

# **MEDICAL/OFFICE SPACE FOR LEASE**

**449621 US HWY 301, CALLAHAN, FL**



Turnkey, 1,504 SF Medical/office space located on high-traffic US Hwy 301. This 2nd-floor, newly built space features an elevator, a large waiting area, a private reception area, 7 office/exam rooms, 2 ADA-compliant restrooms, a large shared parking lot, lots of natural light, and an excellent location in downtown Callahan. This space would be excellent for a wide variety of businesses, such as dental/medical offices, legal/professionals, etc. Reach out to us today for additional information!

## **FEATURES:**

- **1,504 SF**
- **\$27/SF**
- **7 ROOMS**
- **2 ADA RESTROOMS**
- **LARGE LOT**
- **AADT: 13,100**



**Phil Griffin**  
904.556.9140  
[phil@acrfl.com](mailto:phil@acrfl.com)



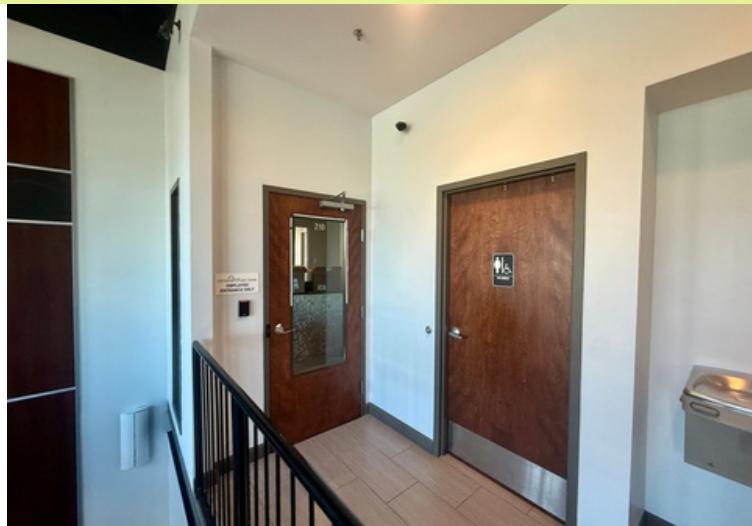
904.261.2770  
[www.acrfl.com](http://www.acrfl.com)

**Tara Thousand**  
904.710.1870  
[Tara@acrfl.com](mailto:Tara@acrfl.com)

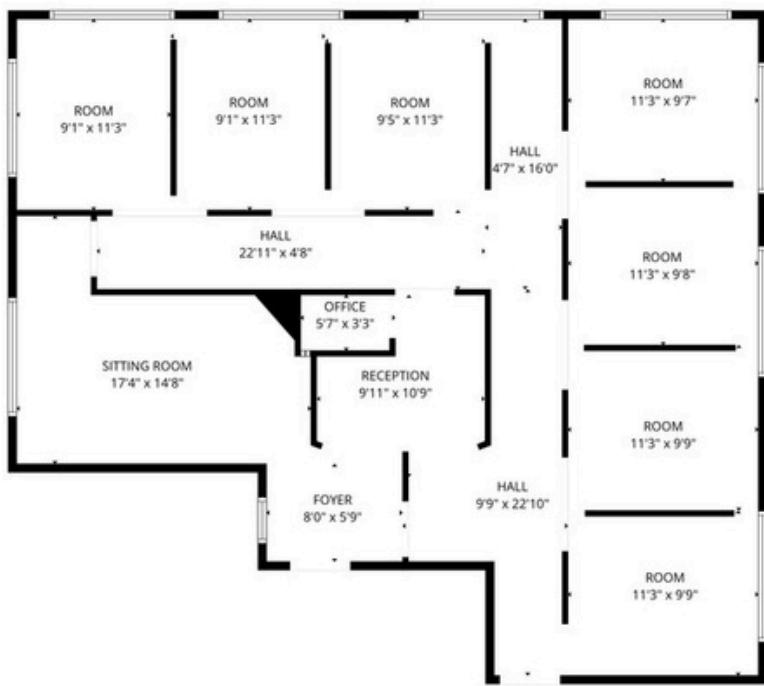


Disclaimer: Information is from public sources deemed to be reliable but not warranted to be accurate. The Reader should independently verify the information.

**SECOND FLOOR - 449621 US HWY 301, CALLAHAN, FL**



**1,504 SQUARE FEET - \$3,200/MO.**



**Phil Griffin**  
904.556.9140  
[phil@acrfl.com](mailto:phil@acrfl.com)

**ACR**  
Amelia Coastal Realty  
904.261.2770  
[www.acrfl.com](http://www.acrfl.com)

**Tara Thousand**  
904.710.1870  
[Tara@acrfl.com](mailto:Tara@acrfl.com)

