

±2,600 SF Medical Office



2446 Laurel Rd E
Nokomis, FL 34275

Property Features

- Location within a Publix-anchored shopping center, providing consistent daily foot traffic
- Functional layout suitable for medical or service users, reducing upfront buildout costs
- Proximity to I-75, Sarasota Regional Hospital, and surrounding residential growth supporting steady consumer demand

Space Details

- Turnkey condition - perfect for any clinic or medical users (cannot be demised)
- The unit is sprinklered
- Six exam rooms with sinks (approx. 8' x 10')
- 2-3 private offices (approx. 8' x 10' each)
- Two rear fire escape doors
- Two bathrooms
- Breakroom
- Nurse's station
- Reception area
- Storage



UNIT	B2 & B3
UNIT SF	±2,600 SF
BASE RENT	\$25.00 PSF
LEASE EXPIRATION	March 2029

For more information:

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FOR SUBLEASE



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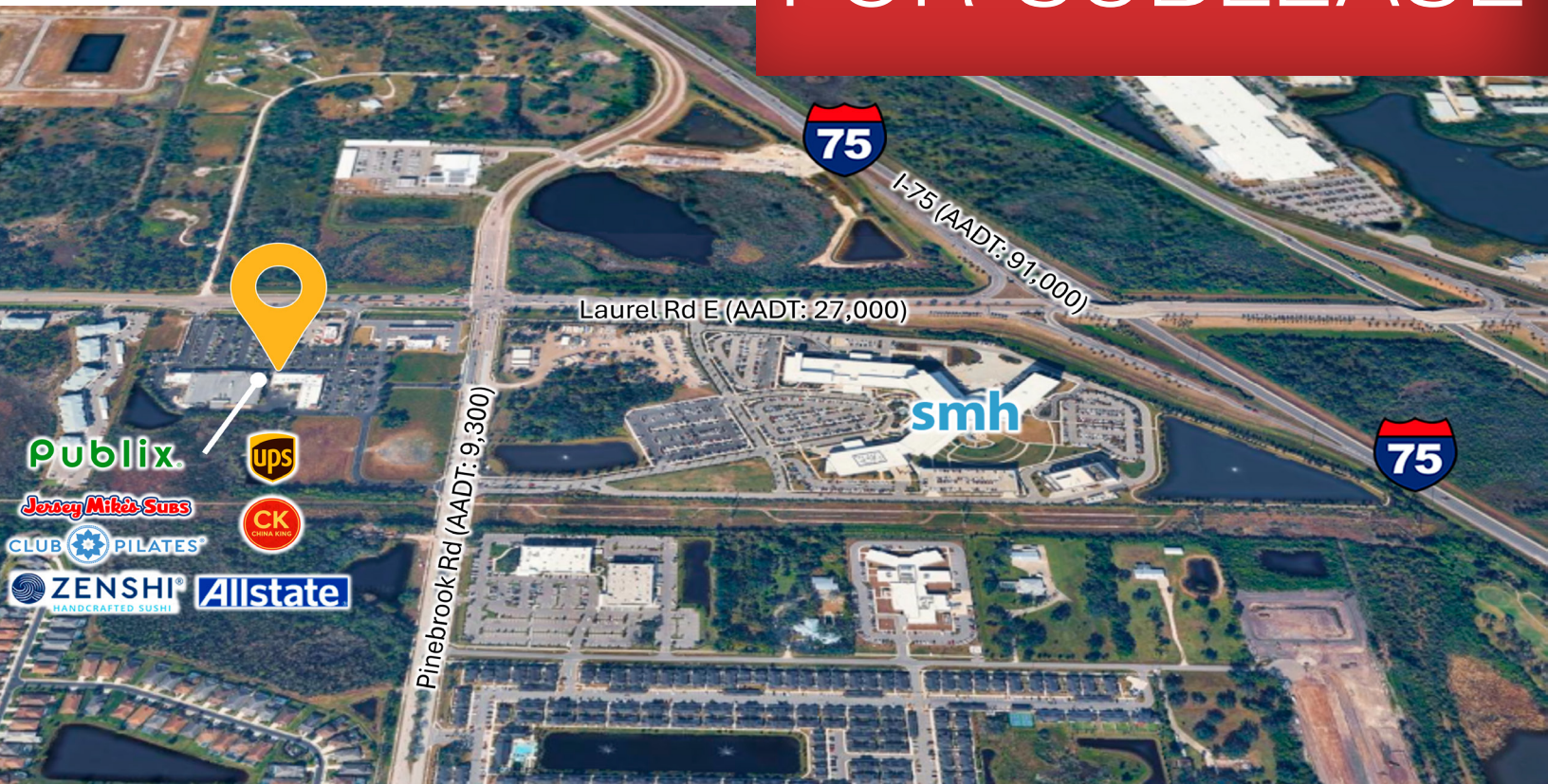
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FOR SUBLEASE



Location Advantages

Situated within a bustling Publix-anchored retail center at 2446 Laurel Rd E in Nokomis, FL, this sublease opportunity offers unmatched visibility and convenience just minutes from I-75, providing easy access for customers and employees traveling throughout the Sarasota and Charlotte County corridor. The center benefits from a powerful and diverse mix of established tenants that drive consistent, daily foot traffic across multiple consumer categories, including Edward Jones, AllState Insurance, Gulf Coast Medical Group, Club Pilates, Stretch Zone, Wrinkle Reverse Pro, Laurel Road Vet Clinic, Da Vinci Salon, Asaro's Restaurant, Jersey Mike's, Chinese Take Out, and Qwik Pack n Ship. With Publix as the anchor drawing shoppers seven days a week, and a thriving neighbor tenant base spanning financial services, healthcare, fitness, dining, and personal services, any incoming tenant will benefit from a built-in, high-frequency customer base in one of Southwest Florida's fastest-growing communities.

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