



CENTRAL PARK MEDICAL OFFICE - CLASS A

4161 Tamiami Trail Suite 801B, Port Charlotte, FL 33952
3,373 SF OF OFFICE SPACE

A Medical Office Lease Opportunity



FOR LEASE

RONALD STRUTHERS, CCIM

Broker Associate

941.769.3316

rstruthers@ccim.net

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FOR LEASE



OFFERING SUMMARY

Available SF: 3,373 SF

Lease Rate: \$13.00 PSF/yr base rent (+ \$5 PSF/yr NNN expenses)

Lot Size: 11.0 Acres

Year Built: 2006

Building Size: 10,000 SF

Zoning: CG

Market: Punta Gorda

Submarket: Central Business District

PROPERTY OVERVIEW

-Class A medical office suite vacant and ready for use

Located in a medical and professional office complex providing networking and referral opportunities among the owners and tenants

-Contains six exam rooms with sinks and cabinets, a central nurses station, breakroom in rear, a lab room, three offices, three restrooms and a large reception waiting room

-Located in Charlotte Harbor, Equidistant to the 3 hospitals on both sides of the Peace River

-Wood laminate flooring, cherry wood cabinets, granite counter tops, 4-inch base boards and coffered ceiling detail

-Ample parking in front and in the rear (for employees) Exterior building and common areas are meticulously maintained

-Neighboring tenants are home health care and dentist.



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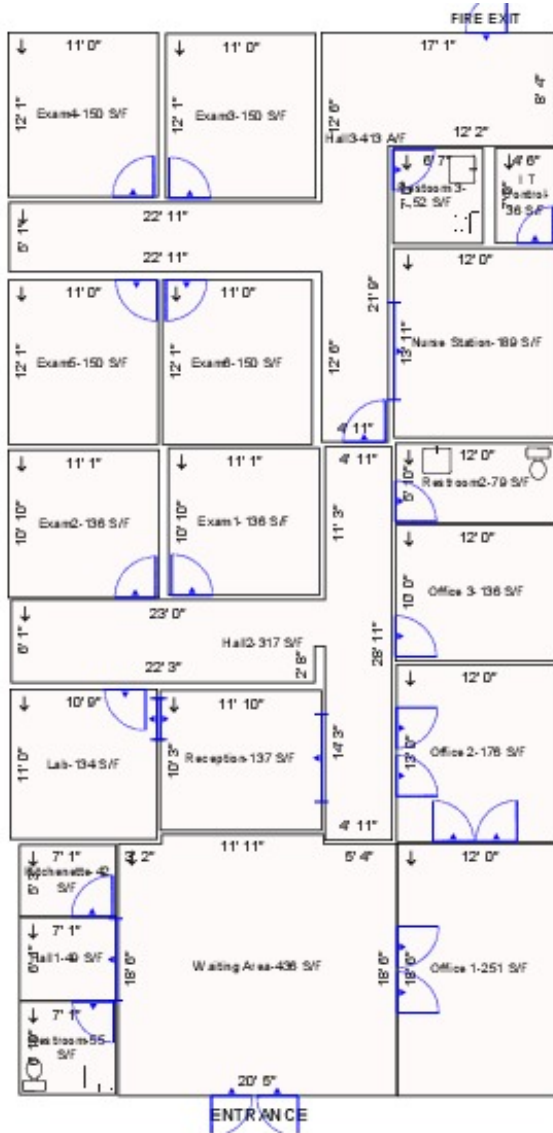
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4161 TAMIAH TRAIL-UNIT 802
 CHARLOTTE HARBOR, FL
 FOR ADDITIONAL INFORMATION CONTACT
 RON STRUTHERS
 COLDWELL BANKER COMMERCIAL NRT
 200 WEST MARION AVE
 PUNTA GORDA, FL, 33950
 941-769-3316
 rstruthers@ccim.net
 3373 SQUARE FEET

THIS PLAN IS FOR REFERENCE USE ONLY
 MEASUREMENTS MAY NOT NECESSARILY MEET
 THE BOMA STANDARDS

Real Estate



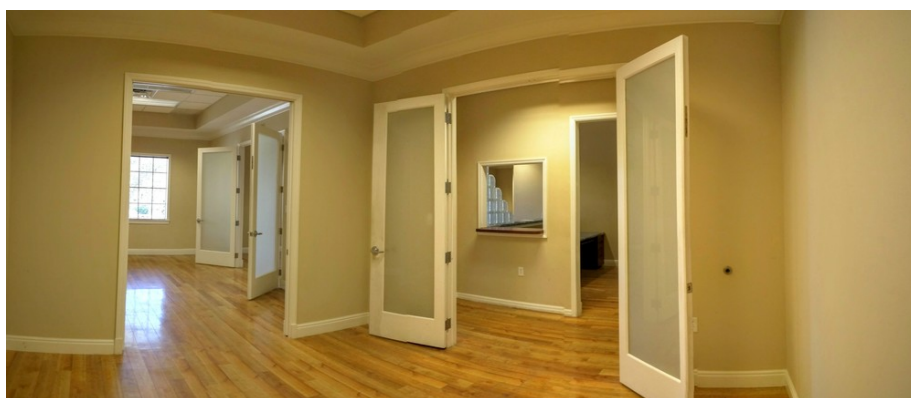
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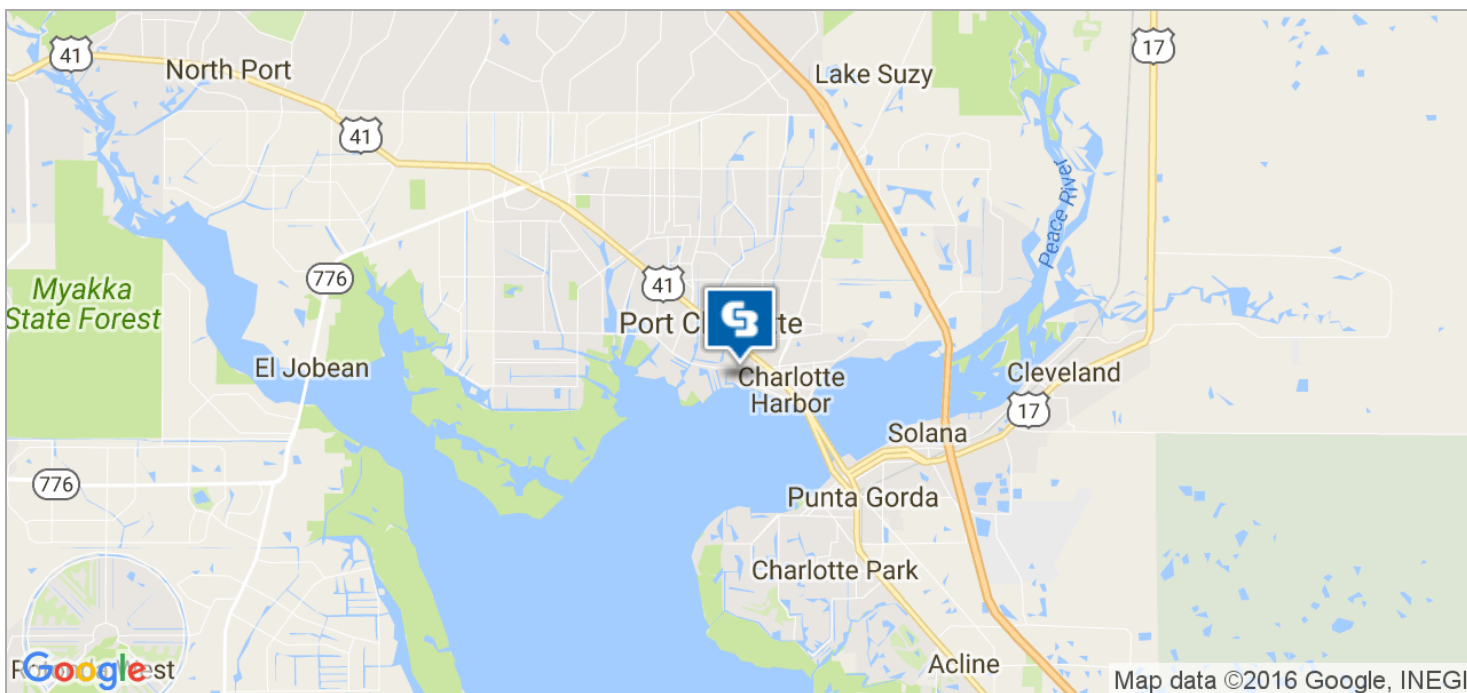
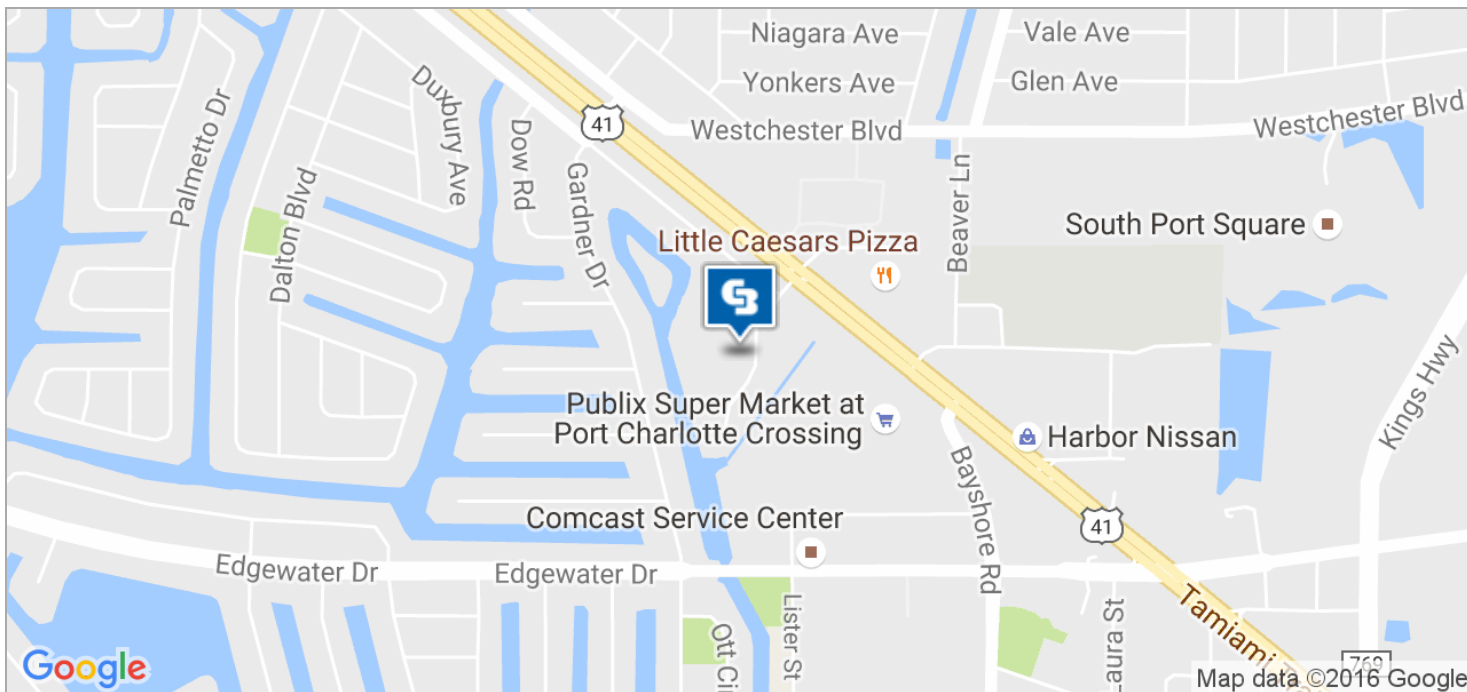
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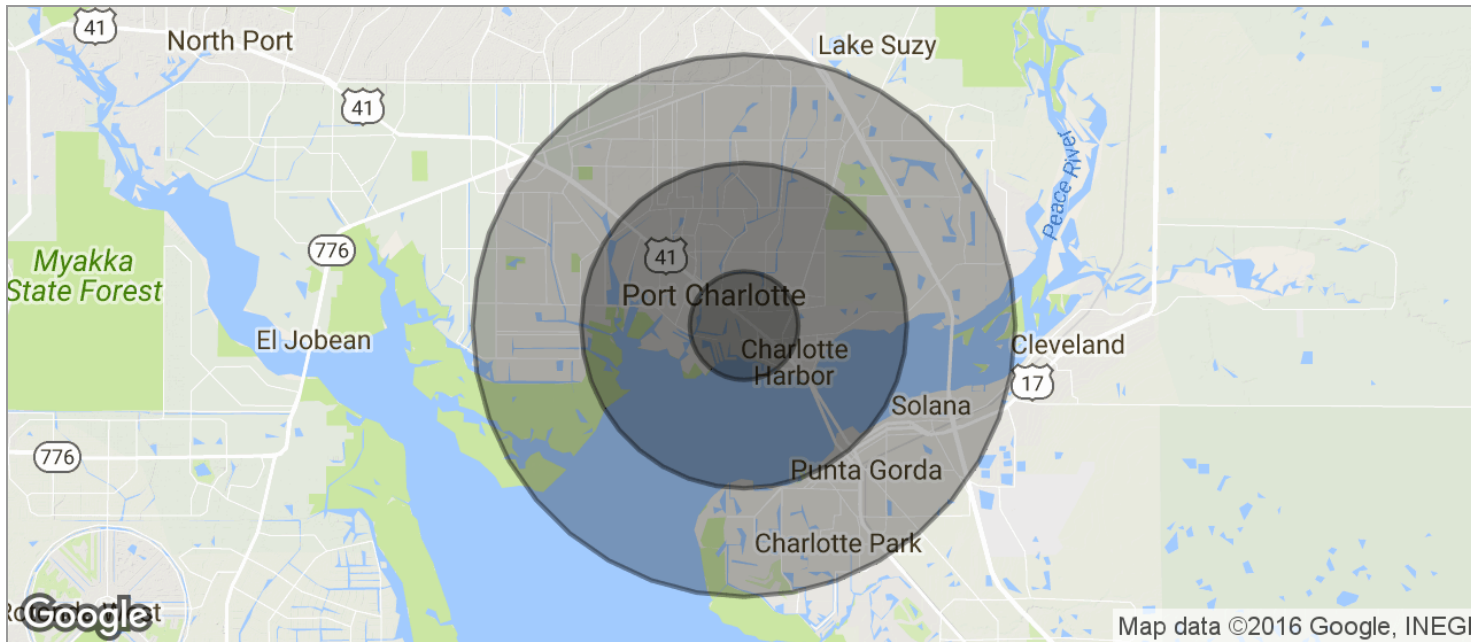
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MEDICAL OFFICE CLASS A | 3,105 SF | PORT CHARLOTTE,
DEMOGRAPHICS MAP

FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,224	33,353	78,441
MEDIAN AGE	51.4	50.6	51.7
MEDIAN AGE (MALE)	49.9	48.8	50.3
MEDIAN AGE (FEMALE)	52.0	51.5	52.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,848	15,042	35,548
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$47,301	\$46,341	\$54,370
AVERAGE HOUSE VALUE	\$369,550	\$202,960	\$239,962

* Demographic data derived from 2010 US Census



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RON STRUTHERS CCIM | BROKER ASSOCIATE



Since moving to Florida from Canada 30 years ago, **Ron Struthers** has been 100% committed to Real Estate Services and actively involved in New Construction, Property Management, Leasing and the selling of Real Estate in SWFL. Ron earned his CCIM designation in 2002 and has served the SWFL CCIM District in the capacity of a board member, directorship, and is currently the President for 2016. Ron joined Coldwell Banker Commercial NRT in 2012 and services most facets of commercial brokerage in Charlotte and South Sarasota Counties. Helping hundreds of clients buy, sell, and lease commercial real estate, Ron has become one of the top agents in the Coldwell Banker Commercial NRT Florida marketplace.

Contact Ron: (941)-769-3316 | rstruthers@ccim.net



NATALIE RODRIGUEZ | OFFICE SPECIALIST



Natalie Rodriguez comes to Sarasota and Charlotte County by way of California where she worked in the pharmaceutical industry, before joining the Peace Corps and obtaining her Master's in Public Policy and Management. She joined Coldwell Banker Commercial NRT in 2015. With experience in and a passion for public service, Natalie provides personalized service and advice to customers seeking commercial real estate for lease, sale or purchase.

Contact Natalie: (941)-888-4522 | natalie.rodriguez@flcomml.com



AARON KESSINGER | INDUSTRIAL SPECIALIST



Aaron Kessinger is a native Floridian, born and raised in the Venice area. After graduating from Venice High School, Aaron attended the University of South Florida during which time Aaron interned with Coldwell Banker Commercial in Port Charlotte. After University, Aaron worked full time with Century 21 and M. Prilliman Realty in the Pasco County market. Aaron moved to North Port and reunited with Coldwell Banker Commercial NRT.

Contact Aaron: (941) 525-0068 | aaron.kessinger@flcomml.com

