

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the rectangle are two horizontal stripes, one yellow and one red.

Accelerating success.

# For Lease

Medical/Healthcare  
Building Available

12107 Majestic Blvd.  
Hudson, FL 34667

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## Opportunity

Colliers is pleased to offer for lease 12107  
Majestic Boulevard ("The Property") located in the charming  
community of Hudson, Florida, ranked #3 place to own a  
vacation home in the nation with a waterfront village to  
the west and master planned communities to the east. It is  
strategically located on Majestic Boulevard less than a mile  
east of US 19 and 1.5 miles west of Little Road, two major  
commercial intersections in Hudson. Situated along the  
western most end of Pasco County, Hudson is part of the  
overall Tampa Bay MSA.

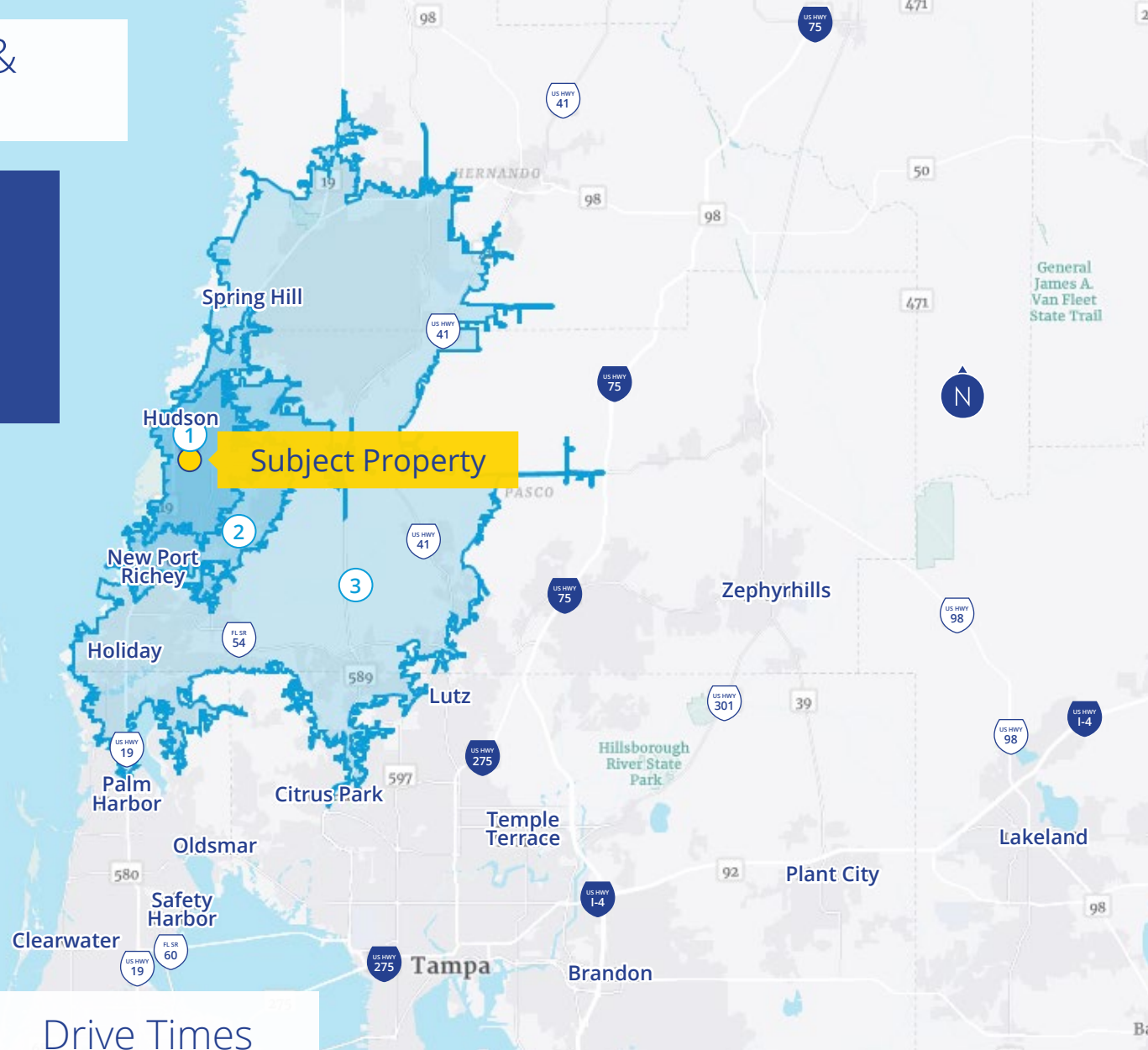


## Location & Overview

Centrally located along Florida's West Coast, the Tampa Bay MSA is one of the fastest growing and largest regions in the country. The Tampa Bay MSA is composed of Hillsborough, Pinellas, Pasco and Hernando Counties. Its 3.1 million people make Tampa Bay the 2nd largest MSA in Florida.



- Limited opportunity in Northwestern Pasco County
- Newly renovated: 2017-2018
- Great proximity to US 19, SR-52 & Little Road for immediate access to wide array of amenities



### Drive Times

5 mins. **1**

- Sheila's Restaurant
- Vito Pizza & Pasta
- Taco Bell & McDonald's
- Towne House Pizza
- Kickin Wingz
- China King

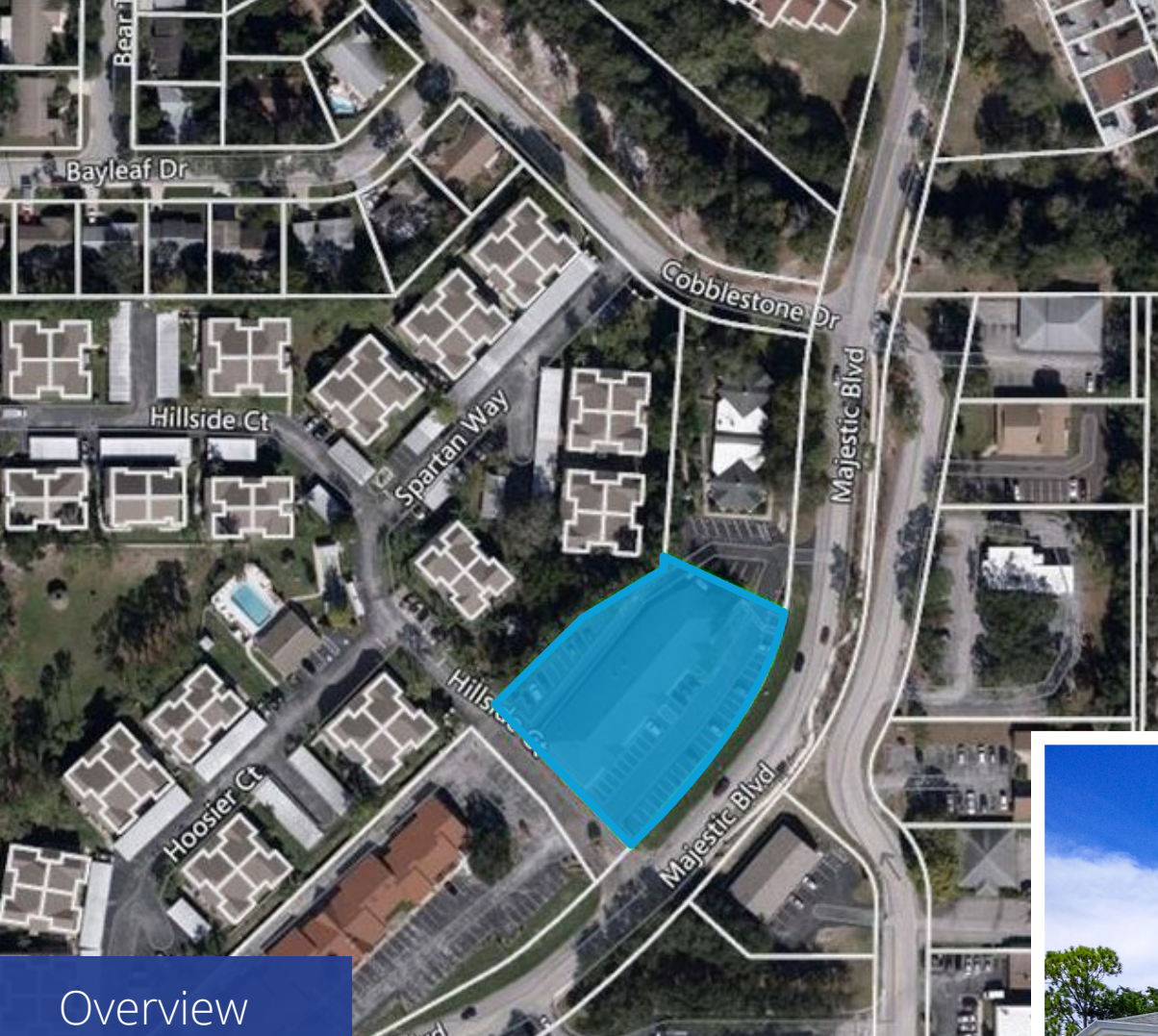
15 mins. **2**

- Burger King
- Zaxby's Chicken Fingers
- Grand Sushi Hibachi Buffet
- Beef 'O' Brady's
- Subway
- China Gate

30 mins. **3**

- Chef's Cafe
- Overtime Sports Bar & Grill
- Tito's Pizza
- Carolina's Cuban Cafe
- El Ranchito Mexican Restaurant
- Harper Palace





# 12107 Majestic Blvd.

Hudson, FL 34667

- Size: 4,300 to 10,216 SF, plus 800 SF canopy
- Year Built: 1984, fully renovated 2017
- Class: A
- Stories: 1
- Zoning: C2
- Parking: 51 spaces
- Generator: 50kw Baldor
- Great location for medical, health administration, or other office users

## Overview

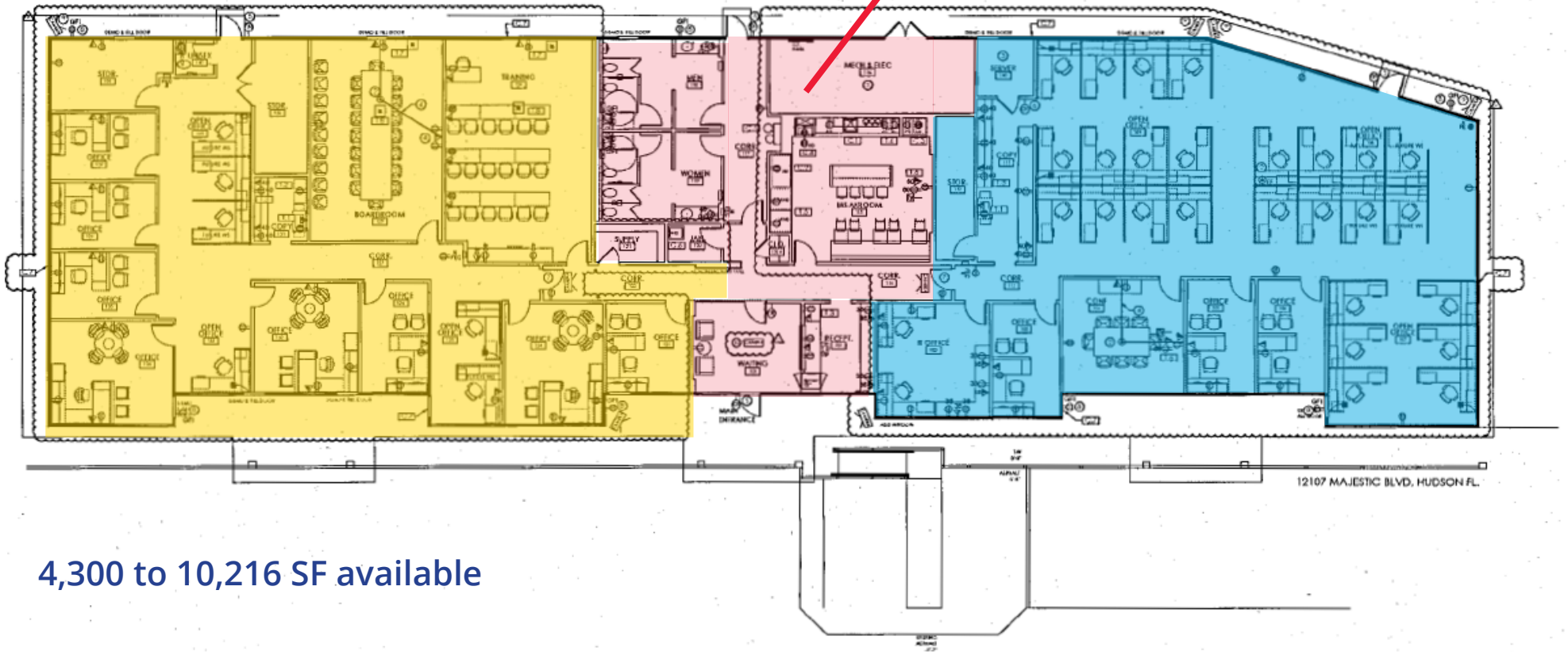
The property features a façade full of country charm with attractive entry canopy and raised porch that extends along the entire length of the building. The office space is comprised of a reception area, 12 private offices, large board room, large kitchen area/break room, training room, smaller conference room and several open areas that be used for cubicles, huddle space or activity-based work. The furniture is included for a plug and play opportunity.





Shared space

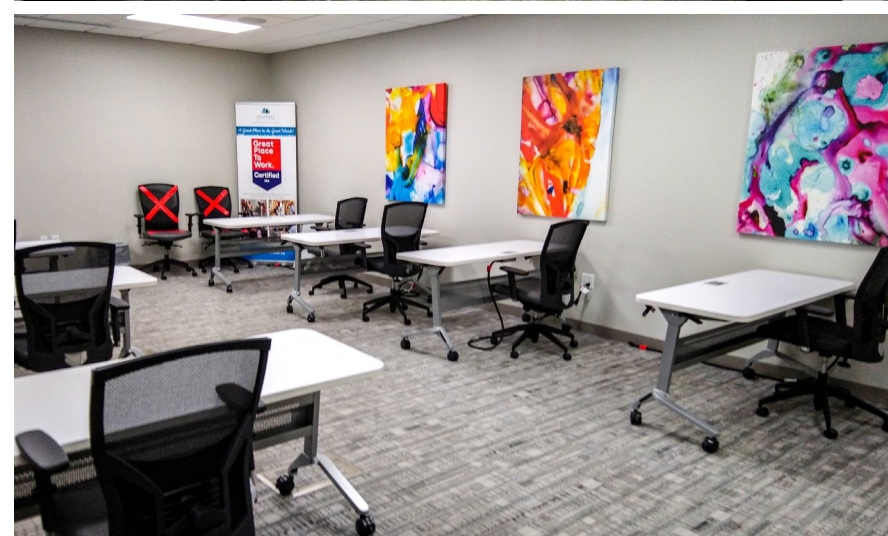
Floorplan



4,300 to 10,216 SF available



# Photos 12107 Majestic Blvd.







Colliers

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