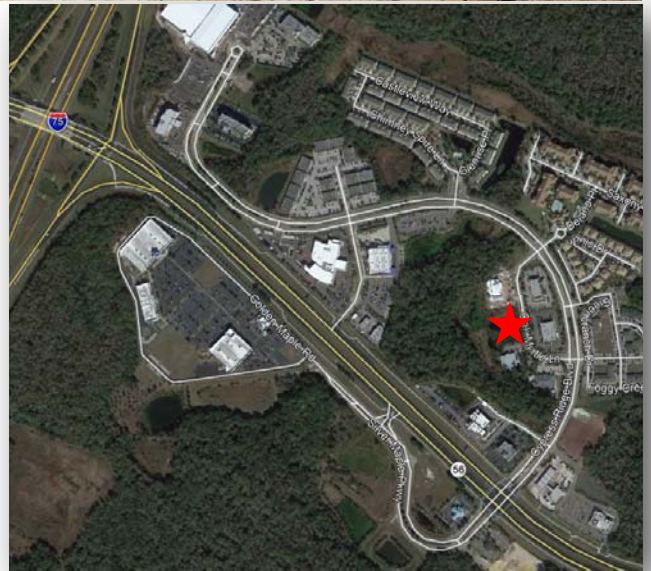




PROPERTY HIGHLIGHTS

- 3,532 SF Available
- \$23.00 PSF/NNN
- CAM \$5.42 PSF
- Construction Complete. Shell Condition
- Parking Ratio: 6.41/1,000
- Located Minutes from Bruce B. Downs, I-75, The Shops at Wiregrass, Florida Hospital and other medical groups
- Co-Tenancy with OBGYN Practice



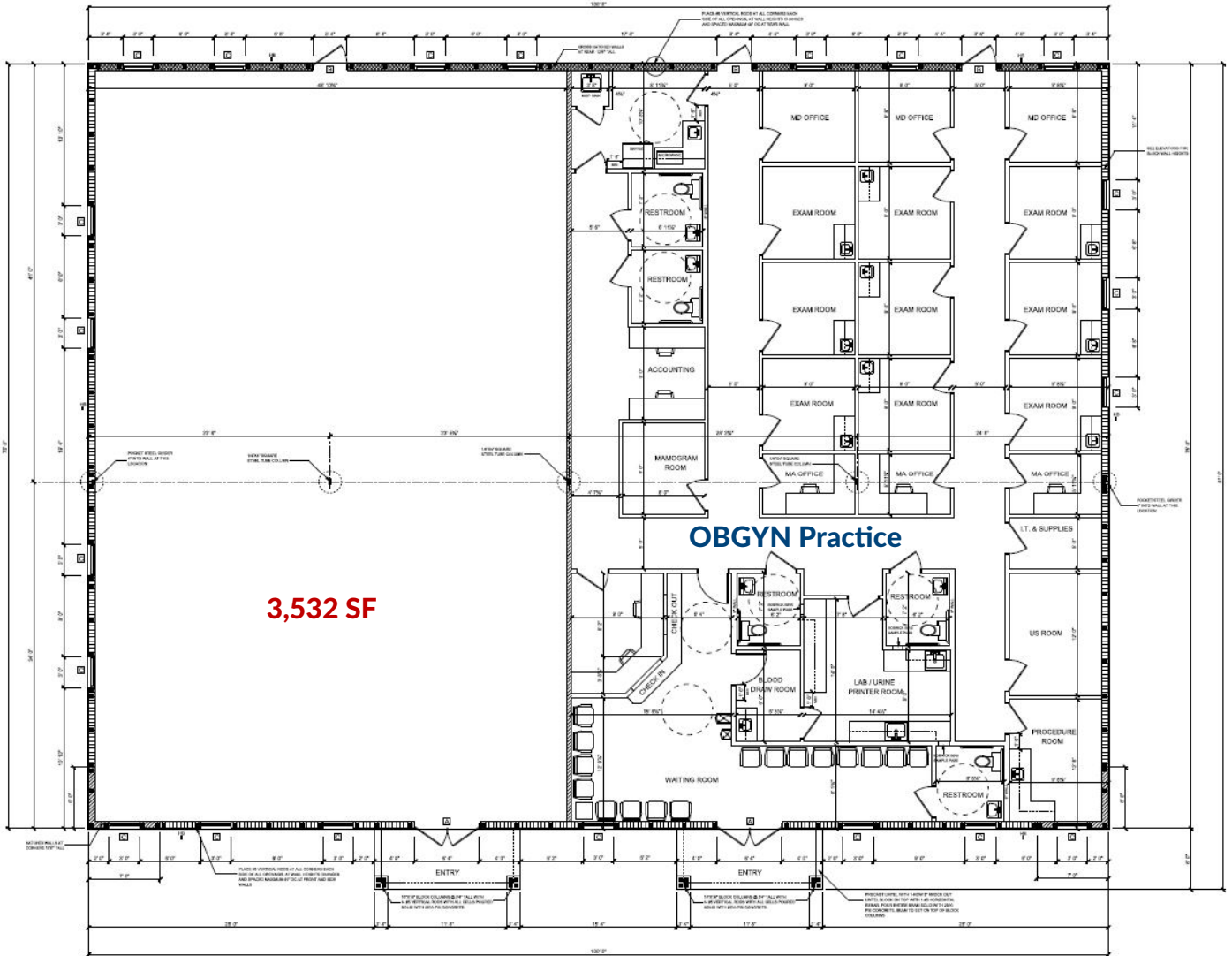
CONTACT FOR MORE INFO:

Carleton Compton, CCIM
Vice President Brokerage
Direct: 813.490.9812
Mobile: 813.789.7729
ccompton@equity.net

Greg Carrick
Associate
Direct: 813.490.9814
Mobile: 631.741.4360
gcarrick@equity.net

4107 W. Spruce St., Suite 101
Tampa, FL 33607

FLOORPLAN



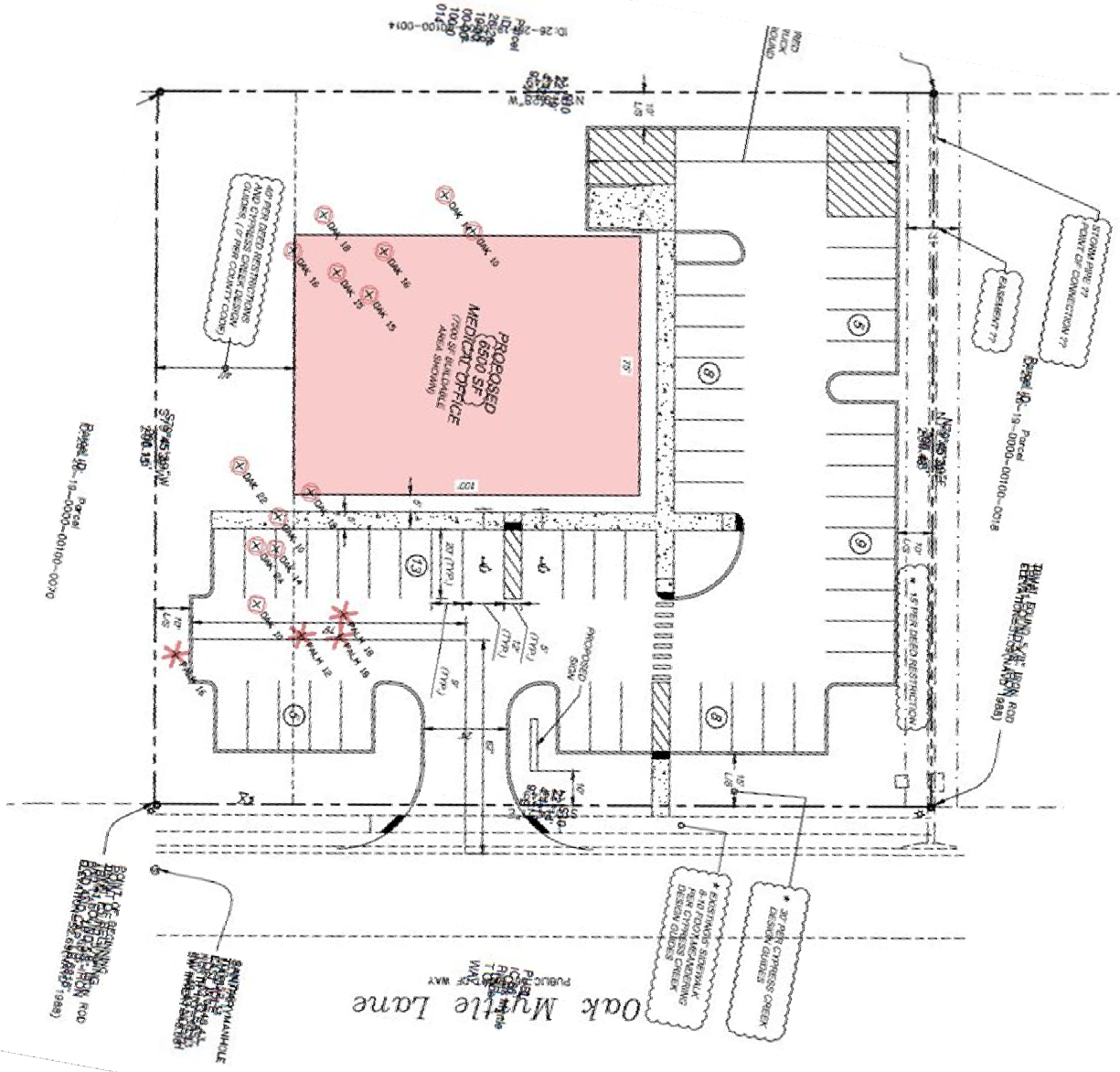
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.



healthcare
Commercial Real Estate Solutions®

FOR LEASE
2391 Oak Myrtle Lane
Wesley Chapel, FL 33544 | Pasco County

SITE PLAN



CONTACT FOR MORE INFO:

Carleton Compton, CCIM
Vice President Brokerage
Direct: 813.490.9812
Mobile: 813.789.7729
ccompton@equity.net

Greg Carrick
Associate
Direct: 813.490.9814
Mobile: 631.741.4360
gcarrick@equity.net

4107 W. Spruce St., Suite 101
Tampa, FL 33607

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.