

# FISHHAWK HEALTHPARK

5611 SKYTOP DRIVE, LITHIA, FL 33547



## NOW LEASING PRIME MEDICAL OFFICE SPACE - **LAST SUITE AVAILABLE**

This property offers 21,640 SF of modern medical office space in the thriving, affluent FishHawk area market. Due to special circumstances, **additional leasing incentives are now available.**

### HIGHLIGHTS

- 3,238 sf available in shell condition
- Class "A" build to suit end cap unit
- Highly visible from FishHawk Boulevard
- Competitive lease rates and buildout allowance
- Excellent parking - 5 spaces per 1,000 SF
- Traffic count - 18,000 VPD
- Exterior building signage opportunities
- Convenient access with pedestrian friendly design

### CURRENT TENANTS

- BayCare Medical Group
- Pediatric HealthCare Alliance
- Dermatologist
- Pediatric Dentist
- General Dentist
- Pharmacy



OPTIMAL OUTCOMES  
Planning, Design, Development

Contact for more information:

Andrew Boggini | 727.895.8902  
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Located in the newest phase of FishHawk, the largest master planned community of Hillsborough County.

Other plans for this phase include professional and medical office, retail shops and services, townhouses, duplexes, rental apartments and multi-family homes of varying sizes and styles.

Area average household income continues to grow and currently exceeds \$105,000.



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