

302 BRYAN RD, BRANDON

**17 OFFICE/CONSULT ROOMS + 2 WAITING ROOMS +
3 RECEPTION DESKS +2 FULL, 4 HALF BATHS + 3 STORAGE ROOMS
+ BREAK ROOM + UTILITY ROOM**

- **SPACIOUS AND VERSATILE COMMERCIAL BUILDING LOCATED IN CENTRAL BRANDON AREA!**
- **TWO OF THE THREE UNITS HAVE BEEN COMBINED FOR A LARGER OFFICE SPACE BUT CAN EASILY BE CONVERTED BACK TO THREE SEPARATE OFFICES IF NEEDED!**
- **ABUNDANCE OF PRIVATE OFFICE AND CONSULTATION ROOMS OF VARIOUS SIZES TO MEET ALL OF YOUR BUSINESS NEEDS!**
- **SHARED WAITING ROOM FOR SUITE #2 AND #3 WITH SEPARATE RECEPTION DESKS AND CLIENT RESTROOM NEARBY!**
- **MULTIPLE FULL AND HALF BATHROOMS THROUGHOUT THE BUILDING!**
- **BREAK ROOM & UTILITY ROOM FOR CONVENIENCE!**
- **THREE SEPARATE ENTRANCES TO THE FRONT AND THREE ADDITIONAL EXITS AT THE BACK OF THE BUILDING!**
- **AMPLE AMOUNT OF PARKING SPACES IN YOUR PRIVATE PARKING LOT!**
- **HIGHLY DESIRABLE LOCATION JUST SOUTH OF SR-60, AND MINUTES FROM I-75!**