



## MEDICAL SPACE FOR LEASE

Premier Sebastian medical space available with direct visibility from US Highway One. Located just north of Walmart on the west side of US Highway One, the Sebastian Medical Suites building offers a convenient and well maintained location for both medical and office tenants. The available space (1,632 SF) is currently built out and ready for occupancy.

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# 801

**WELLNESS WAY**  
SUITE 211  
SEBASTIAN, FLORIDA

Partnership. Performance.

**PROPERTY HIGHLIGHTS**

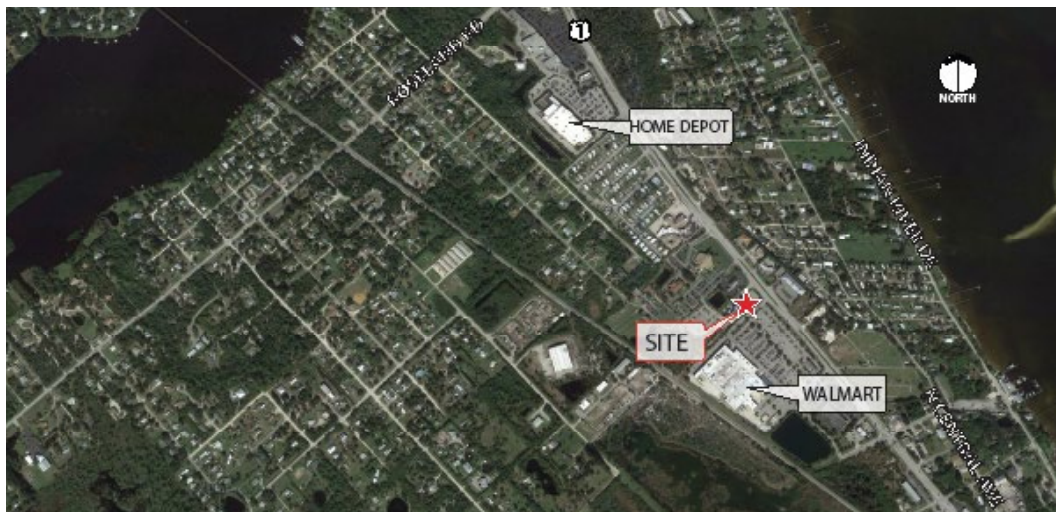
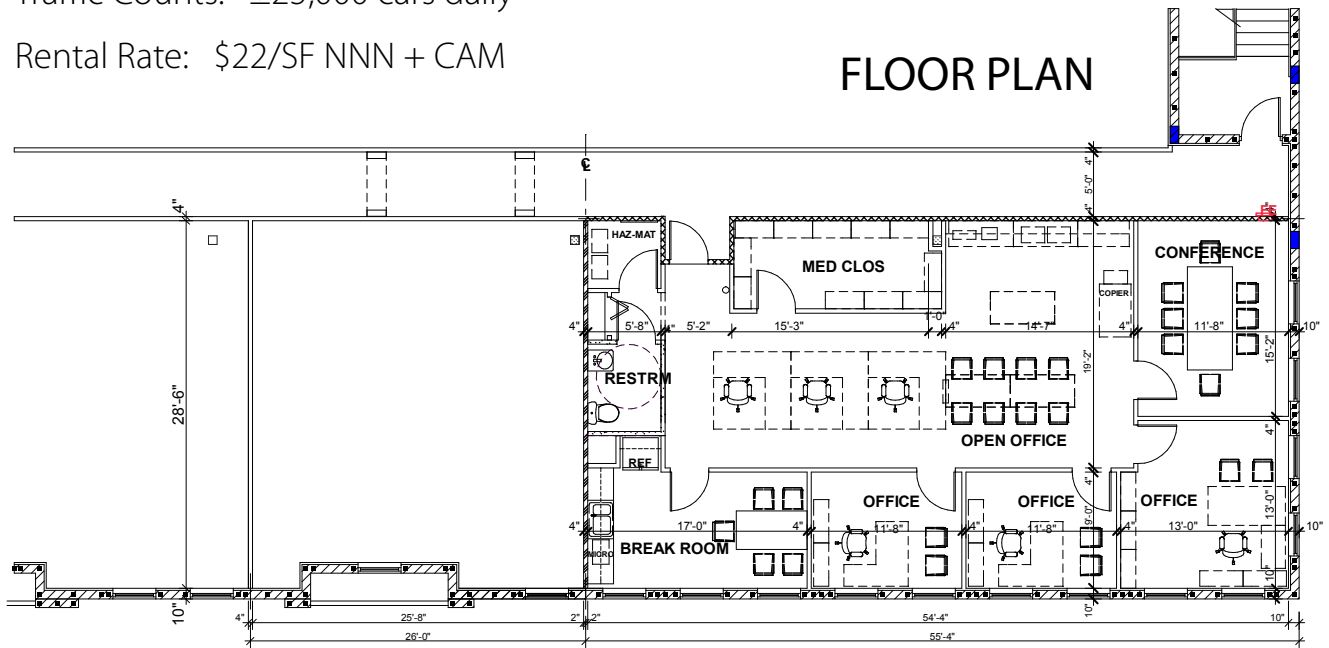
Population: 12,393 (3-mile radius)

Avg. HH Income: \$51,311 (3-mile radius)

Traffic Counts: ±25,000 cars daily

Rental Rate: \$22/SF NNN + CAM

**FLOOR PLAN**



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