

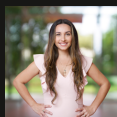
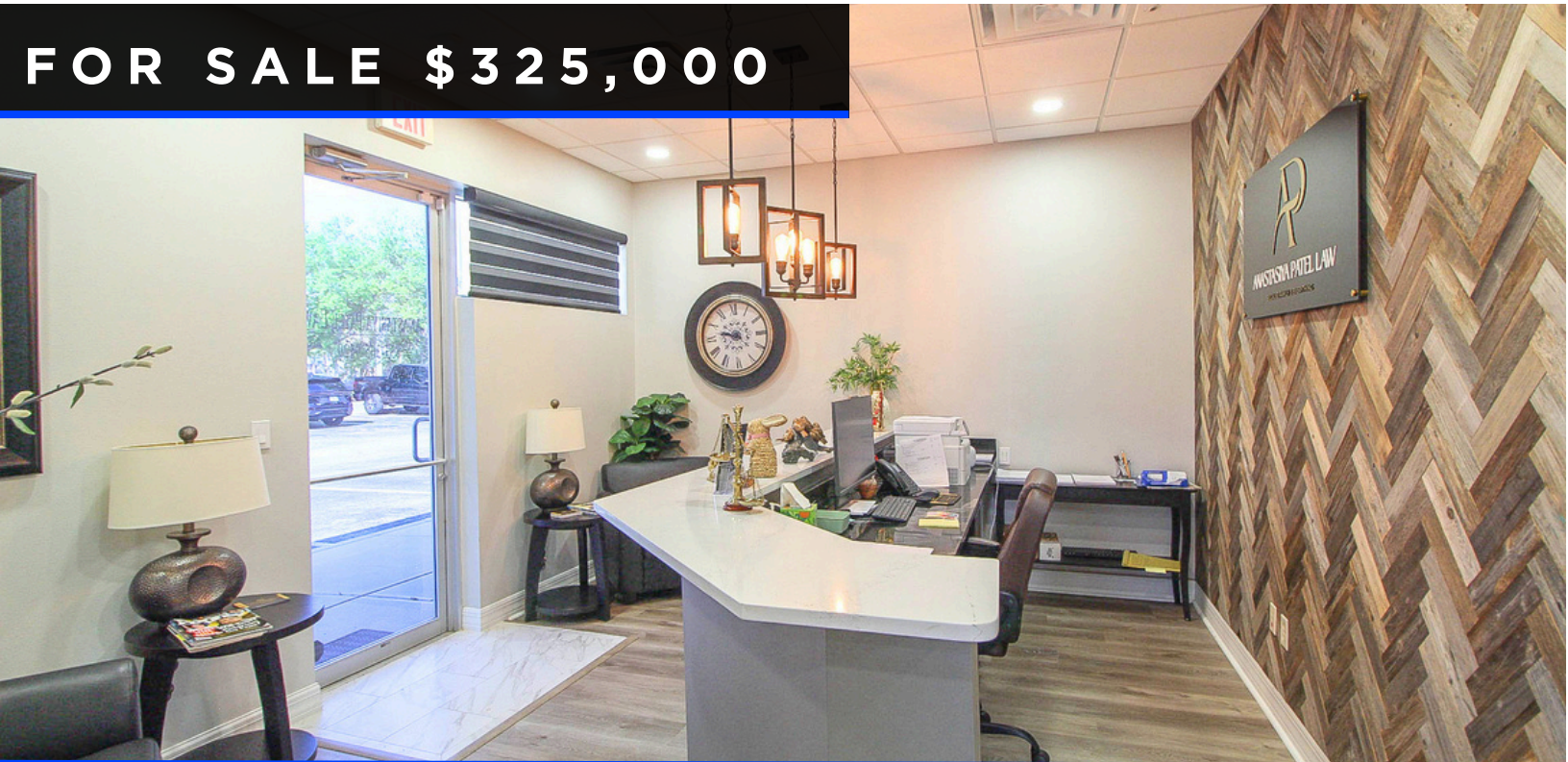
MURDOCK PROFESSIONAL CENTER OFFICE

17827 MURDOCK CIRCLE, B2, PORT CHARLOTTE, FL 33948



FOR LEASE \$20/SF NNN

FOR SALE \$325,000



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PROPERTY SUMMARY



METRICS

PRICE:	\$20/SF NNN OR \$325,000
UNIT SIZE	1,071 SF
TYPE:	OFFICE
YEAR BUILT:	2005
ZONING:	COMMERCIAL GENERAL
FLOOD ZONE:	X
ASSOCIATION FEES:	\$1,514.50 QUARTERLY

PROPERTY HIGHLIGHTS

- 1,071 SF professional office suite
- Three private offices plus conference room
- Reception area with built-in front desk
- Kitchenette for staff use
- Offered fully furnished
- Move-in ready condition
- Located within Murdock Professional Center
- Ideal for medical, administrative, or professional services users

PROPERTY DESCRIPTION

Positioned within the well-established Murdock Professional Center, this 1,071 SF office suite offers a functional and fully built-out layout ideal for a wide range of professional users. The space features three private offices, a dedicated conference room, a welcoming lobby with reception desk, and a kitchenette for staff convenience.

The suite is offered furnished, allowing for a seamless transition and immediate occupancy. Designed for efficiency and professionalism, the layout supports both client-facing businesses and internal team operations with ease.



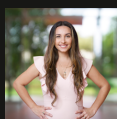
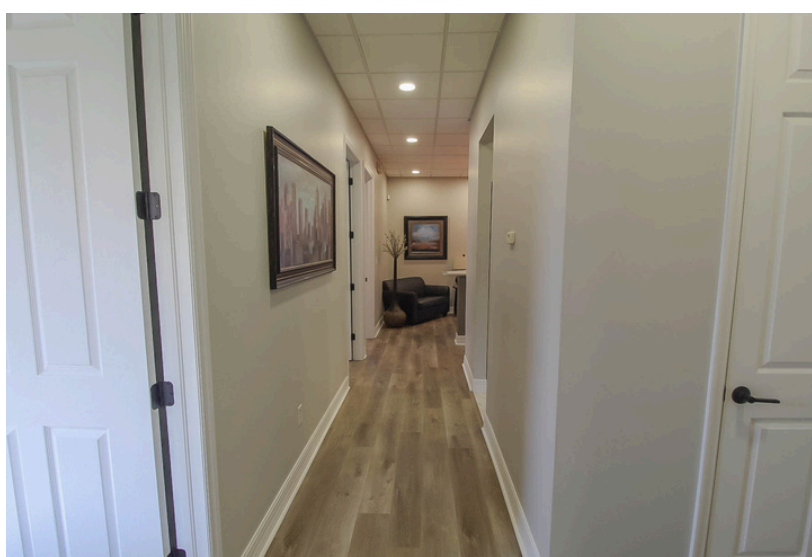
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OFFICE PHOTOS



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EXTERIOR PHOTOS



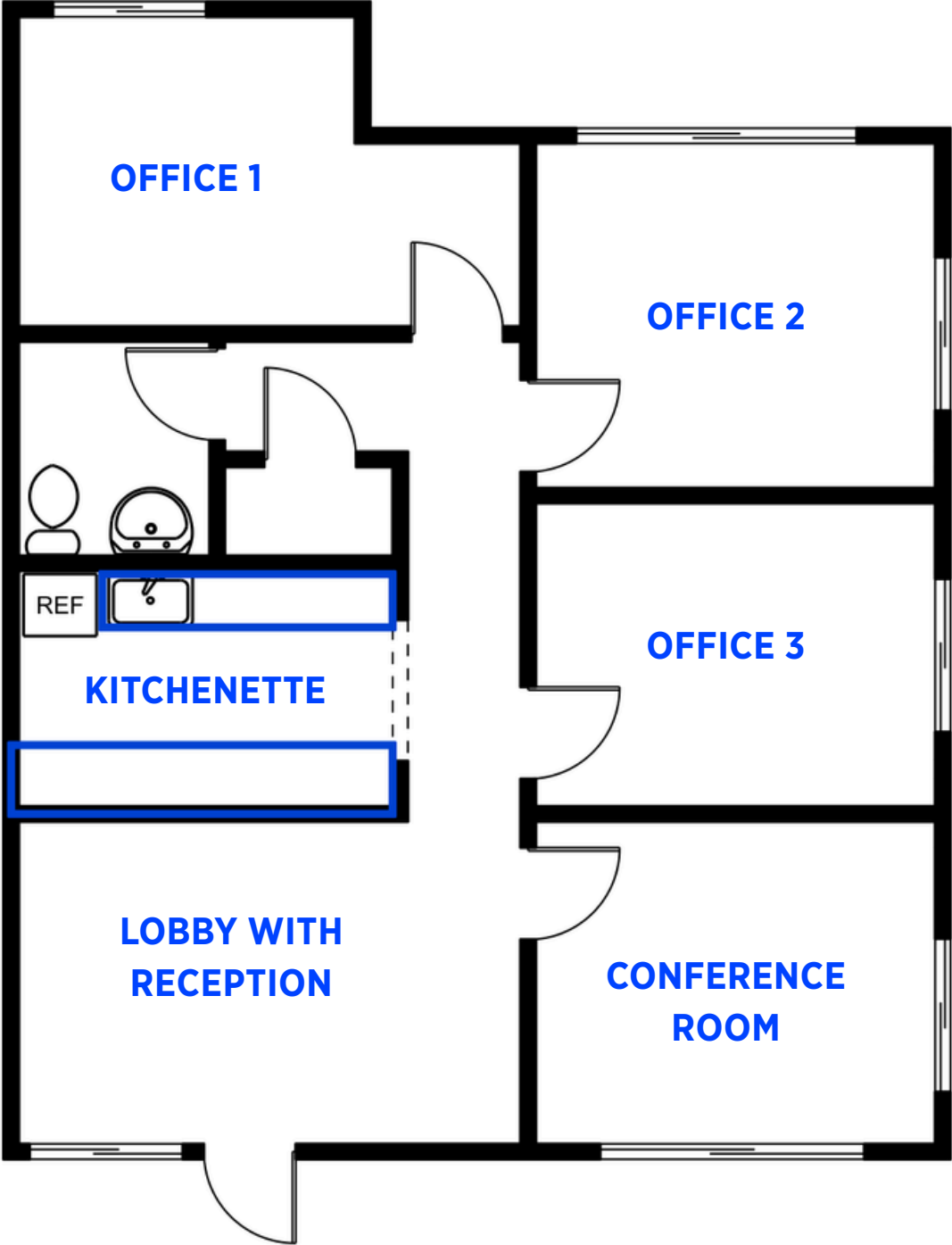
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OFFICE FLOOR PLAN



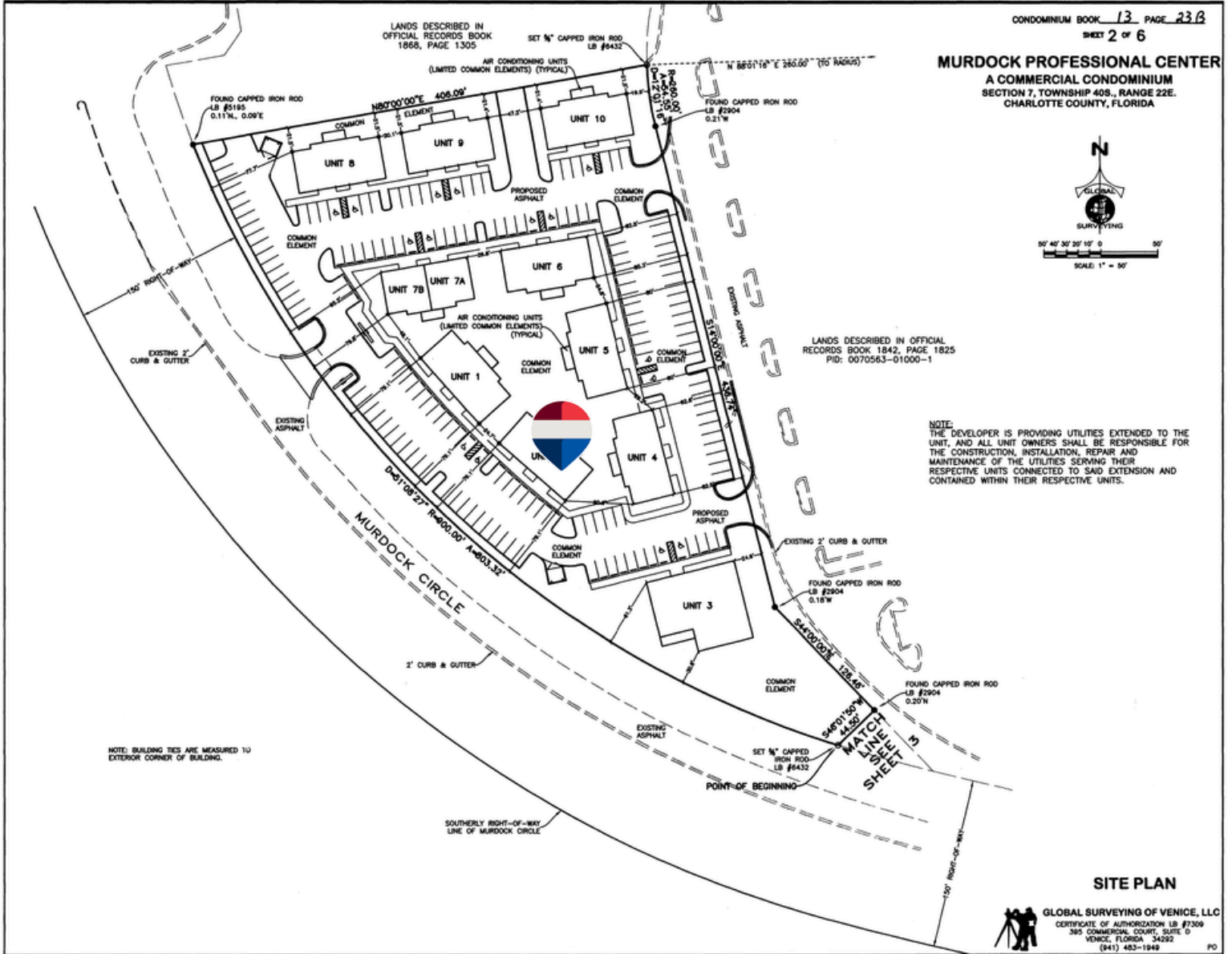
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CONDOMINIUM SITE PLAN



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AREA OVERVIEW

LOCATION DESCRIPTION

Located in the heart of Port Charlotte's Murdock corridor, this property sits within one of the area's fastest-growing commercial and residential hubs. The surrounding area continues to see strong development activity, driven by expanding rooftops, healthcare growth, and retail expansion.

Murdock serves as a central business district for Charlotte County, anchored by major retailers, medical facilities, and government services. With convenient access to US-41 and I-75, the location offers excellent connectivity and steady daily traffic, making it an attractive destination for both businesses and clients.

NEARBY MAJOR RETAIL & ANCHORS

- Dillard's
- JCPenney
- Bealls
- Walmart Supercenter
- Target
- Home Depot
- BJ's Wholesale Club
- Publix
- Burlington
- Kohl's
- PetSmart
- Ross Dress for Less
- Sam's Club
- Homegoods
- Marshall's
- Best Buy
- Lowes

NATIONAL RESTAURANTS

- Outback Steakhouse
- Olive Garden
- LongHorn Steakhouse
- Red Lobster
- Chili's Grill & Bar
- Mission BBQ
- Hooters

FAST CASUAL / DAILY TRAFFIC DRIVERS

- Chick-fil-A
- Starbucks
- Panera Bread
- Chipotle Mexican Grill
- Del Taco
- Zaxby's
- Ellianos Coffee

WEST PORT
Mixed-Use Master Plan

- > **1,140 Acres** of Master Planned Growth
- > **670+ Residential Units** (Single Family & Villas)
- > **250,000 SF** Retail + Commercial Space

- Hotels & Healthcare Planned
- Sports Complex, Parks + Trails
- Top National Home Builders
- Direct Access to U.S. 41 & I-75

Map labels: Englewood, El Jobean, Charlotte Harbor, Burnt Store Rd, Punta Gorda, 55th Road, 41, 75, WEST PORT DEVELOPMENT SITE, 75, Punta Gorda.

Scale: 5 MILE

ONE OF THE REGION'S LARGEST PLANNED DEVELOPMENTS



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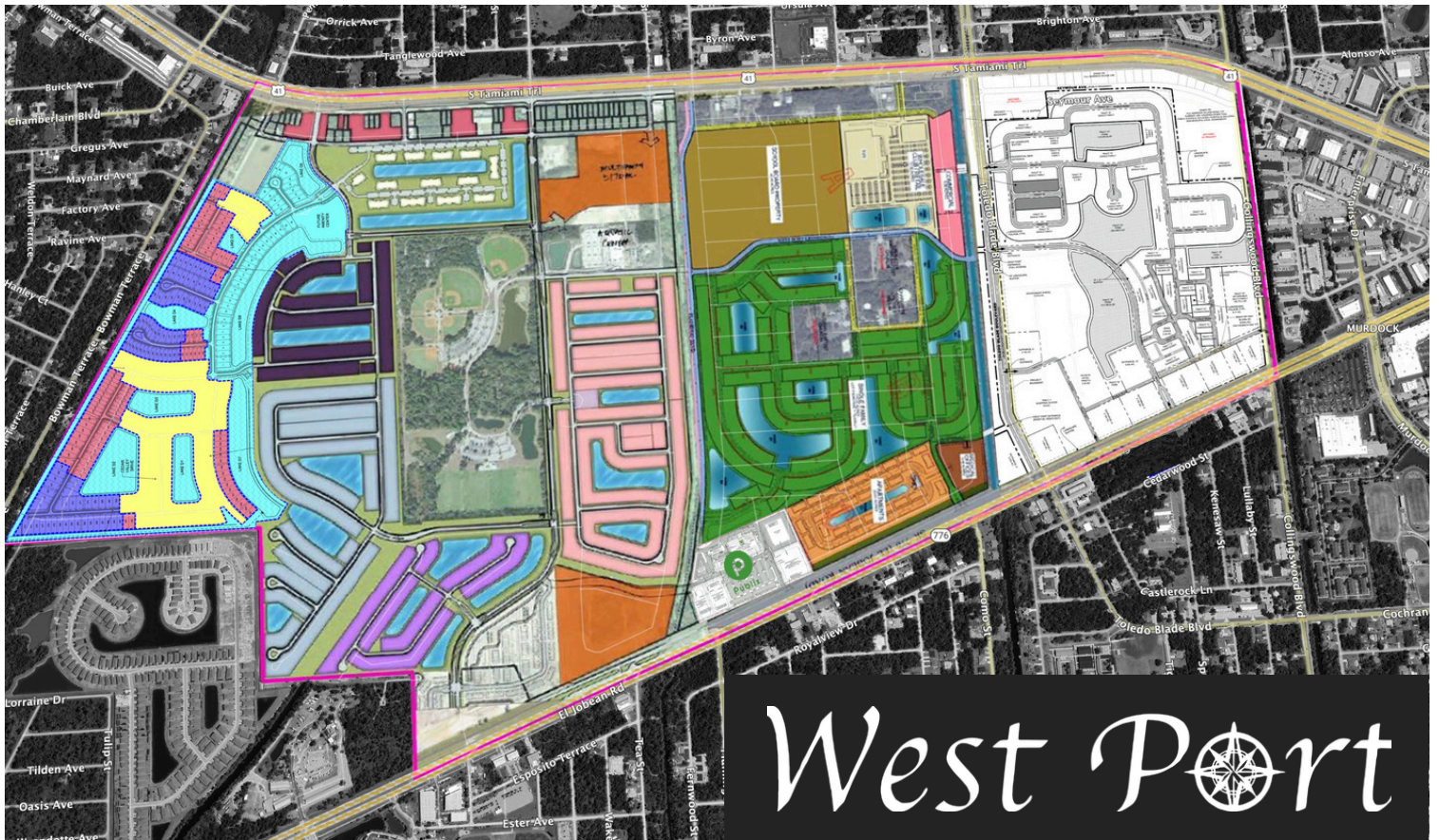


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AREA OVERVIEW

SURROUNDING DEVELOPMENT



- **Active builders & villages (selling now):** **D.R. Horton** (The Cove, single-family + paired villas), **M/I Homes** (The Hammocks), **Ryan Homes** (The Palms & The Hammocks), **Taylor Morrison** (The Cove). Price points generally from the high \$200s-\$300s with models open daily.
- **Current status:** residential build-out is ongoing — multiple neighborhoods actively selling in 2025 with new inventory and quick-move-ins rotating.
- **Commercial centerpiece approved in 2025:** West Port Marketplace — a **Publix**-anchored shopping center at El Jobean Rd & Flamingo Blvd — received county approval May 27, 2025; leasing is active via Sembler, which markets the center as serving ~3,500 new residences within 1 mile.
- **What the Publix phase means for timing:** With county approval and active leasing in 2025, the retail component is moving from entitlement into execution. Delivery/opening dates haven't been formally posted by the county or developer sites yet; expect construction milestones to follow permit issuance and tenant build-outs.
- **Amenities & setting:** West Port is organized around Centennial Park & Recreation Center and a network of neighborhood villages, with the official community site emphasizing daily-open models, amenities, and proximity to beaches and shopping.
- **Context on overall scale (useful for planning):** Marketing materials for West Port Marketplace cite ~3,500 new residences within 1 mile of the center, underscoring the near-term residential density that will support retail and services

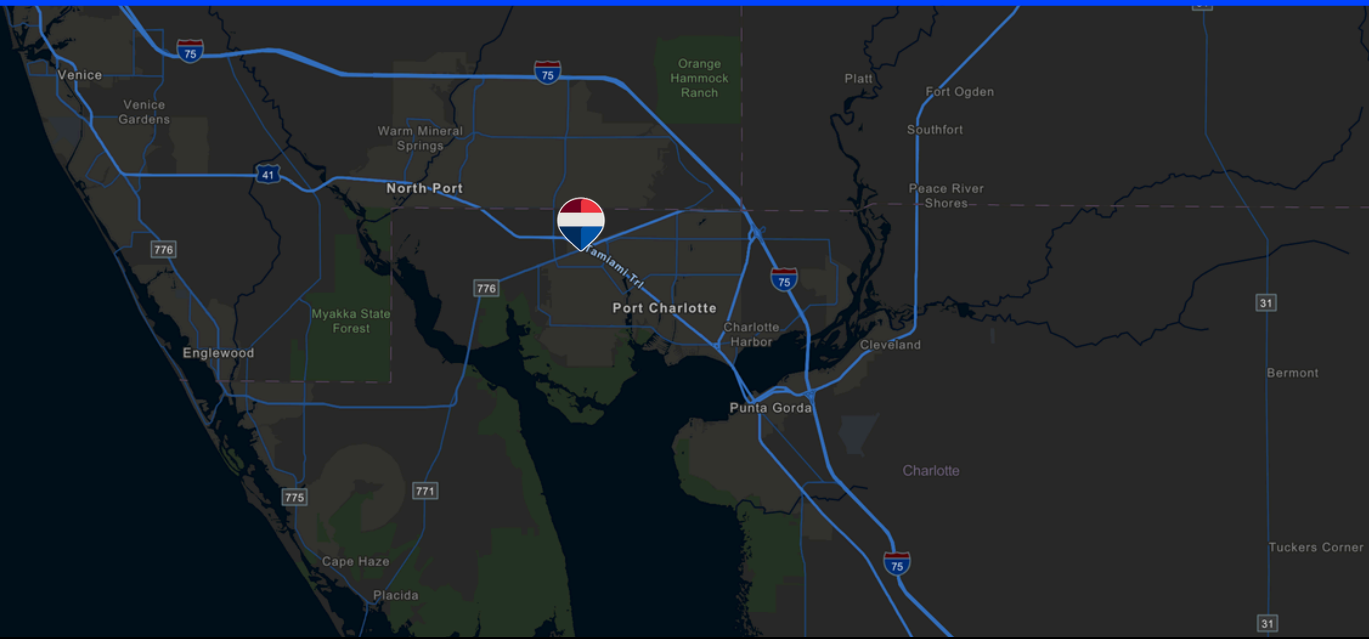


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LOCATION MAP



RETAILER MAP



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MURDOCK OFFICE SPACE IN COMMERCIAL HUB FOR LEASE OR SALE

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