

FOR LEASE

2,980 sf & 6,681 sf

- Two (2) office suites available for immediate occupancy
- Ste. 101: 6,681 sf office space with 16 private offices, built-in reception, conference rooms, 4 restrooms, break room, & a grand double-door entry
- Ste. 104: 2,980 sf medical office with 5 exam rooms, private offices, reception / lobby, nurse's station and 3 restrooms
- Excellent roadway visibility with signage directly on US Highway 19
- Phenomenal access at lighted traffic intersection
- Well-maintained building with ample on-site parking and easy ingress/egress from both directions



11031 US Highway 19 | Port Richey, FL 34668

Lease Rate | \$14.50 - \$16 psf Modified Gross

Prime US 19 Office & Medical Space

Marc Pfleger

Commercial Associate

Cell (727)262-5998

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Office (727)376-4900

www.cap-realty.com



**COMMERCIAL ASSET
PARTNERS**

PROPERTY SPECIFICATIONS

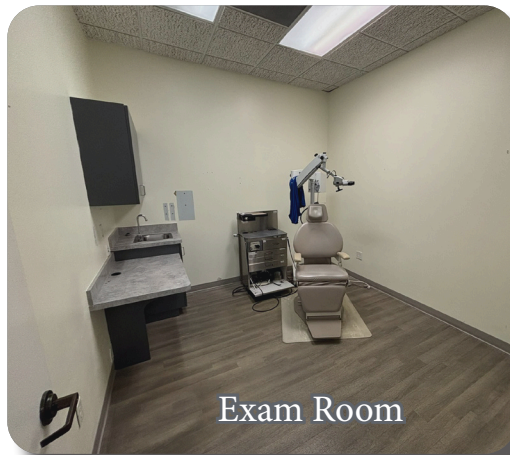
- 2,980 sf medical office available for immediate occupancy
- Floor plan provides 5 exam rooms w/ sinks, 5 private offices, nurse's station, 3 restrooms and private entry
- Recently remodeled and newer plank floors throughout



Lobby / Reception



Nurse's Station

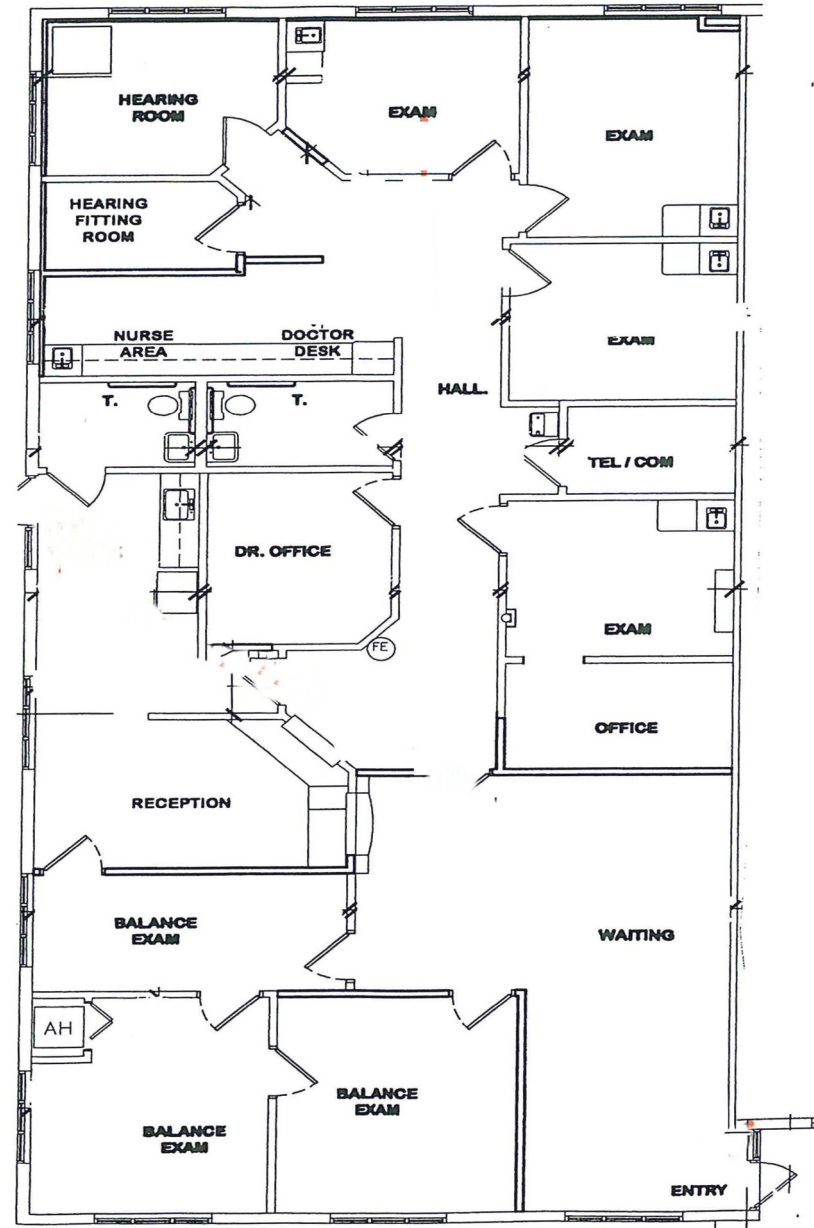


Exam Room



Hallway

Ste. 104: 2,980 sf Available - \$16 psf



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This information is believed to be accurate. Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all Information.



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PROPERTY SPECIFICATIONS

- 6,681 sf professional office available for immediate occupancy
- Flexible layout includes 16 private offices and open workspace, large reception & waiting area with a secure rear door for deliveries or secondary access
- Abundant natural light with windows in all private offices



Private Offices



Large Built-in Reception

Ste. 101: 6,681 sf Available - \$14.50 psf



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LOCATION SUMMARY

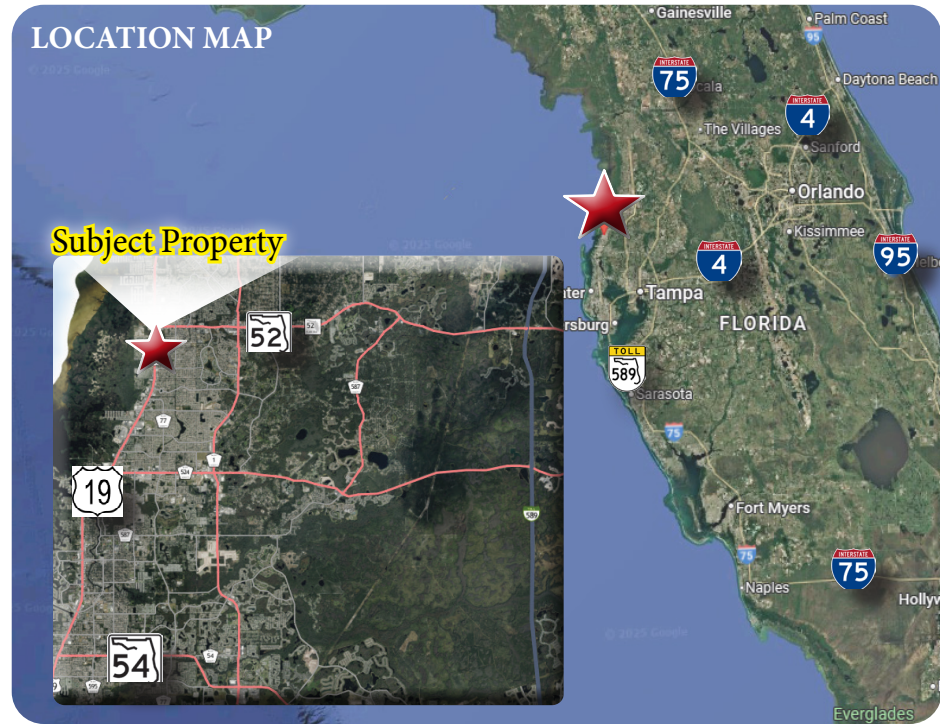


Highly Visible Signage

- Situated on US Highway 19, one of Florida's highest volume roads
- Less than 1 mile from State Road 52
- Consistent daily traffic with a daily traffic count of 52,000 vehicles per day



Ample Parking



Demographics | 5 Miles



118,478

Population



4%

Population Growth



\$58,068

Average HH Income



48.6

Average Age

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