



Absolute NNN Investment Opportunity in the heart of the Tampa-St. Petersburg-Clearwater MSA

Offering Summary

Property Type Medical Office / Behavioral Health (Overnight Accommodation)
Facility Fully leased to a reputable healthcare operator.

Building Size 14,810 SF (usable)

Land Area 1.165 acres

Year Built 1982 (extensively improved)

Zoning IRT – Industrial Research Technology with Special Exception for Residential Treatment Facility

Lease Type Triple-Net
(Tenant responsible for property taxes, insurance, structural components, roof, and parking)

Occupancy 100 % – Single Tenant

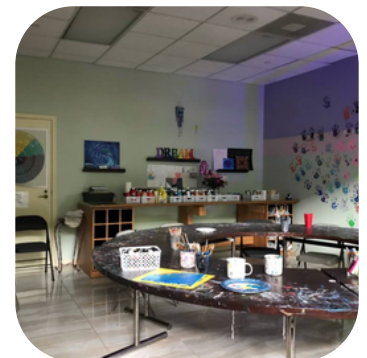
Strong in-place yield with annual increases
Turn-Key Licensed Behavioral Facility

Asking Price \$6,950,000 or Future lease interest from established behavioral operators will be considered.

Confidential offering. Lease details available to qualified buyers.

Located in the heart of the Tampa-St. Petersburg-Clearwater MSA, one of Florida's fastest-growing economic hubs is an institutional-quality medical and behavioral health facility leased to a licensed Florida behavioral health provider specializing in dual-diagnosis, inpatient, and outpatient programs. The company operates multiple centers statewide and has established itself as a reliable, long-term operator in one of the most resilient sectors of healthcare real estate.

The property features a marble-finished lobby, central atrium with koi pond, private offices, classrooms, patient suites, dining and therapy spaces, a nurse's station, and a full fitness area. The facility is elevator-served, and equipped with modern HVAC systems. The site's IRT zoning with a Special Exception for Residential Treatment is extremely valuable and difficult to replicate in Clearwater, providing long-term flexibility for medical, research, or residential care uses—supporting both the current operation and potential adaptive re-use in the future.



Contact 561-299-1529 Summit Forge LLC

 www.reallygreatsite.com