

# Seven Rivers Medical Park

11541 W Emerald Oaks Dr, Crystal River, FL 34428



Presented By:  
Stress Free Property Management, Inc.



# Seven Rivers Medical Park

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## Property Details

Seven Rivers Medical Park is a planned unit development consisting of 10 medical office suites directly adjacent to the Bayfront Seven Rivers Hospital making this an ideal location for a dentist, chiropractor, podiatrist, ophthalmologist, or any other medical practice looking for a better location. 2 months FREE rent on a 24-month or longer lease! There are currently seven (7) available suites, each with approximately 2,520 square feet, and constructed in 2007. Each suite offers a large reception area, exam rooms, private offices, and access to 205 shared parking spaces. The Property is located just north of the controlled intersection for the 128-bed hospital and outpatient rehabilitation center. Seven Rivers Medical Park features an extensive frontage of 838 feet on US Highway 19 with excellent visibility. The adjacent Bayfront Seven Rivers Hospital acts as a demand driver and creates an opportunity for a strong sense of tenant synergy within the medical office park.

**Price: \$12.00 /SF/Yr**

- Excellent Visability
- Ideal Location Near the Hospital
- Nearly 20,000 VPD Pass this Property

View the full listing here: <https://www.loopnet.com/Listing/11541-W-Emerald-Oaks-Dr-Crystal-River-FL/25828674/>

Rental Rate:	\$12.00 /SF/Yr
Total Space Available:	17,640 SF
Max. Contiguous:	2,520 SF
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	25,200 SF
Walk Score ®:	4 (Car-Dependent)
Rental Rate Mo:	\$1.00 USD/SF/Mo

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## Listing spaces

### 1st Floor

Space Available:	2,520 SF
Rental Rate:	\$12.00 /SF/Yr
Date Available:	Now
Service Type:	Modified Gross
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office/Medical
Lease Term:	Negotiable

This building sits on 2.5 acres which makes it perfect for a business that needs land (car dealership, construction company, truck company, boat dealer, etc.). The building needs some finishing touches which can be completed prior to lease start date on mutually agreed terms.

### Ste 11503

Space Available:	2,520 SF
Rental Rate:	\$12.00 /SF/Yr
Date Available:	Now
Service Type:	Modified Gross
Built Out As:	Standard Medical
Space Type:	Relet
Space Use:	Office/Medical
Lease Term:	Negotiable

Built out as standard medical offices with average finishes.

Ste 11509

Space Available:	2,520 SF
Rental Rate:	\$12.00 /SF/Yr
Date Available:	Now
Service Type:	Modified Gross
Built Out As:	Standard Medical
Space Type:	Relet
Space Use:	Office/Medical
Lease Term:	Negotiable

Built out as standard medical offices with average finishes.

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## Listing spaces

Ste 11527

Space Available: 2,520 SF  
Rental Rate: \$12.00 /SF/Yr  
Date Available: Now  
Service Type: Modified Gross  
Built Out As: Standard Medical  
Space Type: Relet  
Space Use: Office/Medical  
Lease Term: Negotiable

Built out as standard medical offices with average finishes.

Ste 11531

Space Available: 2,520 SF  
Rental Rate: \$12.00 /SF/Yr  
Date Available: Now  
Service Type: Modified Gross  
Built Out As: Standard Medical  
Space Type: Relet  
Space Use: Office/Medical  
Lease Term: Negotiable

Built out as standard medical offices with standard finishes.

Ste 11537

Space Available:	2,520 SF
Rental Rate:	\$12.00 /SF/Yr
Date Available:	Now
Service Type:	Modified Gross
Space Type:	Relet
Space Use:	Office/Medical
Lease Term:	Negotiable

Mostly open concept for multiple uses.

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## Listing spaces

Ste 11541	Space Available:	2,520 SF
	Rental Rate:	\$12.00 /SF/Yr
	Date Available:	Now
	Service Type:	Modified Gross
	Built Out As:	Standard Medical
	Space Type:	Relet
	Space Use:	Office/Medical
	Lease Term:	Negotiable

Mostly open concept for multiple uses.

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## Major Tenant Information

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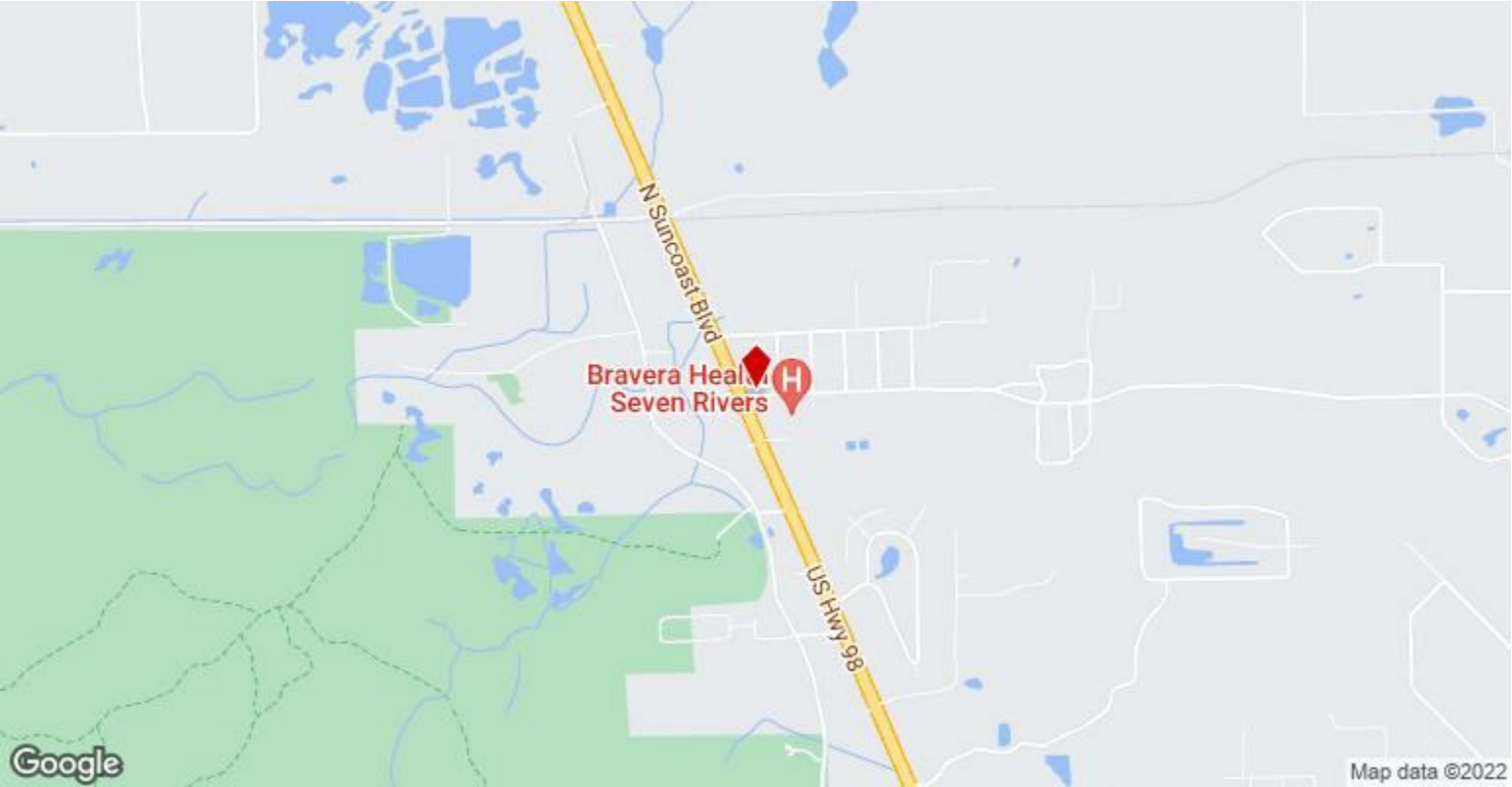
Tenant	SF Occupied	Lease Expired
Citrus Dermatology	-	
Davis Family Hearing	-	
Suncoast Vascular & General Surgery	-	



# Seven Rivers Medical Park

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## Location





# Seven Rivers Medical Park

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## Property Photos



IMG\_1318



DJI\_0590a



# Seven Rivers Medical Park

11541 W Emerald Oaks Dr, Crystal River, FL 34428

## Property Photos



DJI\_0586



DJI\_0587



# Seven Rivers Medical Park

11541 W Emerald Oaks Dr, Crystal River, FL 34428

## Property Photos



DJI\_0585



DJI\_0579



# Seven Rivers Medical Park

11541 W Emerald Oaks Dr, Crystal River, FL 34428

## Property Photos



DJI\_0582



IMG\_1411



# Seven Rivers Medical Park

11541 W Emerald Oaks Dr, Crystal River, FL 34428

## Property Photos



IMG\_1108



IMG\_1111



# Seven Rivers Medical Park

11541 W Emerald Oaks Dr, Crystal River, FL 34428

## Property Photos



IMG\_1117



IMG\_1120

# Seven Rivers Medical Park

11541 W Emerald Oaks Dr, Crystal River, FL 34428

## Property Photos



IMG\_1156



IMG\_1168



# Seven Rivers Medical Park

11541 W Emerald Oaks Dr, Crystal River, FL 34428

## Property Photos



IMG\_1180



IMG\_1189

# Seven Rivers Medical Park

11541 W Emerald Oaks Dr, Crystal River, FL 34428

## Property Photos



IMG\_1222



IMG\_1264

# Seven Rivers Medical Park

11541 W Emerald Oaks Dr, Crystal River, FL 34428

## Property Photos



IMG\_1348



IMG\_1396



# Seven Rivers Medical Park

11541 W Emerald Oaks Dr, Crystal River, FL 34428

## Property Photos



IMG\_1354



IMG\_1423

# Seven Rivers Medical Park

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