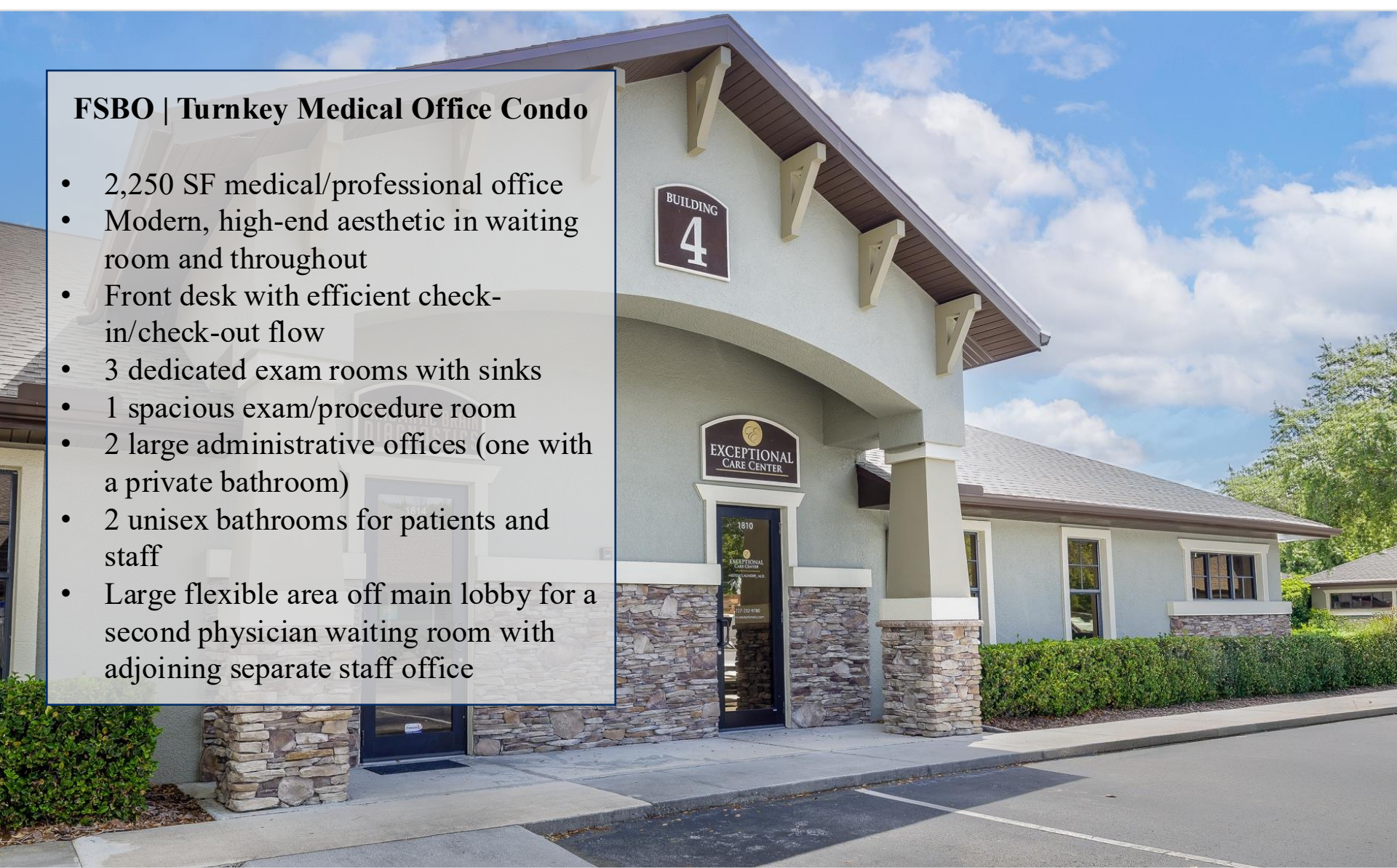


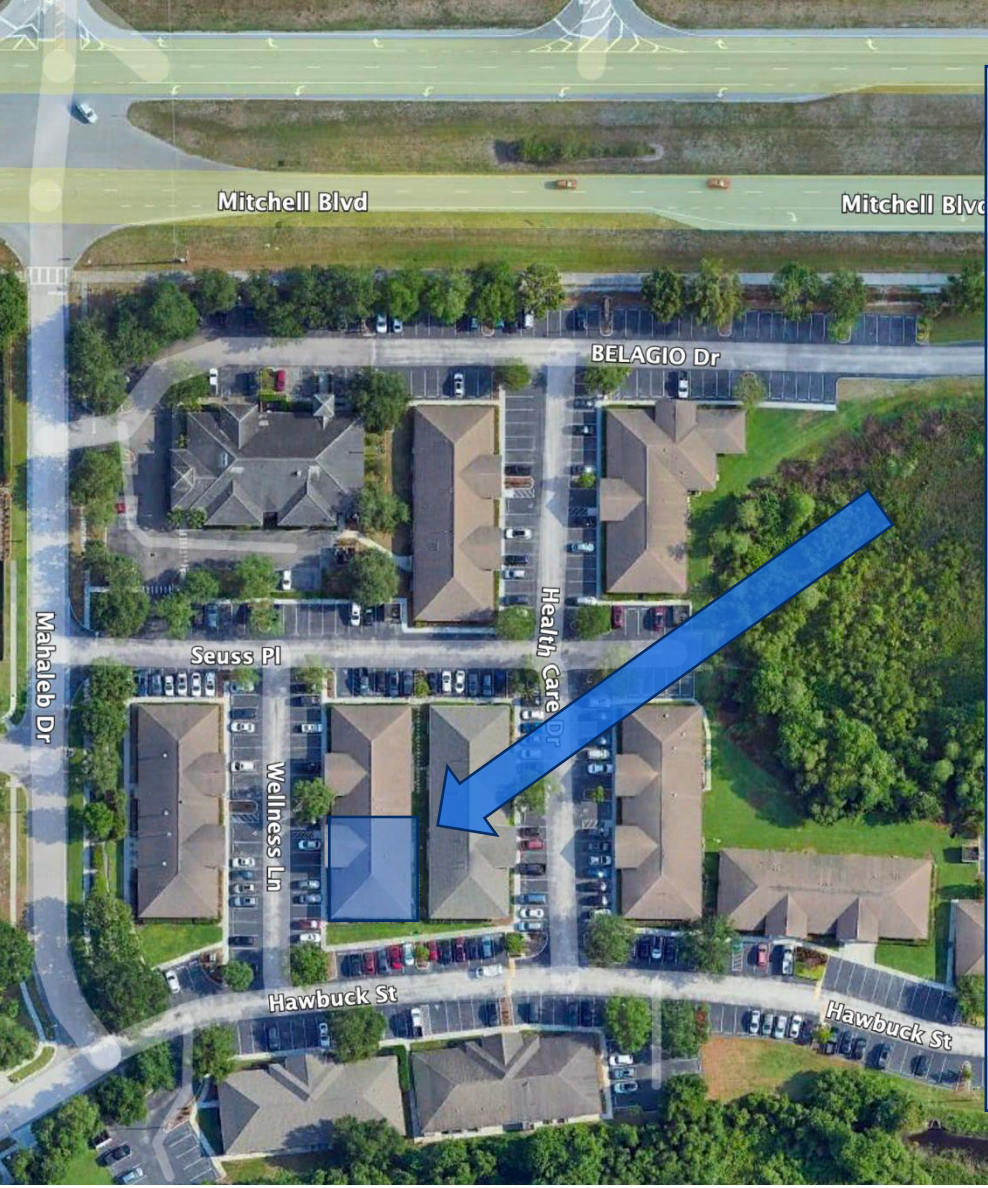
FSBO | Turnkey Medical Office Condo

- 2,250 SF medical/professional office
- Modern, high-end aesthetic in waiting room and throughout
- Front desk with efficient check-in/check-out flow
- 3 dedicated exam rooms with sinks
- 1 spacious exam/procedure room
- 2 large administrative offices (one with a private bathroom)
- 2 unisex bathrooms for patients and staff
- Large flexible area off main lobby for a second physician waiting room with adjoining separate staff office



For Sale | \$539,995 | 2,250 SF
1810 Wellness Lane | Trinity, FL 34655

Thomas Launder
(727) 348-9182
admin@exceptionalcc.com



Additional Features

- Modern office space built in 2004 and upgraded in 2016.
- Freshly painted, new quartz countertops and new roof in 2025
- Luxury vinyl plank flooring throughout
- Bright, well-lit environment with upscale finishes
- Ample shared parking
- Located in a well-established, professional plaza surrounded by a thriving commercial area
- Trinity medical corridor with multiple nearby labs, imaging centers, and physician offices.
- 2 miles from HCA Florida Hospital Trinity
- Furniture and medical equipment available

Floor Plan | Front Office



Procedure Room



Office



Exam Room





HCA Florida
Healthcare®

HCA Florida Trinity Hospital

TGH IMAGING

BayCare

BayCare Laboratories (Trinity)

BayCare Surgery Center (Trinity)

labcorp
at Walgreens

Office



Prime Office Location

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