

# OSPREY POLYCLINIC

1307 SOUTH TAMIAMI TRAIL, OSPREY, FLORIDA 34229



## SALE - LEASEBACK OPPORTUNITY

### THE OFFERING



PURCHASE PRICE



CAP RATE



NOI



WALT

Transwestern is pleased to offer a unique opportunity to acquire the fee simple interest in the 10,924 rentable square foot Osprey PolyClinic medical outpatient building (the “Property” or “Osprey PolyClinic”). The Class A Property was completed in 2006 with substantial renovations in 2024 and is located in Osprey, Florida, twelve miles south of downtown Sarasota. Osprey PolyClinic shall be fully leased to a growing multi-specialty medical practice with ten practicing physicians. The property is offered free and clear of debt. Additionally, the practice is seeking to expand the Property with a ±4,500 square foot to add additional medical services offering the potential for a future increase to NOI and scale for the investment.



Sale-Leaseback Opportunity with a 15-year net lease with extension options, guaranteed by the practiced and affiliated entities including personal guaranties



Located on the major highway that runs through Osprey, directly across the street from Publix grocery store, with retail and medical properties in both directions.



Class A Property was completed in 2006 with substantial renovations in 2024



Osprey PolyClinic opened in December 2024 and is continuing to expand, they are seeking an approximate 4,500 SF expansion of the building.



Additional development offers the potential for a future increase to NOI and scale for the investment.

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PROPERTY INFORMATION