

FOR LEASE

4415 US Highway 331 S Defuniak Springs, FL 32435

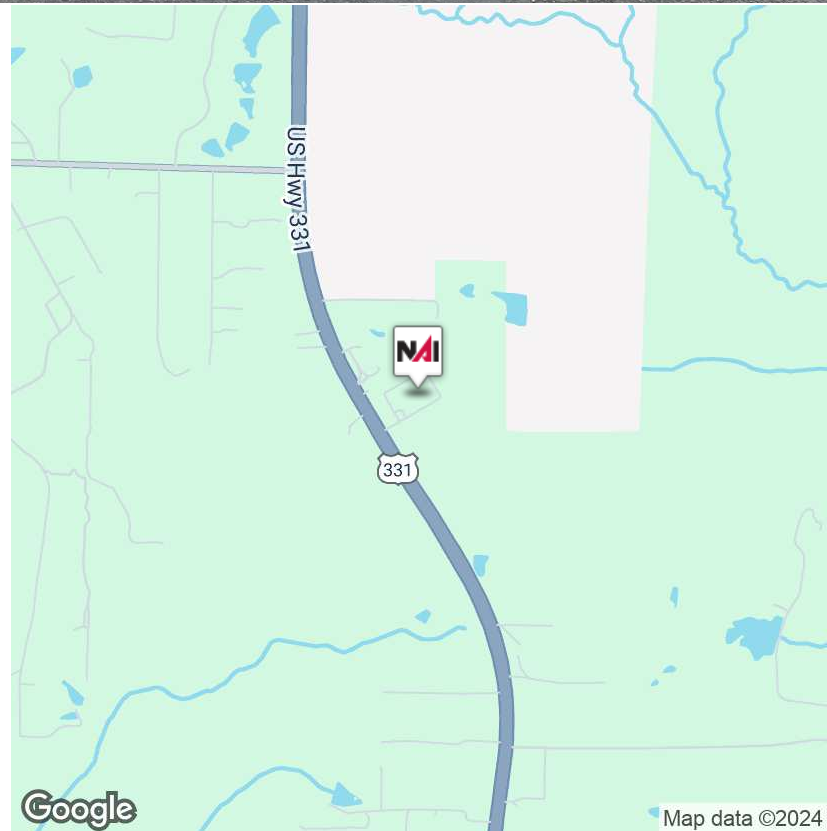


Medical Office | 1,680 - 3,400 SF

- +/- 16,000 sf fully furnished medical office building
- Ideal space for pharmacy, sleep center, optometry, pediatrics, women's health, specialty care
- Convenient location with excellent visibility
- Ample parking with 90 spaces (6:1000)
- Shared Lobby and Administrative Support Capabilities
- Private Physician/Clinic entrances available
- Time share opportunities available

Available Spaces

Spaces	Lease Rate	Size (SF)
Suite 600	\$4,534 per month	3,400
Suite 400	\$2,240 per month	1,680



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PROPERTY DESCRIPTION

Two move-in ready suites available located in a +/-16,000 SF Multi-Tenant Medical Office Building (MOB) located adjacent to the only hospital serving North Walton County and surrounding areas. The building, recently upgraded, is strategically positioned near I-10 in the rapidly growing Defuniak Springs area, making it a prime location for healthcare services.

Suite 600 offers +/-3,400 RSF and includes a private entrance, a spacious waiting area, two offices, six exam rooms, two restrooms, and a nurses' station.

Suite 400 provides +/-1,680 RSF with five exam rooms, one office, one restroom, and a nurses' station.

Both suites benefit from access to a large common lobby, administrative support areas, private entrances for physicians/clinics, comprehensive lab services, shared nurses' stations, and modern staff facilities. The space can be tailored for a variety of healthcare specialties, including pharmacy, sports medicine, pediatrics, women's health, and more. Time-share options are also available.

The property features ample parking with dual ingress/egress access, ensuring convenience for both staff and patients.

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