

Lake Brandon Professional Park

1104 Kyle Wood Lane
Brandon, Florida 33511

Announcing 4,500 SF of Medical Office Space for Lease



OFFERING SUMMARY

Lease Rate: **\$27.00 PSF (NNN)**

Estimated NNN expenses: **\$6.81 SF**

Monthly Rent **\$12,662. /mo.**

Building Size/ RSF **4,494 SF**

Zoning **PD – BPO
Bus. Prof. Office**

Year Built **2017**

Hills Co. Folio # **072304-0533**

PROPERTY OVERVIEW

If your medical group is looking to expand to the Brandon market, here is the rare opportunity to lease a medical office condo in the Lake Brandon Professional Park.

This park has thirty-five (35) stand-alone office buildings and consistently has extremely low vacancy rates. This is the newest office building in the park, built in 2017, and this office was built out as a true medical office.

The park was developed and constructed by Waterford Construction, a top-rated builder in the Tampa community for over 30 years. Their attention to detail is what makes them one of the area's most respected developers as well as the quality of the buildings they deliver.

The minimum initial lease term is three-years, Landlord is looking for a long-term tenant.

For information, contact:

Carl Stickeler
(813) 390-0951
carl@turnercole.com



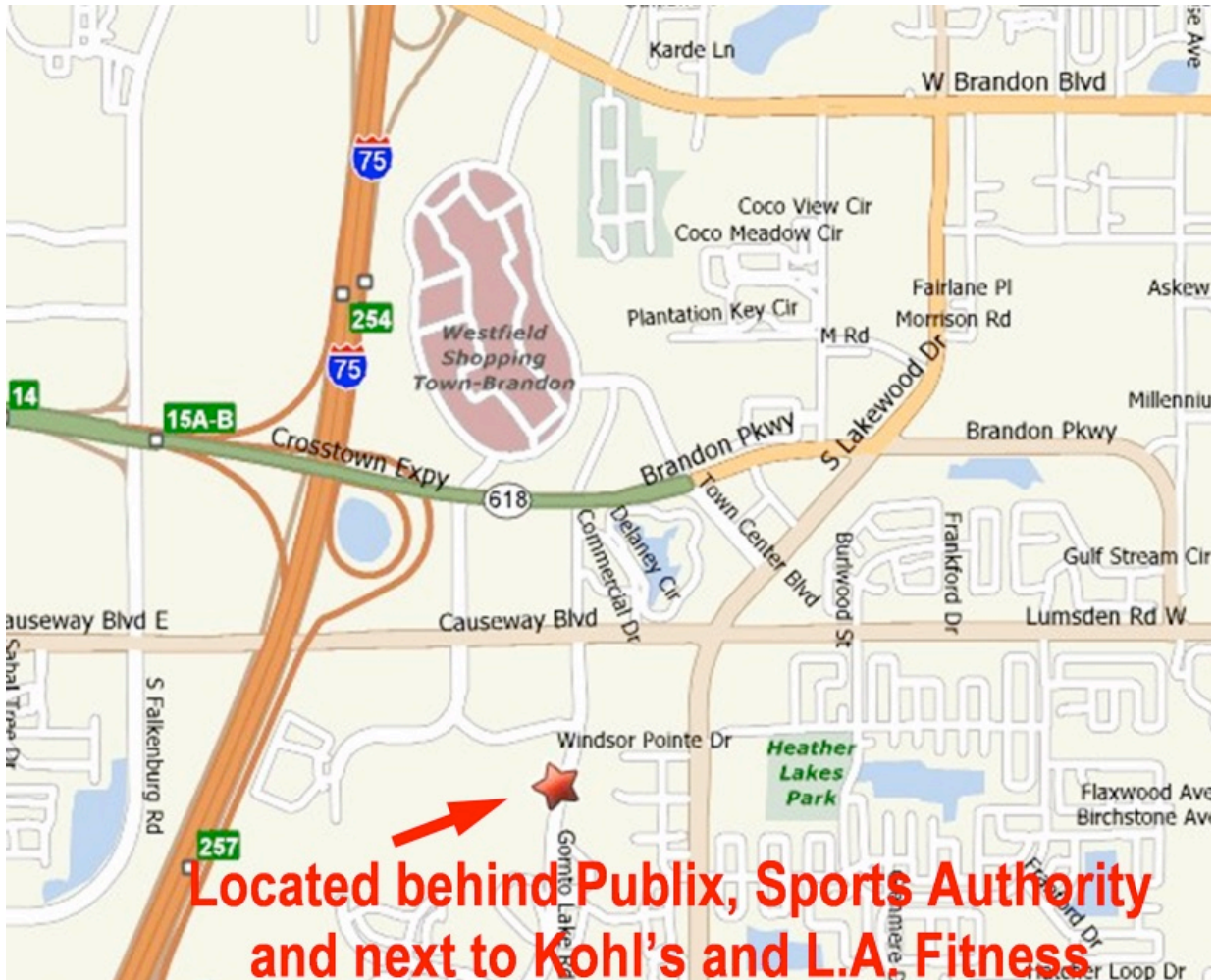
Hillsborough's Finest Real Estate Team
Let us work for you!



Turner Cole Company
Real Estate Services

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Located behind Publix, Sports Authority
and next to Kohl's and L.A. Fitness

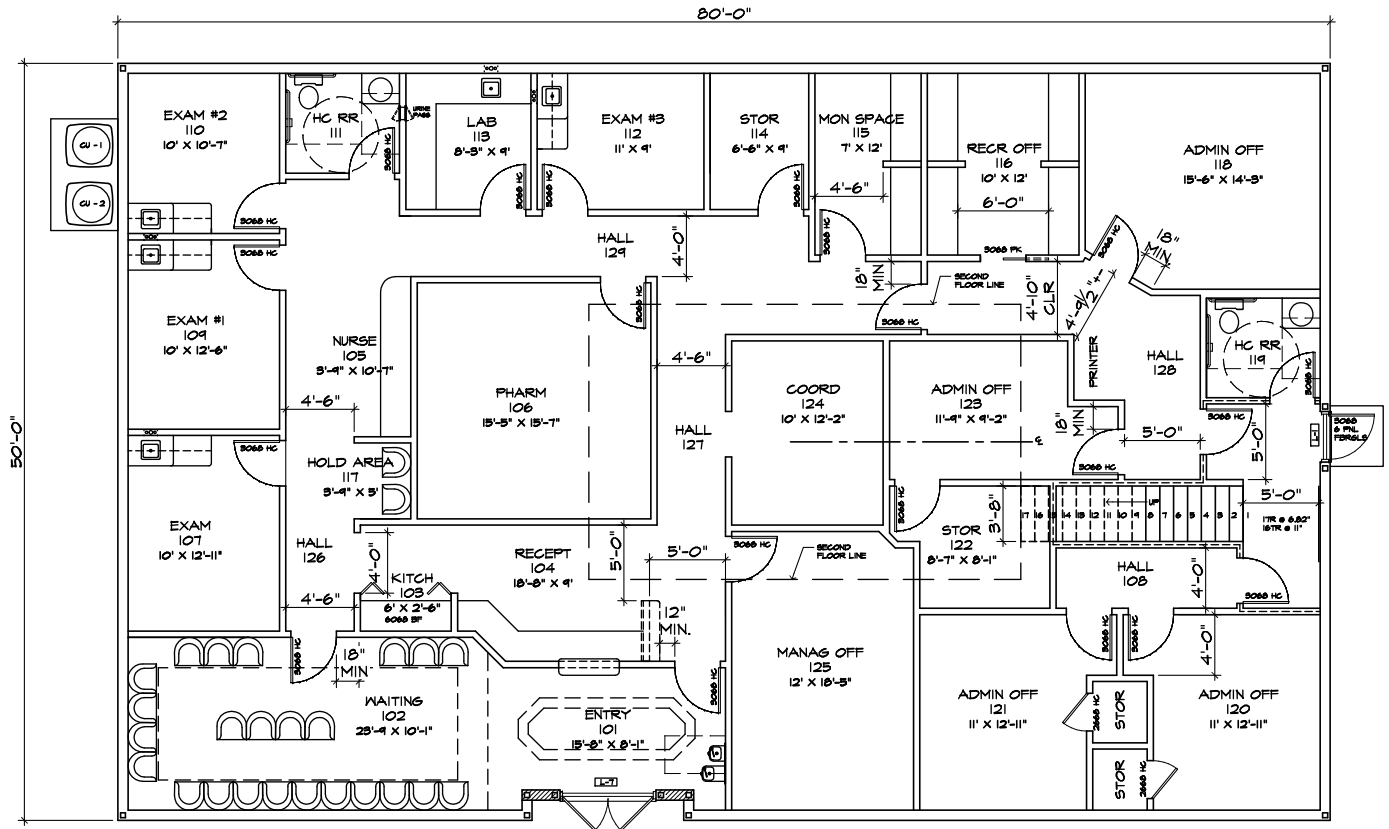


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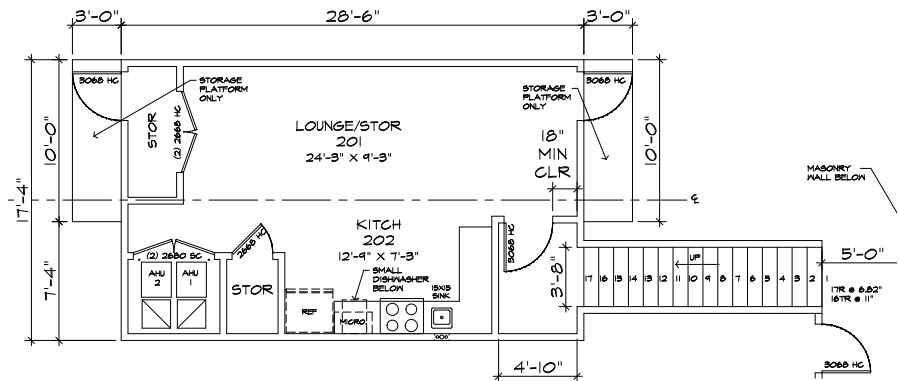
BUILDING PLANS

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FIRST FLOOR ^ 4,000 SF

SECOND FLOOR v 494 SF



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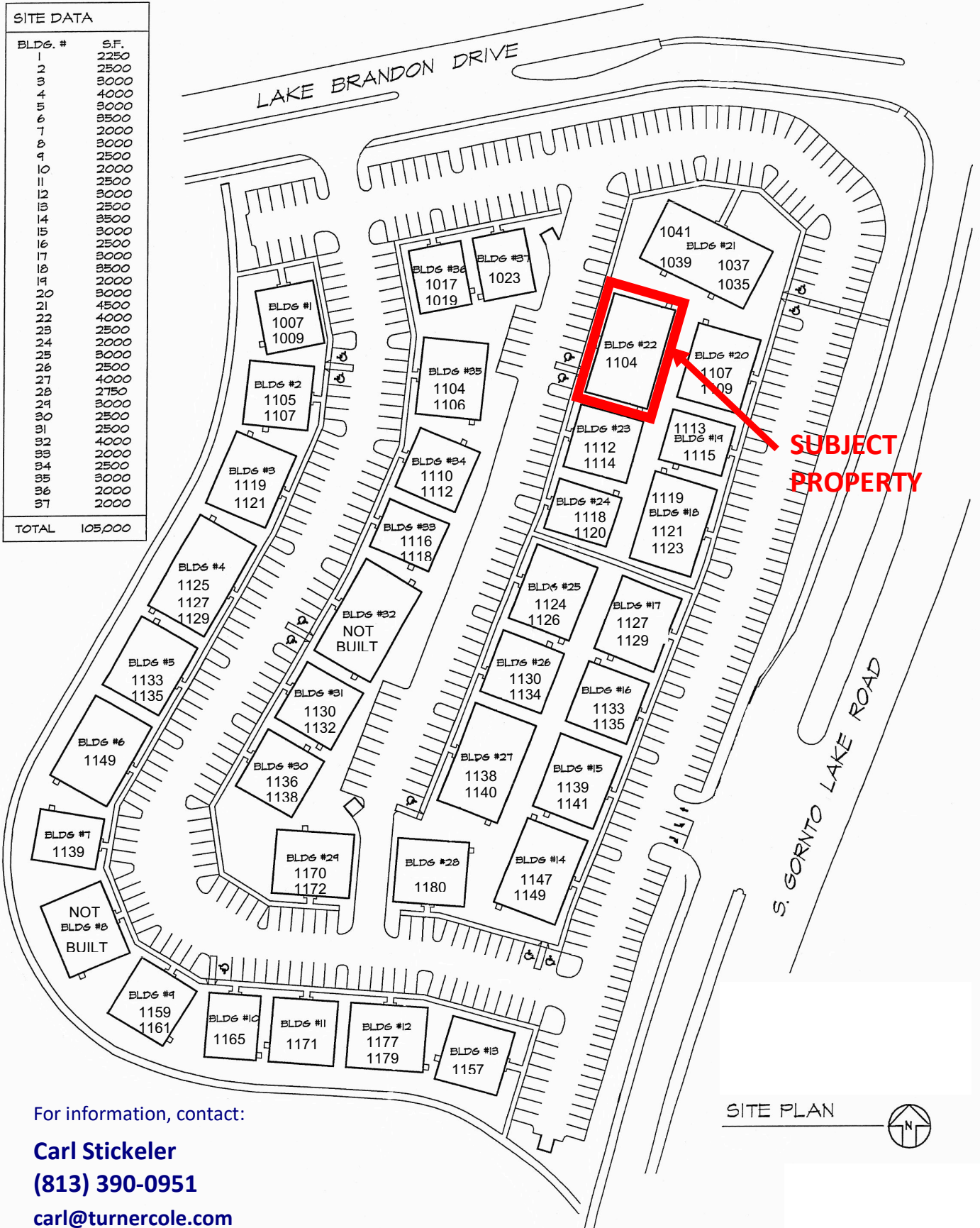
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SITE PLAN with Building numbers and addresses

1104 Kyle Wood Lane

Brandon, Florida 33511

SITE DATA	
BLDG. #	S.F.
1	2250
2	2500
3	3000
4	4000
5	3000
6	3500
7	2000
8	3000
9	2500
10	2000
11	2500
12	3000
13	2500
14	3500
15	3000
16	2500
17	3000
18	3500
19	2000
20	3000
21	4500
22	4000
23	2500
24	2000
25	3000
26	2500
27	4000
28	2750
29	3000
30	2500
31	2500
32	4000
33	2000
34	2500
35	3000
36	2000
37	2000
TOTAL	105,000



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SITE PLAN

