



Offering Memorandum **MEDICAL/SURGICAL OFFICE**

6600 10TH AVE N.
ST. PETERSBURG, FL 33710



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EXECUTIVE SUMMARY

INTRODUCTION

This meticulously maintained, one-story, 5,632-square-foot medical office building consists of a 3,755-SF Medical/Surgical suite that will be available 4/1/25 and a 1,877-SF Medspa that has recently signed a 5-year lease renewal. This is an exceptional opportunity for investors or medical professionals seeking a fully-equipped, turnkey surgical space in a prime location. Originally constructed in the mid-1970s as a dental office, the property was completely remodeled in 2016 to support a high-end plastic surgery practice. The building features two-thirds dedicated to surgical office space, including a Quad ASF-accredited, Level III surgery center, and one-third designed as a full-service med spa with a separate entrance.

PRICE

\$2,600,000



PROPERTY SIZE

5,632 SF Building Total



MEDICAL OFFICE

3,755 SF Space Available on 4/1/25



TRAFFIC COUNT

38,000 Vehicles Daily



ZONING

CRS-1



PARKING RATIO

26 SPACES



USE

MEDICAL/SURGICAL



PROPERTY HIGHLIGHTS

- EXCELLENT LOCATION: SITUATED IN A RAPIDLY GROWING MEDICAL CORRIDOR WITH PROXIMITY TO KEY HOSPITALS AND SENIOR LIVING CENTERS:
 - HCA FLORIDA ST. PETERSBURG HOSPITAL & FAMILY CARE, BAY AREA HEART CENTER, ORLANDO HEALTH ER, AMERICAN HOUSE ST. PETERSBURG
- HIGH-QUALITY CONSTRUCTION: WELL-MAINTAINED PROPERTY WITH NEW ROOF (2015), RESURFACED PARKING LOT WITH AMPLE SPACES, AND AWARD-WINNING LANDSCAPING
- CONSTRUCTION: CEMENT BLOCK, SINGLE-STORY
- THE SURGERY CENTER IS FULLY ACCREDITED BY THE AMERICAN ASSOCIATION FOR ACCREDITATION OF AMBULATORY SURGICAL FACILITIES (AAAASF) AND INCLUDES:
 - DEDICATED PRE-OP LOUNGE, PATIENT CHANGING AREA, AND PRIVATE RECOVERY ROOM
 - FULLY-EQUIPPED OPERATING ROOM WITH CONTEMPORARY ANESTHESIA MACHINE, ELECTROCAUTERY, AND OR LIGHTING
 - INSTRUMENT PROCESSING, STERILIZATION & MEDICAL SUPPLY ROOMS
- FLOOD RISK: LOCATED IN A LOW-RISK FLOOD ZONE, NO DAMAGE DURING THE 2024 HURRICANE SEASON
- TURNKEY OPERATION: THE FACILITY IS FULLY EQUIPPED AND READY FOR IMMEDIATE USE, IDEAL FOR A MEDICAL PRACTICE OR SURGICAL SPECIALTY
- MEDICAL OFFICE FEATURES THREE EXAM ROOMS, PRACTICE MANAGER'S OFFICE AND PATIENT/FAMILY CONFERENCE ROOM, NON-SURGICAL INJECTABLES PROCEDURE ROOM WITH DEDICATED NURSE PRACTITIONER SPACE
- FULL KITCHEN, DINING AREA, AND A SPACIOUS CONFERENCE ROOM LOCATED BETWEEN THE MEDICAL OFFICE AND SURGERY CENTER
- THE DAYGLO MED-SPA OCCUPIES ONE-THIRD OF THE BUILDING AND HAS RECENTLY RENEWED A FIVE-YEAR LEASE.

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MEDICAL/SURGICAL OFFICE



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SURGICAL SPACE



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DAYGLO MED-SPA





EXTERIOR



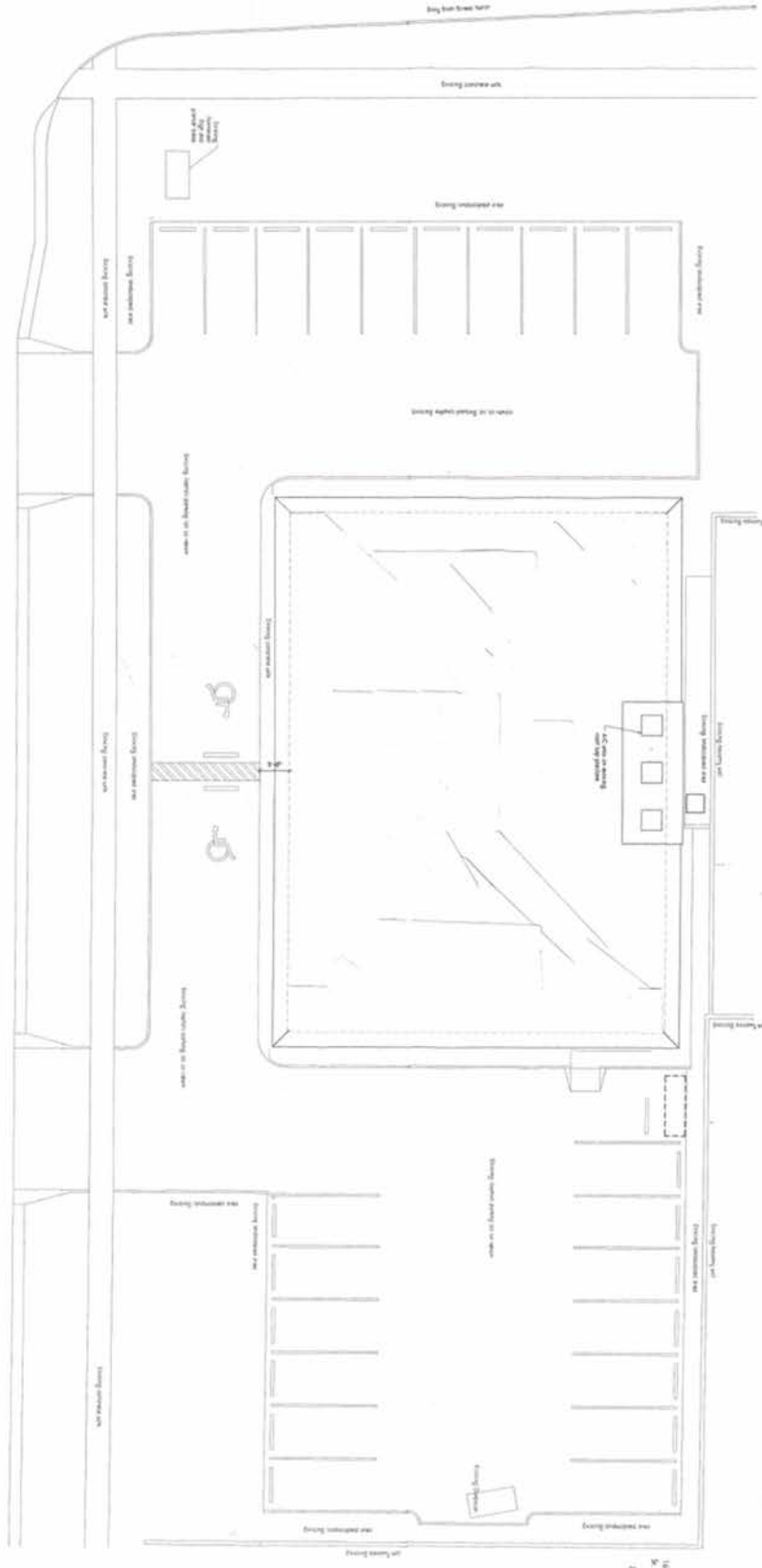


MARKET MAP





SITE PLAN





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