

STABILIZED MEDICAL OFFICE INVESTMENT | 15,000 SF | CRESTVIEW, FL

Investment Highlights

- 15,000 SF medical office complex
- Three approximately 5,000 SF medical suites
- 100% occupied with established tenants
- Long-term lease agreements in place
- Diversified income from three separate suites
- Less than one mile from the local hospital
- Convenient access to I-10
- Established medical-office location
- Strong visibility and accessibility
- Opportunity for long-term appreciation in a growing market
- Attractive asset for an investor seeking healthcare-related commercial real estate
- Potential future upside through lease renewals and rental-rate adjustments, subject to existing lease terms

Crestview continues to experience significant population growth, with the city's population increasing approximately 13.8% from 2020 to

2025. This continued growth supports demand for professional and healthcare services throughout the area.

For investors, the combination of existing tenants, long-term leases, multiple income streams, a healthcare-oriented property, proximity to the hospital, and immediate I-10 access creates a compelling investment profile.

The property also offers the potential for future value appreciation as Crestview continues to expand and new residential and commercial development increases throughout the market.

Whether you are a private investor, physician/investor, healthcare operator, or commercial real estate investor seeking a stabilized asset, this property deserves a closer look.

Serious investors are encouraged to request the rent roll, lease information, operating expenses, and financial documentation to evaluate the property's current income and investment potential.