

Offering Memorandum MEDICAL/SURGICAL FACILITY

6600 10TH AVE N. ST. PETERSBURG, FL 33710



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EXECUTIVE SUMMARY

INTRODUCTION

This meticulously maintained, onestory, 5,632-square-foot medical office building consists of a 3,558-SF Medical/Surgical facility and a 1,877-SF Medspa that has recently signed a 5-year lease renewal. This is an exceptional opportunity for investors or medical professionals seeking a fully-equipped, turnkey surgical facility in a prime location. Originally constructed in the mid-1970s as a dental office, the property was completely remodeled in 2016 to support a high-end plastic surgery facility. The building features twothirds dedicated to surgical office space, including a Quad ASFaccredited, Level III surgery facility, and one-third designed as a fullservice med spa with a separate entrance.

PRICE & RATE

\$2,400,000 \$40 PSF NNN



PROPERTY SIZE

5,632 SF Building Total



MEDICAL OFFICE

3,558 SF Space



TRAFFIC COUNT

38,000 Vehicles Daily



ZONING

CRS-1



PARKING RATIO

26 SPACES



USE

MEDICAL/SURGICAL



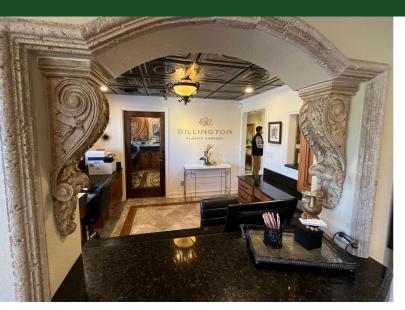
PROPERTY HIGHLIGHTS

- EXCELLENT LOCATION: SITUATED IN A RAPIDLY GROWING MEDICAL CORRIDOR
 WITH PROXIMITY TO KEY HOSPITALS AND SENIOR LIVING CENTERS:
 - HCA FLORIDA ST. PETERSBURG HOSPITAL & FAMILY CARE, BAY AREA HEART
 CENTER, ORLANDO HEALTH ER, AMERICAN HOUSE ST. PETERSBURG
- HIGH-QUALITY CONSTRUCTION: WELL-MAINTAINED PROPERTY WITH NEW ROOF (2015), RESURFACED PARKING LOT WITH AMPLE SPACES, AND AWARD-WINNING LANDSCAPING
- CONSTRUCTION: CEMENT BLOCK, SINGLE-STORY
- THE SURGERY FACILITY IS FULLY ACCREDITED BY THE AMERICAN ASSOCIATION FOR ACCREDITATION OF AMBULATORY SURGICAL FACILITIES (ASF) AND INCLUDES:
 - DEDICATED PRE-OP LOUNGE, PATIENT CHANGING AREA, AND PRIVATE RECOVERY ROOM
 - FULLY-EQUIPPED OPERATING ROOM WITH CONTEMPORARY ANESTHESIA
 MACHINE, ELECTROCAUTERY, AND OR LIGHTING
 - INSTRUMENT PROCESSING, STERILIZATION & MEDICAL SUPPLY ROOMS
- FLOOD RISK: LOCATED IN A LOW-RISK FLOOD ZONE, NO DAMAGE DURING THE 2024 HURRICANE SEASON
- TURNKEY OPERATION: THE FACILITY IS FULLY EQUIPPED AND READY FOR IMMEDIATE USE, IDEAL FOR A MEDICAL PRACTICE OR SURGICAL SPECIALTY
- MEDICAL OFFICE FEATURES THREE EXAM ROOMS, PRACTICE MANAGER'S OFFICE AND PATIENT/FAMILY CONFERENCE ROOM, NON-SURGICAL INJECTABLES
 PROCEDURE ROOM WITH DEDICATED NURSE PRACTITIONER SPACE
- FULL KITCHEN, DINING AREA, AND A SPACIOUS CONFERENCE ROOM LOCATED
 BETWEEN THE MEDICAL OFFICE AND SURGERY FACILITY

/ECTOR

 THE DAYGLO MED-SPA OCCUPIES ONE-THIRD OF THE BUILDING AND HAS RECENTLY RENEWED A FIVE-YEAR LEASE.

MEDICAL/SURGICAL FACILITY





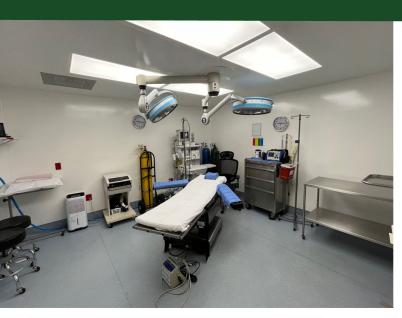








SURGICAL FACILITY





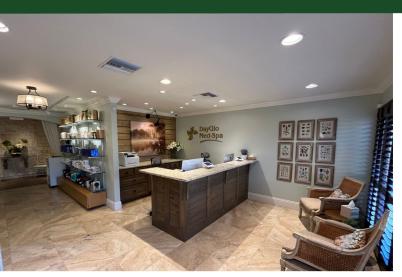








DAYGLO MED-SPA













EXTERIOR











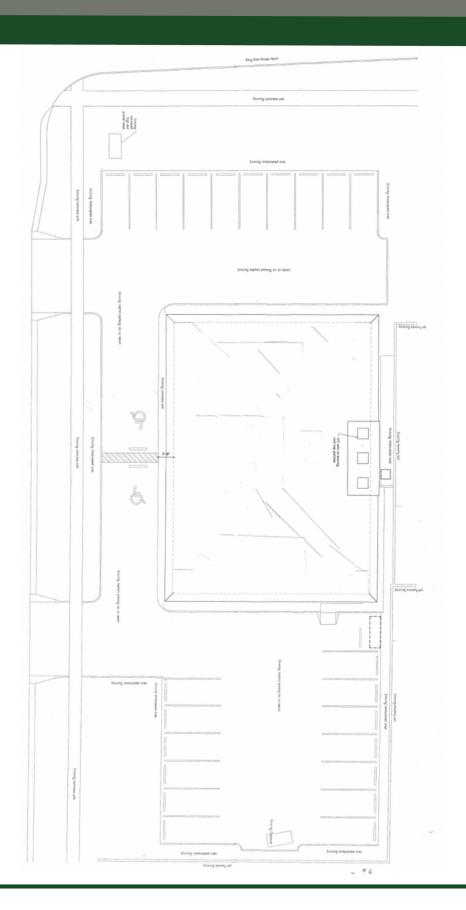
MARKET MAP





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SITE PLAN





CONTACT US



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We look forward to working with you



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