

Florida Professional Center

2370 North Boulevard W., Davenport/Haines City, FL

Lease or Sale



Property Overview

Beautiful new Class A office building with three suites (can be combined into one large suite) in medical/professional office condominium complex. This building has recently been completed as a shell and is ready to be finished to suit. All infrastructure in.

Property Details

SUITE: 7,500 SF or 2,500 SF, finished to suit

LEASE RATE: \$21.00 psf + \$4.50 psf CAM

PURCHASE: see following page

BUILD-OUT: Landlord to negotiate build-out on lease through broker.

Contact Information :

Gloria Spanjers, Realtor®
gloria@mycommercialteam.com
Cell Phone : (863) 206-4749



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Medical/Professional Office Suites in First-Class Complex for Lease or Purchase - Interior to be Built to Suit 2370 North Boulevard , Davenport, Florida

DESCRIPTION:	Beautiful new 7,500 SF Class A office building which can be leased or purchased as one suite or as one or more 2,500 SF units. Existing building shell has recently been completed and is ready to be finished to suit. Pharmacy in SW corner of complex is open, along with a number of other owners and tenants. There is a lot happening here!
LOCATION:	U.S. Highway 27 and North Boulevard, Davenport, Florida. This is less than one-half mile from the Heart of Florida Regional Medical Center. This facility has become the most prestigious medical complex along U.S. Highway 27. Over 44,000 vehicles per day pass this site on U.S. Highway 27.
UNIT AVAILABILITY:	Units C-1, C-2 & C-3 can be leased or purchased as one suite (full building) or as individual units. See site layout (next page) showing location of this building. Other suites and buildings are for sale or lease.
INGRESS & EGRESS:	Excellent access from North Boulevard, just off U.S. Highway 27 with full median cut.
LEASE RATE:	\$21.00 psf +\$4.50 psf CAM on 2370 (Base rent for 2330 and 2310 is \$19.00 psf). Landlord to negotiate build-out on lease through broker. NOTE: 1,000 SF available for lease in 2380. (\$21.00 psf +\$4.50 psf CAM)
SALES PRICES FOR THIS & OTHER UNITS:	<ul style="list-style-type: none">• \$1,025,000 for Building 2370 (Units C-1, C-2 & C-3); \$375,000 per unit (shell only)• \$635,000.00 for full building (Bldg. 2330 - shell only)• \$325,000.00 for half building (Bldgs. 2310 or 2330 - shell only)

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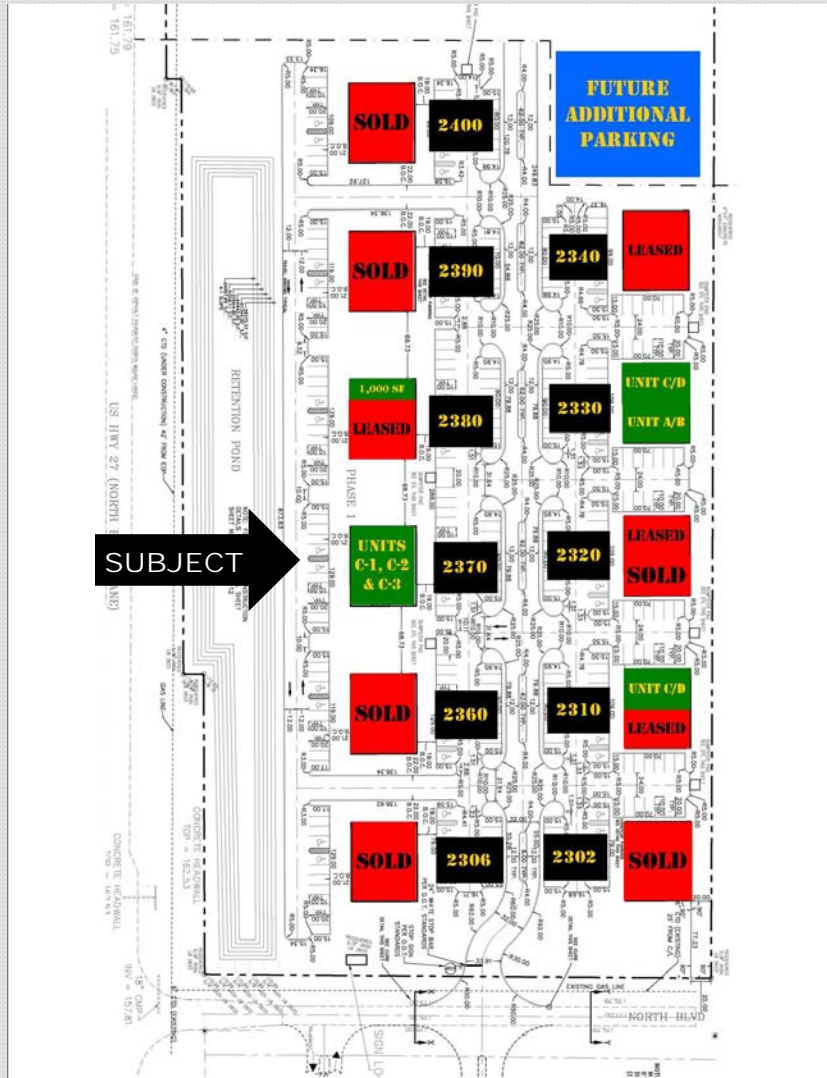
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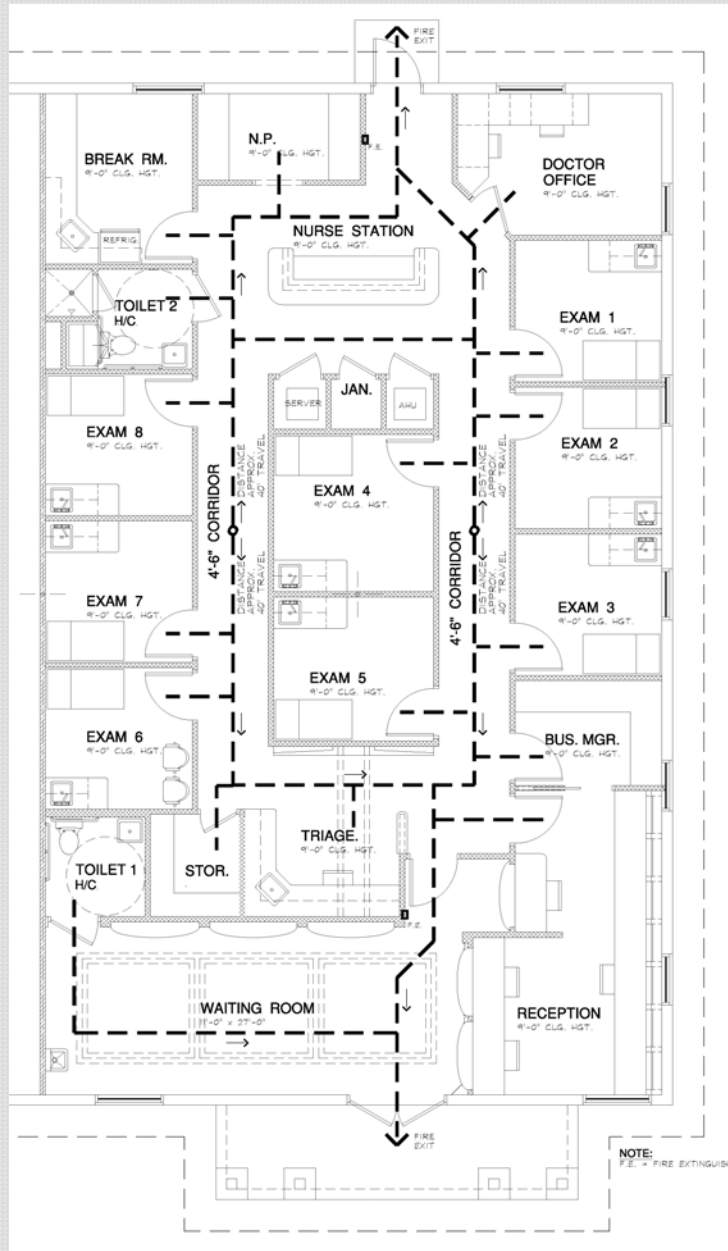
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This is a typical layout that was designed for one of our units.

There are any number of possible designs that can be built specifically for your needs. Build the office of your dreams!



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Unit C-1



Unit
C-2

Unit C-3



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Example of What Finished Suite Can Look Like



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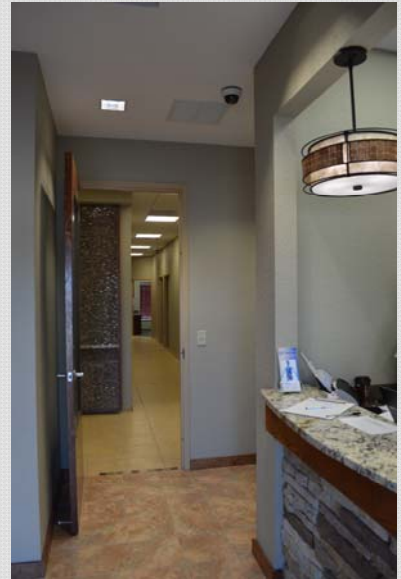
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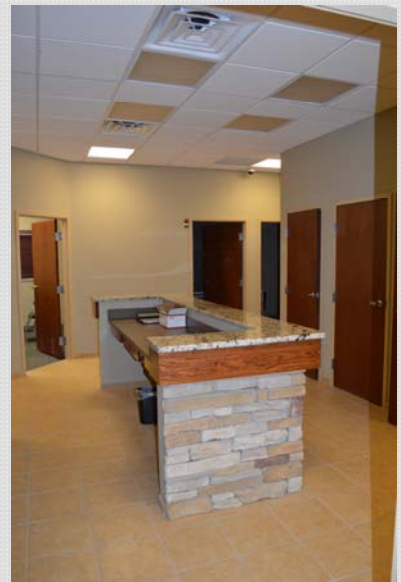
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