

OFFICE BUILDING



# BERRYHILL MEDICAL PARK OFFICE

5950 BERRYHILL MEDICAL PARK DR., SUITES A & B, MILTON, FL 32570



DAVID VALLETTO, SIOR  
Senior Vice President  
850.477.7044  
C 850.982.7352  
[dvalletto@teambeck.com](mailto:dvalletto@teambeck.com)

## OFFICE BUILDING

# BERRYHILL MEDICAL PARK OFFICE

5950 BERRYHILL MEDICAL PARK DR., SUITES A & B, MILTON, FL 32570



### OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Lot Size:	0.55 Acres
Year Built:	1990
Building Size:	4,876 SF
Renovated:	2023
Zoning:	C1
Market:	Milton
Traffic Count:	25,000

### PROPERTY OVERVIEW

Berryhill Medical Park Opportunity. Service both Milton & Pace from this location. Currently Vacant. 4,876sf Total (Suite A - 2,246sf & Suite B - 2,630sf) with .551 acres. Outstanding medical/office facility next door to Santa Rosa Medical Center. The property has been leased by two tenants in the past but now it could be easily converted to one occupant. Excellent condition with excess common parking. Multiple exam rooms, waiting areas, offices, bathrooms, etc. throughout the entire facility. Ideal for owner/occupant and investment with extra suite available for lease. Current expenses estimated at \$103.84 PSF, which includes property taxes, water/sewer, lawn care, and insurance. Tenant pays all electricity and janitorial.

### PROPERTY HIGHLIGHTS

- Berryhill Medical Park Opportunity
- Service both Milton & Pace from this location
- Berryhill medical facility with two suites or easily combined for one unit

### DAVID VALLETTO, SIOR

Senior Vice President  
dvalletto@teambeck.com  
850.477.7044





OFFICE BUILDING

# BERRYHILL MEDICAL PARK OFFICE

5950 BERRYHILL MEDICAL PARK DR., SUITES A & B, MILTON, FL 32570



DAVID VALLETTO, SIOR

Senior Vice President  
dvalletto@teambeck.com  
850.477.7044





OFFICE BUILDING

# BERRYHILL MEDICAL PARK OFFICE

5950 BERRYHILL MEDICAL PARK DR., SUITES A & B, MILTON, FL 32570



**DAVID VALLETTO, SIOR**

Senior Vice President  
dvalletto@teambeck.com  
850.477.7044

**BECK**  
PARTNERS



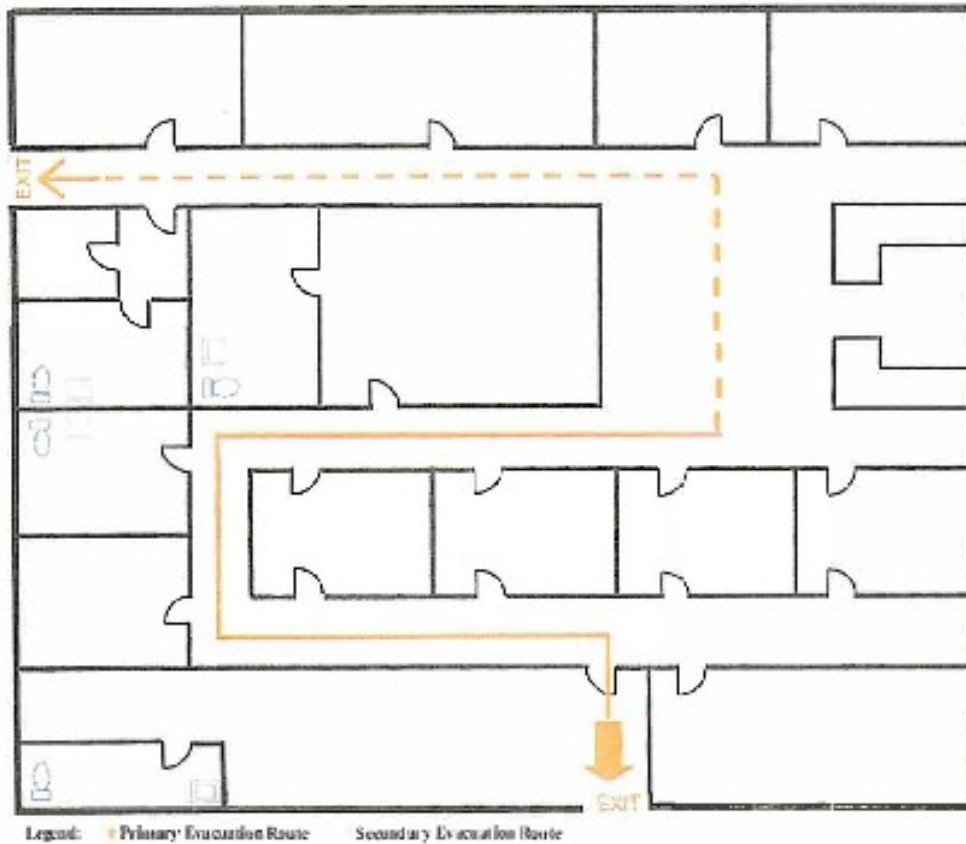
OFFICE BUILDING

# BERRYHILL MEDICAL PARK OFFICE

5950 BERRYHILL MEDICAL PARK DR., SUITES A & B, MILTON, FL 32570

## SUITE A

**Milton PSC**  
Emergency Evacuation Route



**DAVID VALLETTO, SIOR**

Senior Vice President  
dvalletto@teambeck.com  
850.477.7044

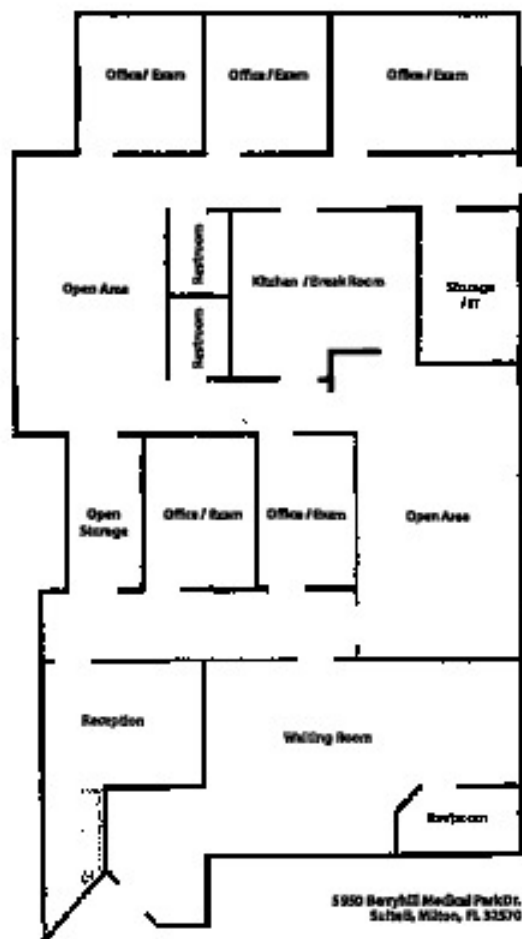
**BECK**  
PARTNERS

OFFICE BUILDING

# BERRYHILL MEDICAL PARK OFFICE

5950 BERRYHILL MEDICAL PARK DR., SUITES A & B, MILTON, FL 32570

## SUITE B



DAVID VALLETTO, SIOR

Senior Vice President  
dvalletto@teambeck.com  
850.477.7044

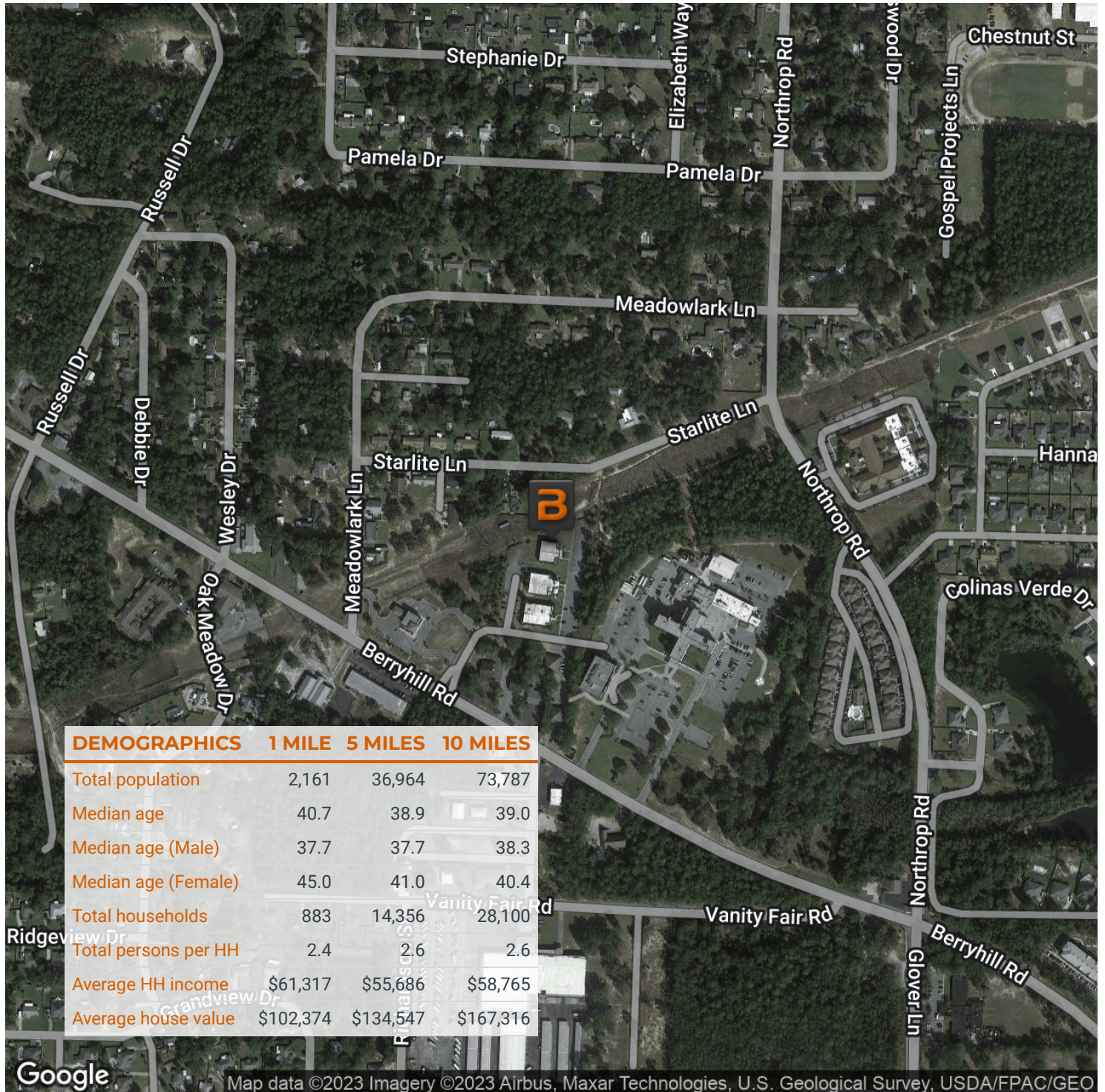




OFFICE BUILDING

# BERRYHILL MEDICAL PARK OFFICE

5950 BERRYHILL MEDICAL PARK DR., SUITES A & B, MILTON, FL 32570



DAVID VALLETTO, SIOR

Senior Vice President  
dvalletto@teambeck.com  
850.477.7044

