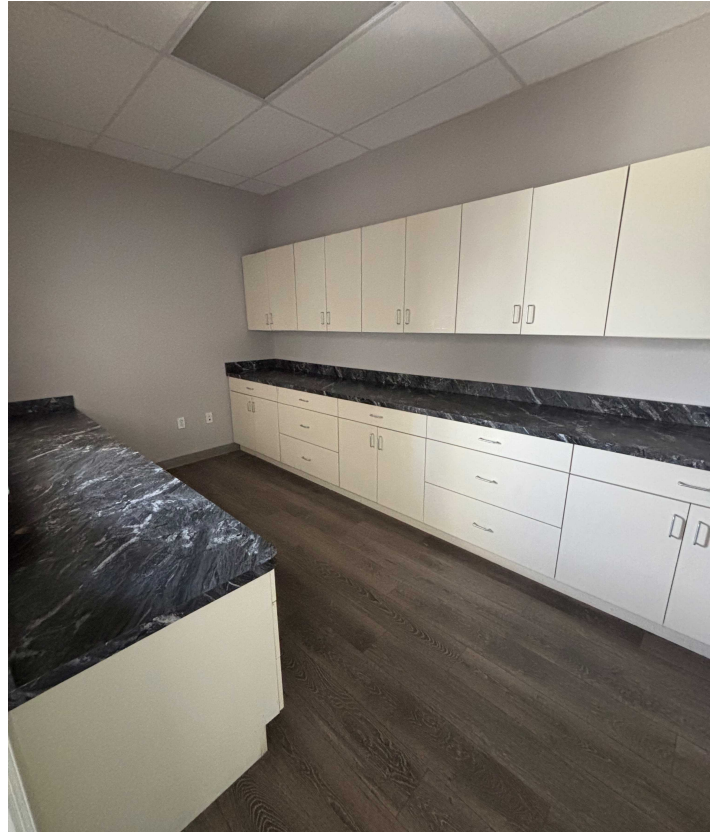
Space	Size	Term	Rate	Space Use	Condition	Available
Suite #112	1,539	Negotiable	\$23.50 /sf/yr	Office or Medical	Excellent	Immediately

Highlight

- 1,539± SF professional or medical office suite
- Spacious waiting area with dedicated receptionist desk
- Six private offices offering a functional and flexible layout
- Two private restrooms and a convenient kitchenette

SUITE #112

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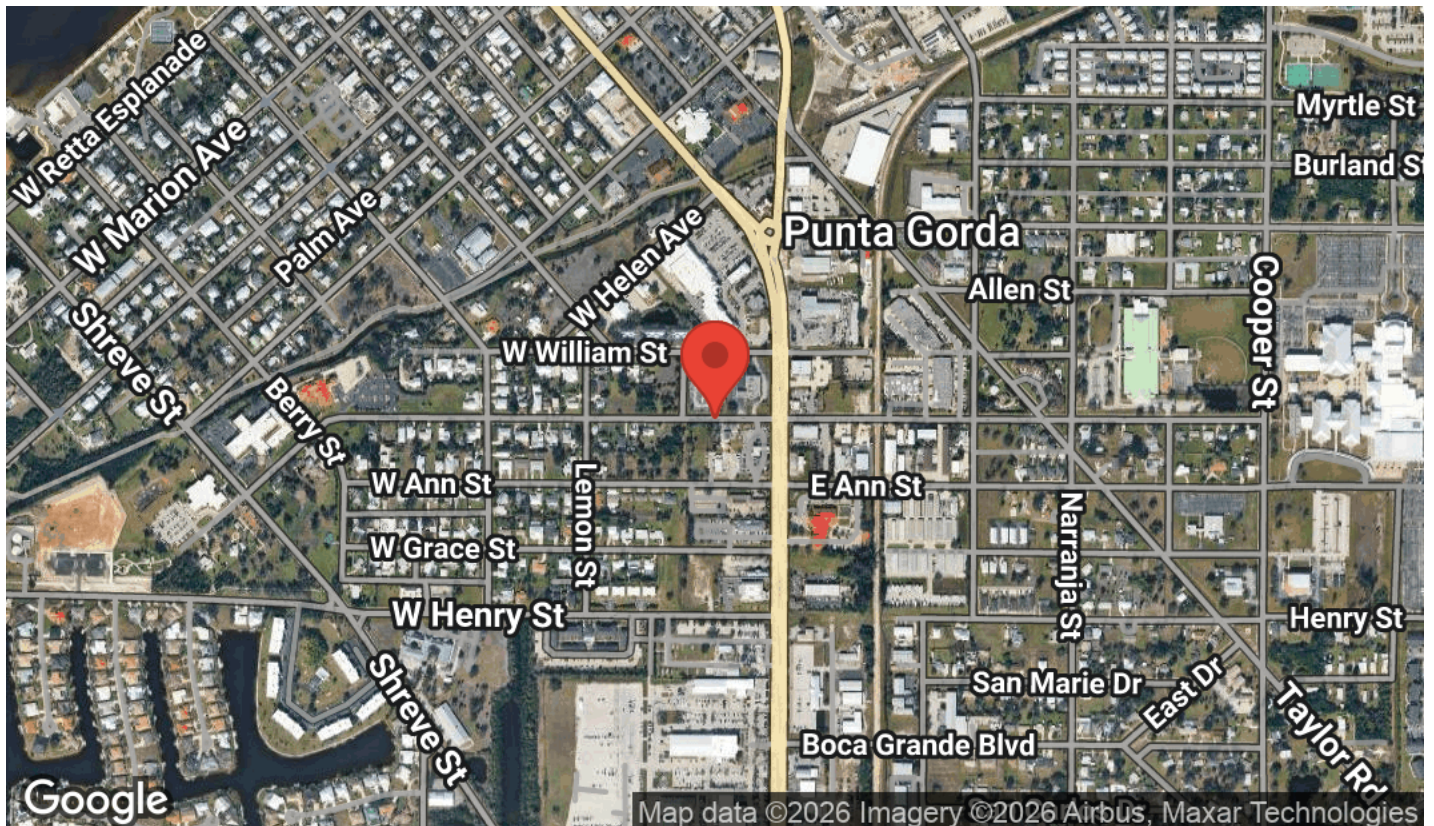
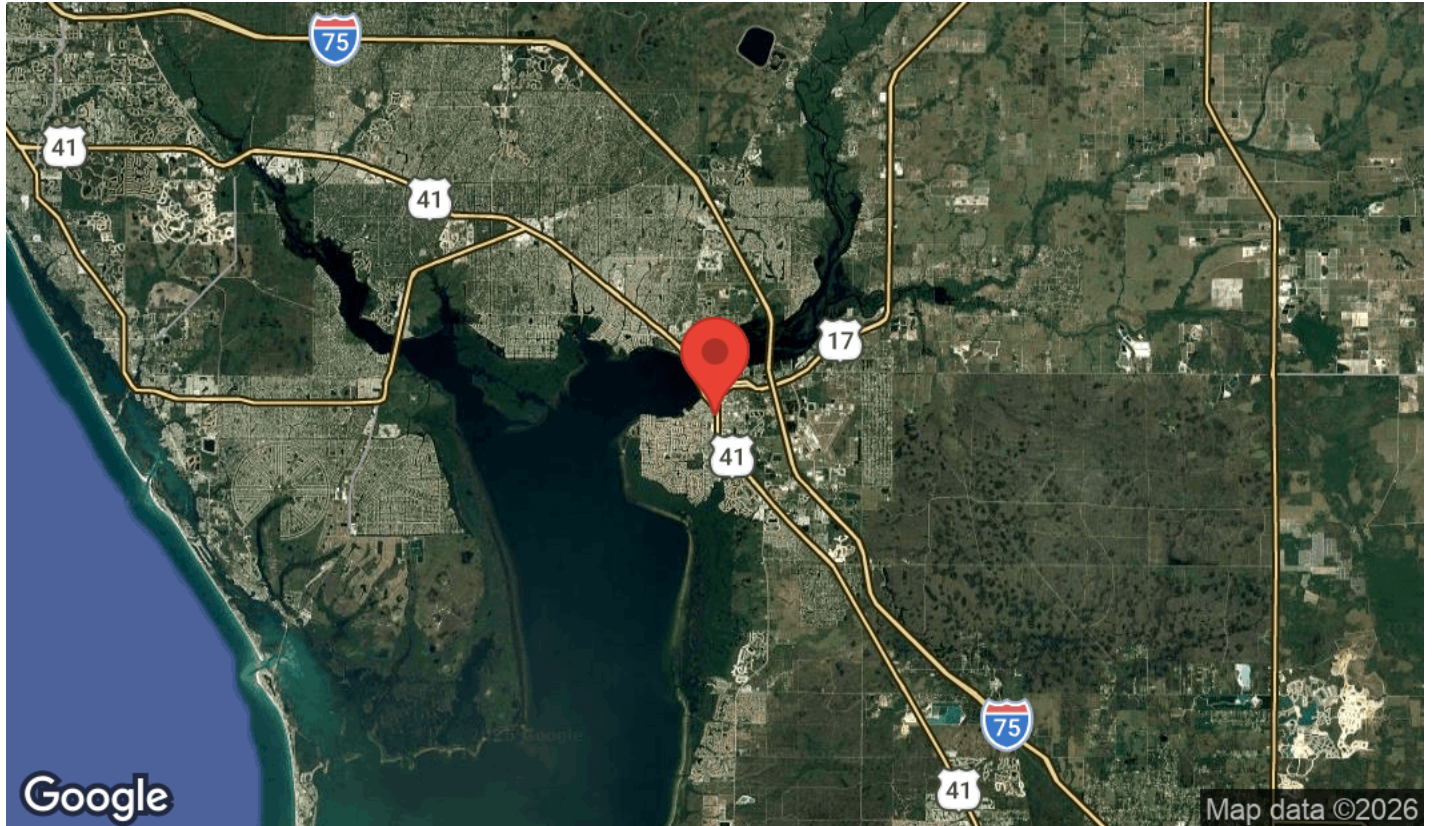


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LOCATION MAPS

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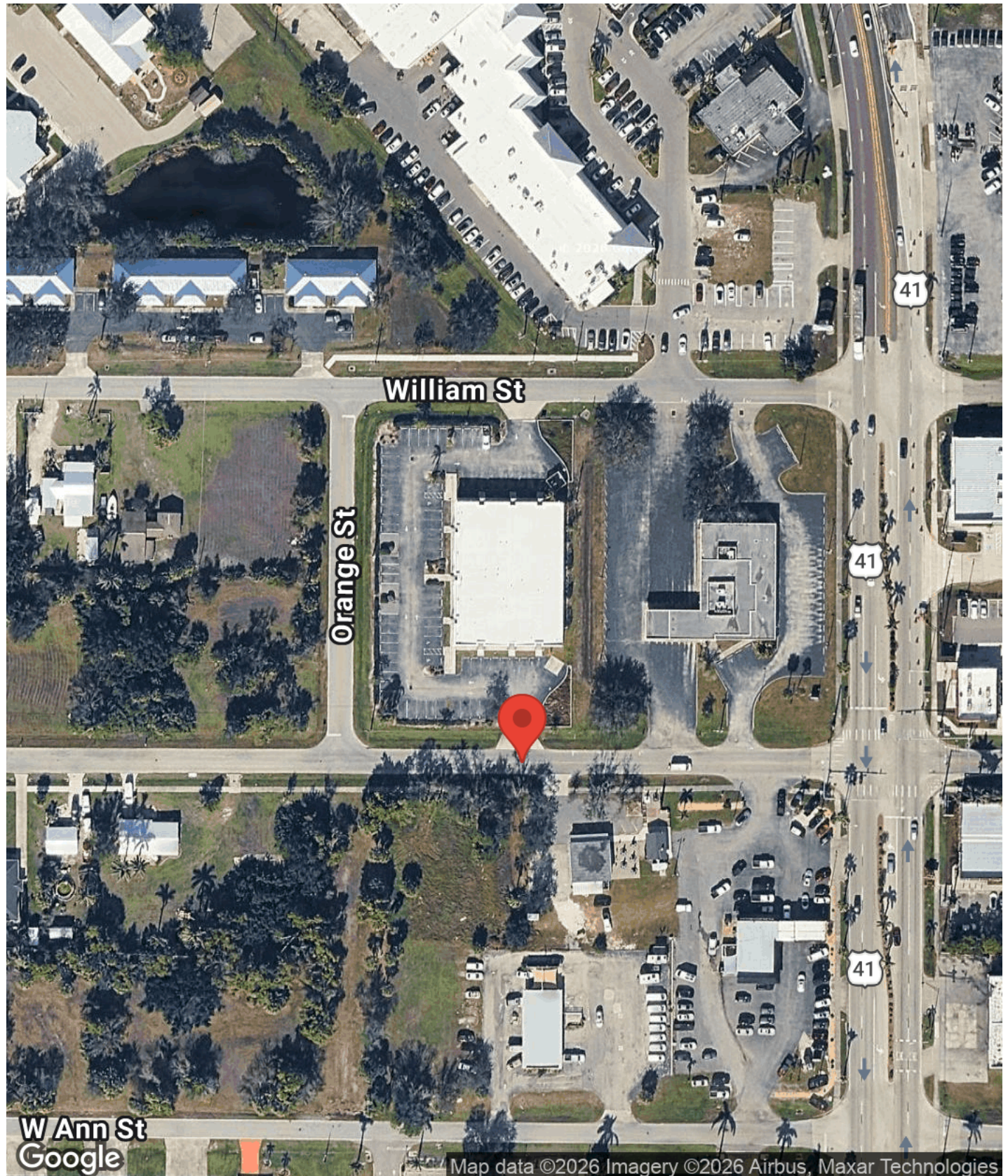


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SITE MAP

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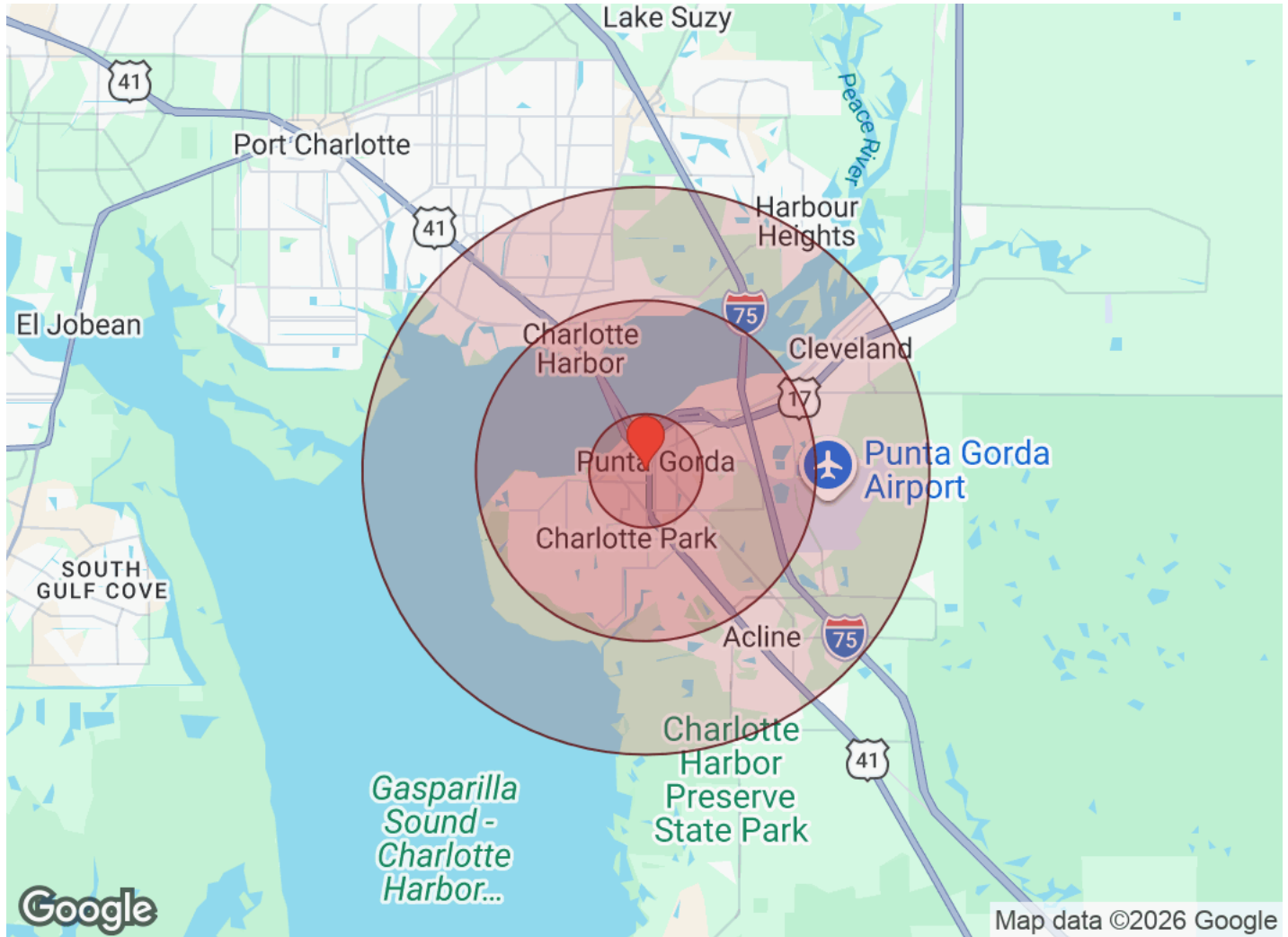


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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,639	12,447	26,232	Median	\$67,657	\$82,529	\$72,906
Female	2,762	12,662	26,650	Under \$15k	290	1,090	2,351
Total Population	5,401	25,109	52,883	\$15k - \$25k	204	736	1,670
				\$25k - \$35k	187	830	2,193
				\$35k - \$50k	294	1,095	2,548
				\$50k - \$75k	560	2,293	4,687
				\$75k - \$100k	405	1,551	3,343
				\$100k - \$150k	290	2,600	4,790
				\$150k - \$200k	250	1,153	2,088
				Over \$200k	296	1,673	2,440
Housing	1 Mile	3 Miles	5 Miles				
Total Units	3,782	17,734	35,250				
Occupied	2,776	13,021	26,111				
Owner Occupied	1,805	10,013	20,086				
Renter Occupied	971	3,008	6,025				
Vacant	1,006	4,714	9,139				
Age	1 Mile	3 Miles	5 Miles				
Ages 0 - 14	478	1,927	4,616				
Ages 15 - 24	391	1,403	3,531				
Ages 25 - 54	1,323	4,943	12,587				
Ages 55 - 64	853	4,107	8,297				
Ages 65+	2,356	12,729	23,854				

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MEET YOUR ADVISOR

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BIOGRAPHY

River West is a dedicated commercial real estate agent with an academic background that provides a strong analytical foundation—insights he leverages to deliver value-driven results for his clients. Licensed in both Florida and Tennessee, River brings multistate experience and professionalism to every transaction. He has successfully completed numerous complex 1031 Exchange transactions, representing both buyers and sellers—including clients exchanging out-of-state assets into Florida investments.

Currently, he represents various developers and brands to assist with the successful site acquisition and execution of commercial developments via ground leasing and build-to-suits throughout the United States. He also manages the leasing of a variety of retail and office centers throughout Southwest Florida, along with providing exclusive tenant representation to select brands.

River is committed to ensuring every client's goals are met with precision, diligence, and a high level of service.

EDUCATION

University of Florida

-Bachelor's Degree in Business Administration, specialized in Business and Economic Geography

-Minor in Real Estate

MEMBERSHIPS & AFFILIATIONS

-International Council of Shopping Centers, Retailer Member

-University of Florida Finance Group, Alumni

-University of Florida Real Estate Society, Alumni

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150 WEST MCKENZIE STREET

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