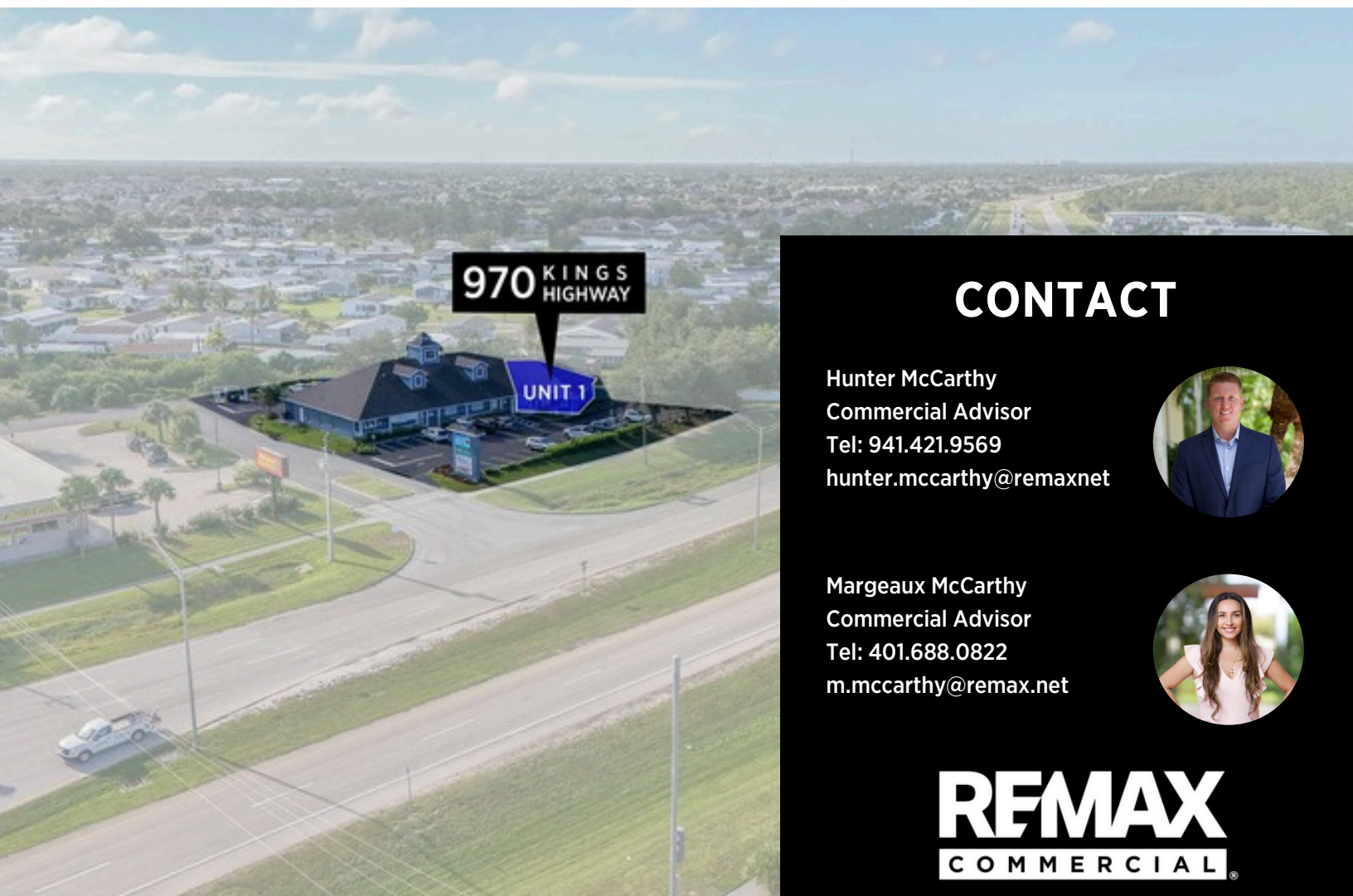


AVAILABLE FOR LEASE

PROFESSIONAL OFFICE SUITE

**970 KINGS HIGHWAY, UNIT 1
PORT CHARLOTTE, FL 33980**

LEASE RATE: \$22/SF NNN



CONTACT

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Prime visibility along rapidly expanding Kings Highway corridor—one of Port Charlotte's most active commercial routes
- Steps from I-75 and Veterans Boulevard, offering seamless connectivity north to Sarasota and south to Fort Myers
- Surrounded by major new developments including the Murdock Village expansion, Kingsgate mixed-use growth, and new medical and retail centers
- Modern office/medical build-out with open lobby area, reception, private offices/exam rooms, two restrooms, nurse stations, and dedicated server room
- Ideal for medical, professional, or executive users seeking high visibility and convenient patient/client access
- Strong demographics with over 196,000 residents within 10 miles and rising median incomes
- Monument signage directly on Kings Highway
- Ample parking and easy ingress/egress for staff and visitors

METRICS

FOR LEASE

LEASE RATE: \$22.00/SF (NNN)

NUMBER OF UNITS 1

AVAILABLE SF: 1,930 SF

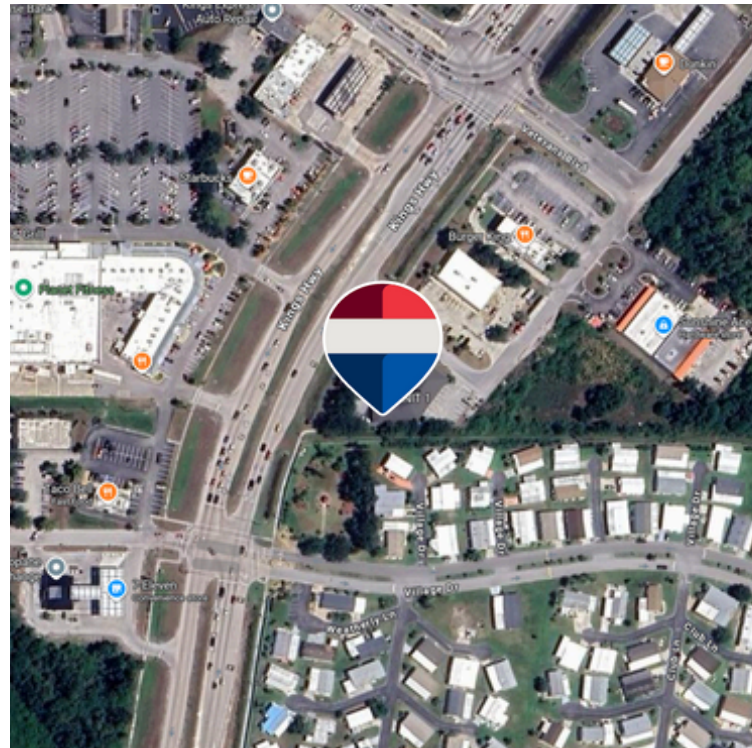
TYPE: MEDICAL/PROFESSIONAL OFFICE

PROPERTY DESCRIPTION

Located in the heart of Port Charlotte's booming Kings Highway commercial district, this 1,930sf professional office suite offers a polished, ready-to-occupy layout suitable for medical, dental, or executive use. The property features a spacious lobby with built-in reception, four private exam/office rooms, two restrooms, and multiple support areas — designed for operational efficiency and client comfort.

The surrounding area is transforming rapidly, with new healthcare facilities, retail centers, and residential communities bringing energy and growth to the corridor. Just minutes from I-75, the property benefits from exceptional access for regional clients and commuting professionals.

This corridor is becoming a key medical and business hub for Charlotte County, supported by infrastructure improvements, hospital expansions, and steady population growth. Whether you're a healthcare provider or executive service firm, 970 Kings Highway offers a professional image in a thriving, high-traffic location.



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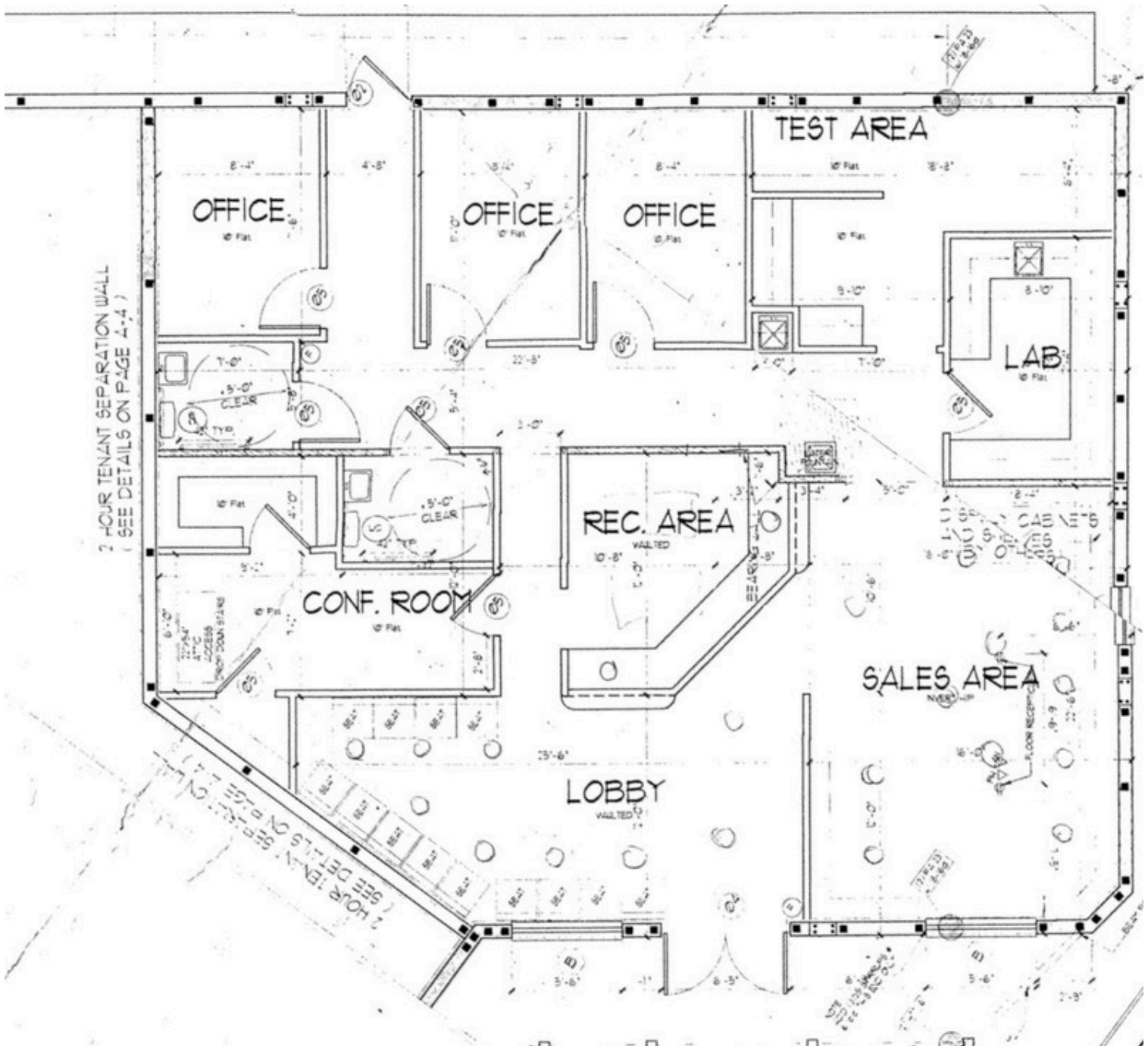
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PORT CHARLOTTE, FL 33980**

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FLOOR PLAN

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