



±7,234 SF 2ND GENERATION MEDICAL SPACE | FOR SUBLEASE

400 College Drive
Middleburg, FL 32068

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PROPERTY OVERVIEW

Approximately 7,234 SF of second-generation medical space is available for sublease in a multi-tenant building with direct frontage on College Drive in Middleburg. The space is currently Fresenius Medical Care, who is sub-leasing their space. Its existing medical improvements give an incoming user a head start on buildout, which can cut both upfront costs and the time it takes to open.

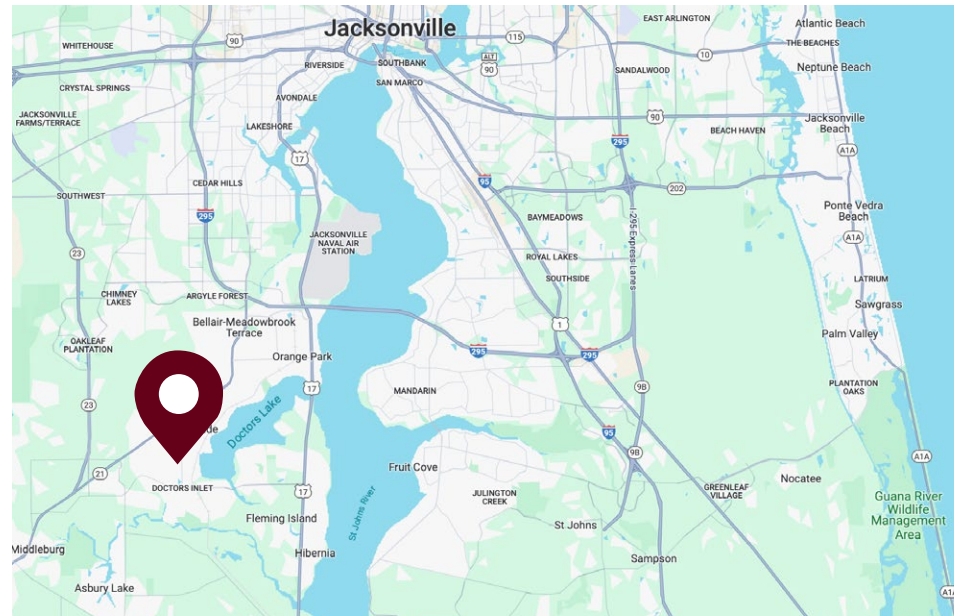
The property has great visibility along College Drive and ample on-site parking for patients and staff. It is surrounded by dense residential neighborhoods, putting a strong built-in patient base right at your doorstep. The space is offered at \$17.00/SF modified gross, with the sublease running through April 30, 2029.

Property Highlights:

- Available SF: ±7,234 SF
- 1st floor space
- Multi-tenant building with direct frontage on College Drive
- Great visibility
- Ample parking
- Surrounded by dense residential

PROPERTY DETAILS

Address:	400 College Drive, Middleburg, FL 32068
Rent:	\$17.00/SF modified Gross
Size:	7,234 SF
Transaction Type:	Sub-lease (Current Tenant: Fresenius Medical Care)
Sub-lease Expiration date:	04-30-2029
Property Type:	2nd Generation Medical



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PROPERTY PHOTOS



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FLOOR PLAN

SCALE: 1/4" = 1'-0"

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