



Tampa Commercial Real Estate

Broker: Steven Silverman
Tel: 813-785-3665

www.TampaCommercialRealEstate.com
Steven@TampaCommercialRealEstate.com

MEDICAL OFFICE FOR LEASE

2309 W Dr Martin Luther King Bv, Tampa FL 33607 Hillsborough County



- Available Medical Office Space:
Gross 4,748 sf; Heated 4,443 sf comprising 2 adjacent suites which can be combined into one.
- Lease Rate: \$19.20/sf (\$7,597 per month).
Modified Gross (Owner pays Property Tax, Insurance & Maintenance).
- Space 1: 2,671 sf space is a Gynecology practice built out with 4 Examination Rooms Large Reception /Waiting Room, 3 Offices, Kitchen, Storage
- Space 2: 2,137 sf space Rehab Center
- Zoning: CG Commercial General
- Great Location—walk to St Josephs Hospital
- Ample parking for medical use
- Exceptional visibility—on busy MLK
- Excellent Demographics: 369,000 people within 15 minutes drive time
- Traffic Count: 31,000 vehicles /day on MLK
- Pylon Sign and Building Signage
- Dialysis Center under construction next door
- Easy Ingress/Egress to MLK plus access to alley

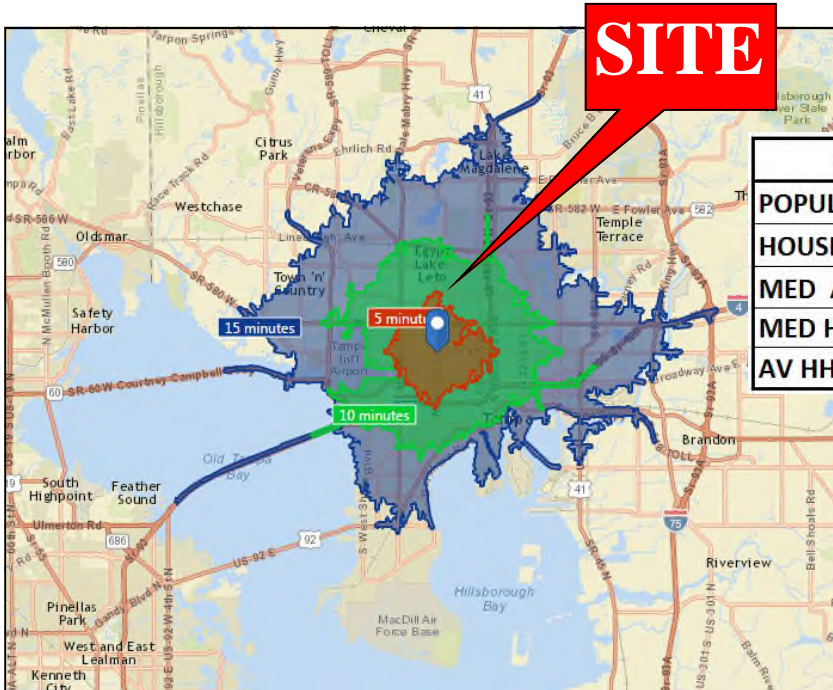
(* Owner may consider leasing each suite separately but preference is to lease both to one tenant—4,748 sf)



For more information: Steven Silverman (813) 785-3665 e:steven@TampaCommercialRealEstate.com

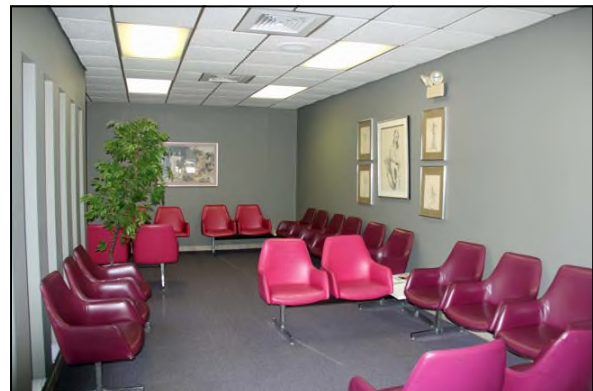
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Drive Time Demographics: 5-10-15 Min

	2015	5 MIN	10 MIN	15 MIN
POPULATION		37,276	162,693	369,019
HOUSEHOLDS		14,725	65,331	148,750
MED AGE		39.2	compared to US Median 37.9	
MED HH INCOME		\$32,483	\$35,408	\$39,335
AV HH INCOME		\$43,291	\$48,882	\$59,864



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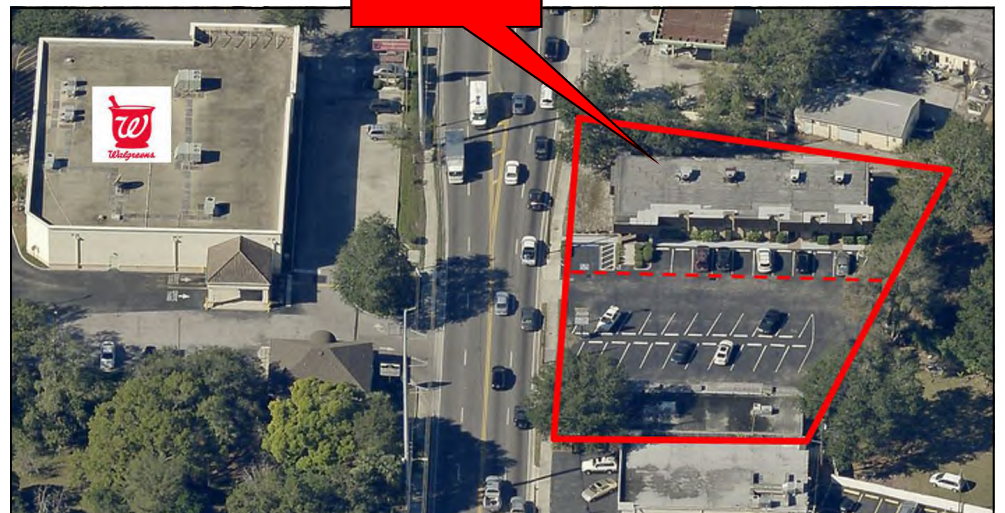
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SITE



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1. Gynecology Office—approx. 2,671 sf



Rough Floor Plan 2,671 sf space—not to scale—Gynecology Office



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