

OFFICE SPACE : FOR LEASE

303 Bryan Road, Suite B

Brandon, Florida 33511

Lease Rate:
\$18.50 SF
(modified gross rate)

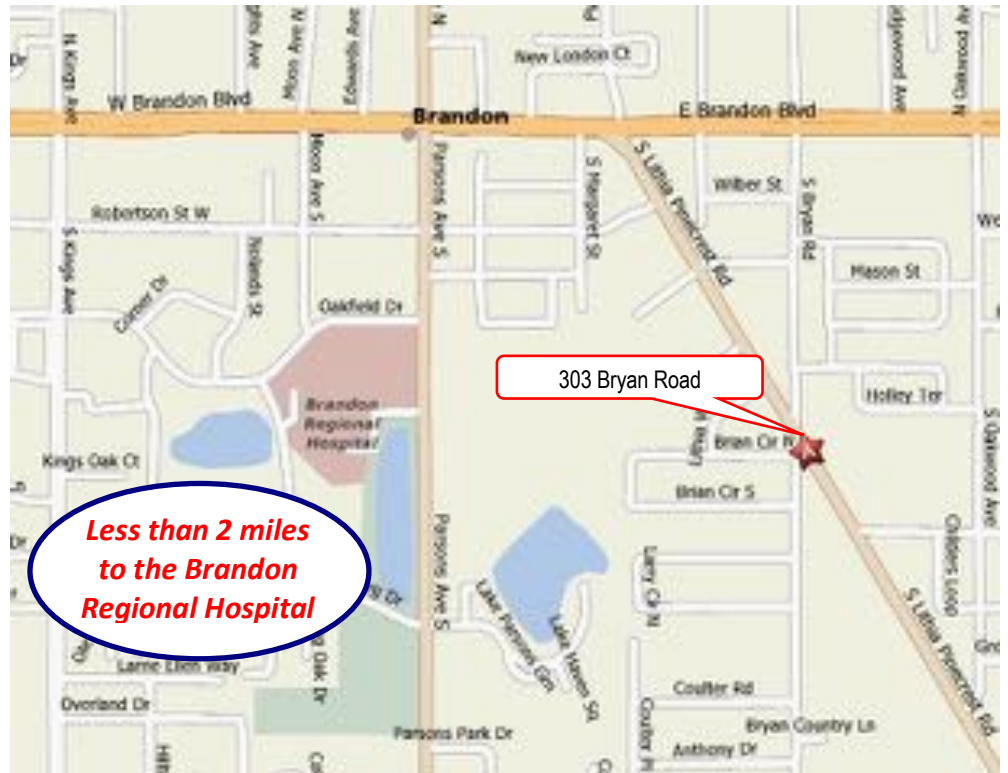


Small medical office : 900 SF

Located at intersection of Lithia Pinecrest and Bryan Roads

PROPERTY FEATURES include:

- office space is being totally renovated inside, see floorplan on back
- office features reception/waiting area, business office, doctor's office and two exam rooms
- plenty of parking in front of building, employee parking available in the rear of building (7 spaces:1,000 SF ratio)
- **office space available for February 1st, 2020 move-in!**



For information, contact:

Carl Stickeler
(813) 390-0951

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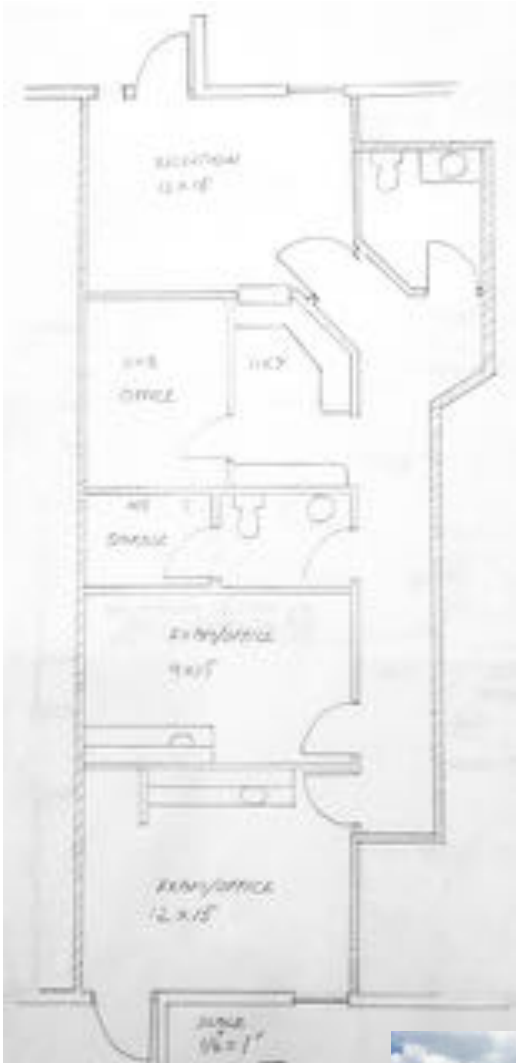


Turner Cole Company
Real Estate Services

303 Bryan Road, Suite B

Brandon, Florida 33511

AVAILABLE FLOOR PLAN



Employee parking in rear of building



ANNUAL LEASE RATE:

\$18.50 PSF (MG)

(modified gross rate includes water/sewer, trash removal, all common area maintenance, real estate taxes and building insurance.)

SUITE B: 900 SF

\$1,388. /mo.

(plus 8.0% sales tax)

Digital street pylon sign available for your advertising



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