



FOR LEASE
Southpark Medical Complex
224 Southpark Circle
St. Augustine FL

Southpark Medical Complex located just south of Flagler Hospital "West" between US 1 and Old Moultrie Road is the largest independent non-aligned medical complex in St Johns County. The complex consists of free standing medical offices clustered around a two-story medical office building.

LOCATION: US 1 south from the intersection with SR 312 approximately ¼ mile to the entrance of Southpark on the west side of US 1. The subject property is at 224 Southpark Circle.

UTILITIES: City water and sewer

IMPROVEMENTS: A 1,600± square foot free standing doctors office nicely decorated and efficiently designed offering the following:

3 - exam rooms (one setup as operating room/lab)
1 - x-ray shielded room
1 - secretarial / records area

1 - waiting room
1 - business office

2 - restrooms
1 - doctors office

LEASE

RATE: \$1,766.00 per month / \$13.25 per square foot net of electricity & exterior maintenance

Sale Price: \$225,000.00 **Condo Fee:** \$344.00 per quarter paid by the Landlord

COMMENTS: Owner will offer tenant a first right of refusal to purchase the property throughout the term of the lease.

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