

EXECUTIVE SUMMARY

602 VONDERBURG DR



OFFERING SUMMARY

LEASE RATE:	\$22.00
LEASE TERM:	5 years
BUILDING SF:	11,988
AVAILABLE SF:	2,700
YEAR BUILT:	1985
RENOVATED:	2020
FLOORS:	2
CAM	\$6.70
ZONING:	PD-MU Brandon

Property Overview

This 2,700 square foot medical office is located on the first floor of a professional medical building, offering convenience and accessibility for both patients and staff. The space features seven exam rooms, two private provider offices, a dedicated lab, and a well-equipped break room. A spacious waiting room and reception area provide a welcoming environment for patients, while the layout is designed for efficient workflow and patient movement throughout the office.

The large reception area includes multiple workstations, ideal for administrative staff and front desk operations. The suite is move-in ready for a variety of medical uses and benefits from being part of a building that caters specifically to healthcare tenants. With thoughtful design and a functional layout, this space is well-suited for a growing practice seeking a professional and accommodating medical environment.

Location Overview

Located in the heart of Brandon's thriving medical community, this office offers prime access for healthcare providers seeking proximity to Brandon Regional Hospital. The property is easily reached via major thoroughfares, including Brandon Boulevard, the Selmon Expressway, and Lumsden Road, making it convenient for both patients and staff. Its central location supports strong referral potential and connectivity to a wide range of nearby medical services and amenities.

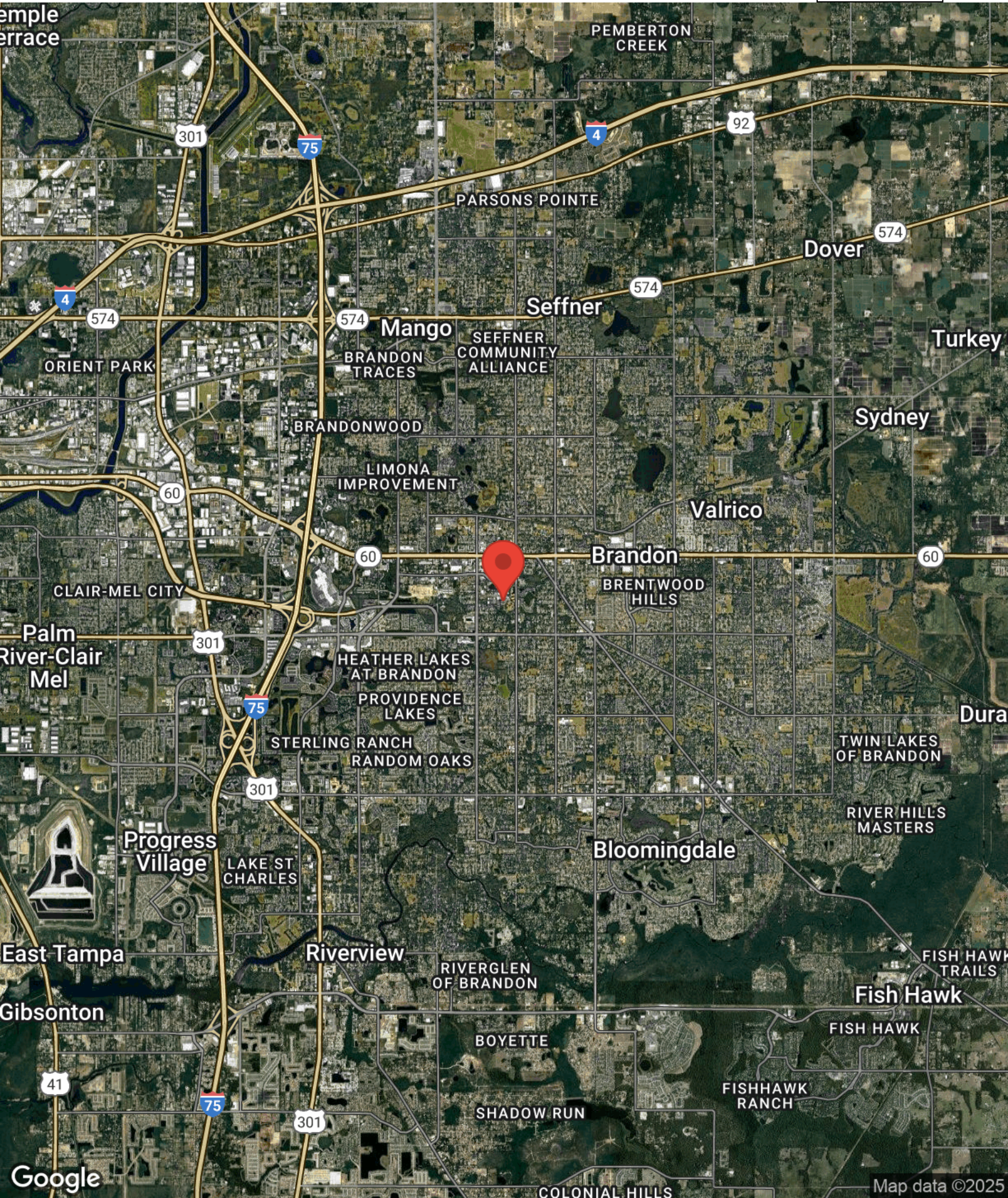
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Each Office Independently Owned and Operated

REGIONAL MAP

602 VONDERBURG DR



LOCATION MAPS

602 VONDERBURG DR



BUSINESS MAP

602 VONDERBURG DR

