



FOR LEASE

Freestanding Medical Office

- 9,400 SF Freestanding Medical Office Building located on a Publix outparcel
- Built in 2021 with High-End Construction & Premium Medical Build-Out
- Turnkey Medical Facility – **Fully Equipped & Furnished - Included in Lease**
- 12 Exam Rooms with Fully Built-Out Surgery/ Procedure Room, On-Site Laboratory Space & X-Ray Room with Equipment Included
- 4 Private Physician Offices with Private Restrooms
- Large Staff Break Room & Support Areas
- Spacious Patient Waiting Area with restroom
- Abundant Natural Light with Large Windows and high ceilings throughout
- Efficient Layout Designed for High Patient Volume
- Modern Interior Finishes & Medical-Grade Infrastructure
- **Move-In Ready – Minimal Startup Time Required**

5234 Little Rd | New Port Richey, FL 34655

Lease Rate | \$37.00 per SF NNN

Modern Medical Office Space

Danielle Ruiz
Vice President | Licensed Associate
Cell (727) 222-9869
druiz@cap-realty.com

Heidi Tuttle-Beisner, CCIM
Broker | Owner
Cell (727) 992-1674
htuttle@cap-realty.com

Office (727) 376-4900
cap-realty.com



**COMMERCIAL ASSET
PARTNERS**

MODERN INTERIOR

5234 LITTLE ROAD | NEW PORT RICHEY, FL 34653



West Entrance



Check Out



Reception

cap-realty.com

(727)376-4900

This information is believed to be accurate, Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all Information.



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PREMIUM MEDICAL FACILITY

5234 LITTLE ROAD | NEW PORT RICHEY, FL 34653



Patient Rooms



Exam Room



Exam Room



Nurses' Stations

* Furniture Included

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MODERN MEDICAL OFFICE

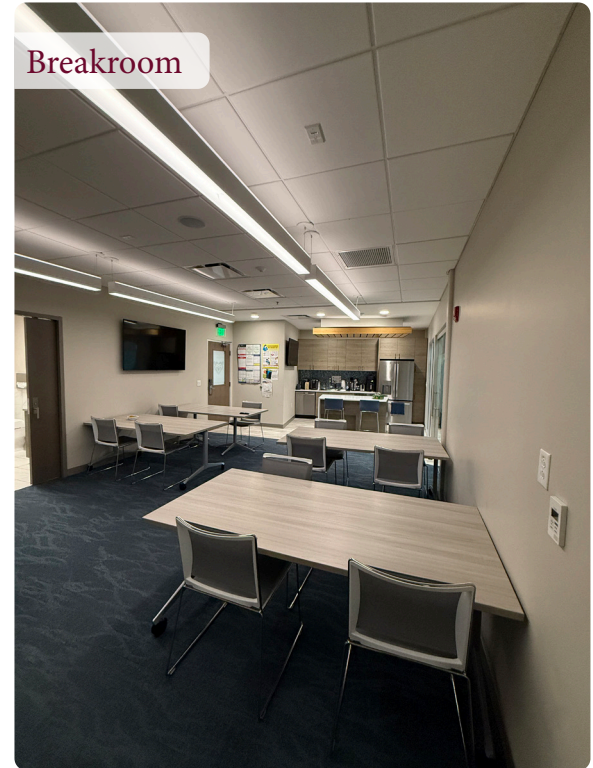
5234 LITTLE ROAD | NEW PORT RICHEY, FL 34653



Waiting Room



Main Hall



Breakroom



Phlebotomy Lab



XRy



Lab

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Breakroom



Courtyard

* Furniture and Equipment are Included

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DEMOGRAPHICS



8.48%

Population Growth
2025-2030



\$73,623

Average HH Income



45

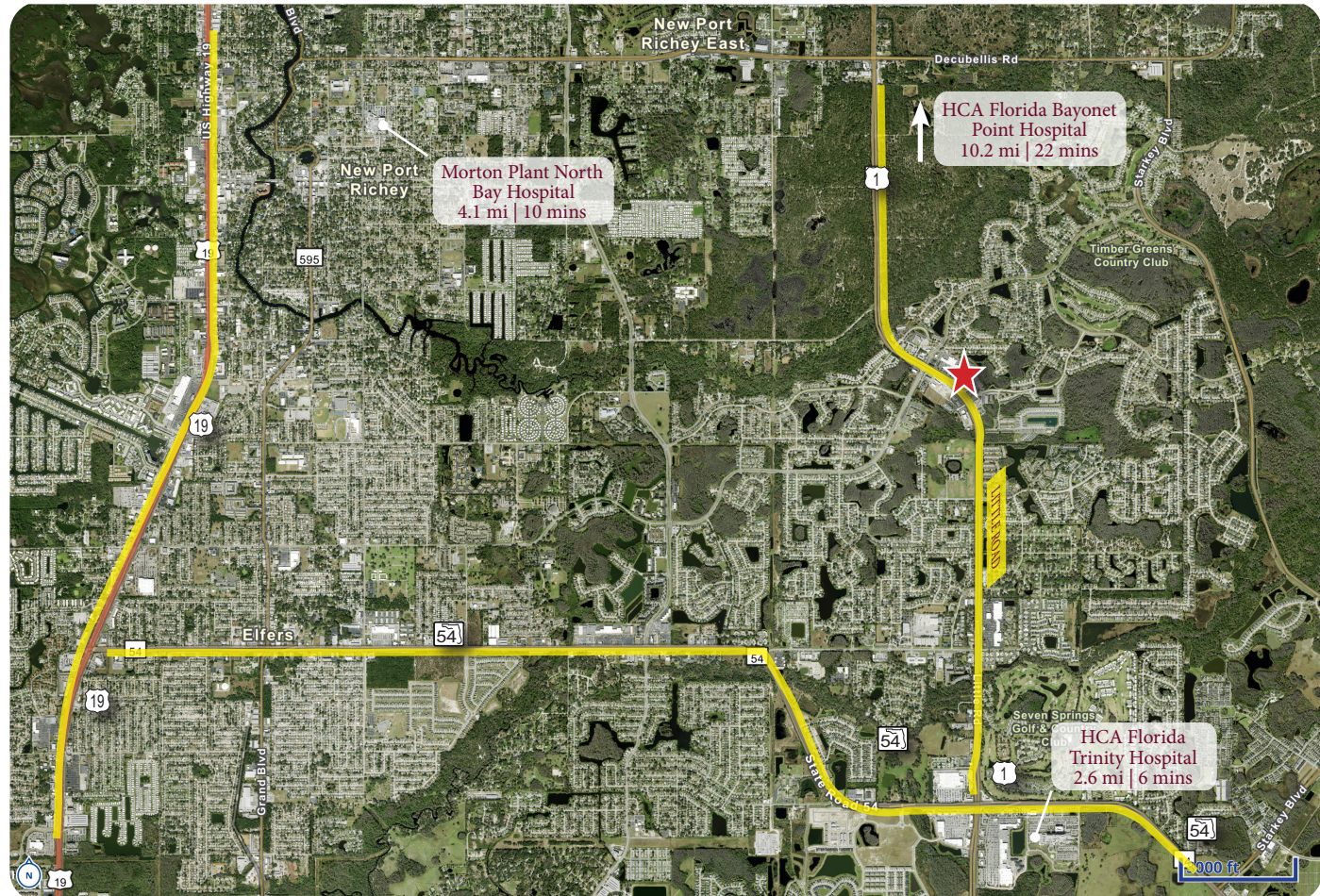
Average Age



167,178

Population
2025

Three (3) Major Hospitals within 10 miles



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