

FOR LEASE | REMODELED CENTER | REMODELED UNITS | EXCELLENT VISIBILITY | CAN SIZE & BUILD TO SUIT



“ RETAIL AND OFFICE AVAILABLE



2435 US-19 S, HOLIDAY FL 34691

FULLY REMODELED
Center Fully Remodeled (underway)

\$9 - \$20 /SF/YR NNN

350 RSF to 11,000 RSF +/-
Flexible Layouts

CAN BUILD & SIZE TO SUIT
CALL FOR DETAILS!

OFFERING MEMORANDUM

DISCLAIMER

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250 RSF +/- TO 11,000 RSF +/- | CAN BUILD & SIZE TO SUIT | REMODELED CENTER

2435 US-19 S, HOLIDAY FL 34691

“ RETAIL AND OFFICE AVAILABLE

PROPERTY
FIRMION PROFESSIONAL CENTERADDRESS
2435 US -19 S, HOLIDAY FLCOUNTY
PASCOUSE TYPE
OFFICE/MEDICAL/ INSTITUTIONALMIN. DIVISIBLE
250 RSF +/-MAX. CONT.
11,000 RSF +/-PARKING RATIO
4/1000 +/-LEASE TYPE
NNNCONDITION
BUILD TO SUIT/ REMODELED

EXECUTIVE SUMMARY

A Fully Modernized Office Asset Featuring New Ownership and Management



Firmion Professional Center, located at 2435-2437 US Highway 19 in Holiday, Florida, occupies a **highly visible hard-corner location at a signalized intersection**, offering outstanding exposure along one of the area's busiest commercial corridors.

With **traffic stopping at the light directly in front** of the property, tenants benefit from excellent visibility and a recognizable landmark address along US Highway 19.

Now **under new ownership and professional management, the center is undergoing a complete modernization from top to bottom**. Major improvements include a brand-new roof, updated plumbing infrastructure, new HVAC systems, renovated common area restrooms, fresh exterior and interior paint, and extensive upgrades throughout the property and individual suites.

The property also offers **abundant on-site parking**, providing convenient access for tenants, customers, and employees. Flexible leasing opportunities are available, with suites

ranging from **approximately 350 square feet to over 11,000 square feet of contiguous space**, allowing businesses the ability to scale within the center as they grow. More options may be available in addition to advertised spaces so please call for more details.

As renovations continue and the transformation progresses, **leasing rates are expected to increase**. This presents a limited opportunity for early tenants to **secure space at current below-market introductory rates while the repositioning of the center is still underway**.

With its signalized corner location, strong visibility, extensive renovations, and flexible suite configurations, Firmion Professional Center presents an excellent opportunity for businesses seeking a high-profile location along the US Highway 19 corridor.

Contact the listing broker for additional details and available layouts and current specials. Can build and size to suit!

- “ REMODELED
- “ LOW RATES
- “ RETAIL/OFFICE
- “ CAN BUILD TO SUIT
- “ CAN SIZE TO SUIT



“ As renovations continue and the transformation progresses, leasing rates are expected to increase. ***This presents a limited opportunity for early tenants to secure space at current below-market introductory rates while the repositioning of the center is still underway.***

KEY METRICS

Property



2435 US-19 S, HOLIDAY, FL 34691

Condition

REMODELED

REMODELED SUITES AND CENTER

Square Feet Available

350 SF & UP

SQUARE FEET +/-

Traffic Counts

24,500

VEHICLES/DAY +/-
(per ESRI)

Use Type

OFFICE/MEDICAL/RETAIL

SUITED FOR A VARIETY OF
PROFESSIONAL OFFICE AND
MEDICAL USES

Lease Term

NEGOTIABLE

FLEXIBLE TERMS CAN BE AVAILABLE

Starting Rate

PLEASE CALL FOR BEST RATES!

STARTING AT
\$9/RSF/YR NNN

Lease Type

NNN



PRIME FIRST-FLOOR RETAIL / OFFICE CONVERSION OPPORTUNITY

Highly visible first-floor retail space available at the landmark Firmion Professional Center, offering direct exposure to US Highway 19 along one of Holiday's busiest commercial corridors.

Spaces ranging from approximately 1,000 to 3,500 RSF are available and can be configured to suit a variety of retail, service, and professional uses including barber shop, nail salon, medical practice, real estate office, law firm, or other customer-facing businesses.

The space can feature direct sidewalk access and a retail-style storefront, providing strong visibility and convenient access for customers. Large storefront windows and signage opportunities facing US Highway 19 create excellent exposure to daily traffic.

This space may also be offered as a build-to-suit opportunity. Ownership is willing to reconfigure the existing storefront, including doors, accessibility ramps, and entry layout, to accommodate tenant needs and create a true retail-style presence.

Tenants can also benefit from the building's ongoing modernization under new ownership and management, which includes significant upgrades throughout the property.

Image for illustration purposes. Actual finishes may vary.

Call for visual renderings, layout options, and additional details.

LANDLORD CAN BUILD, SIZE TO SUIT AND CONVERT SPACES TO RETAIL FOR QUALIFIED TENANTS.



- “ **RETAIL STORE FRONTAGE**
- “ **HIGH VISIBILITY**
- “ **MODERNIZATION IN PROGRESS**
- “ **CAN BUILD TO SUIT**
- “ **CAN SIZE TO SUIT**


BLANK CANVAS: CAN BUILD & SIZE TO SUIT

6TH FLOOR **FLAGSHIP** BUILD-TO-SUIT OPPORTUNITY MEDICAL, LAW, & PROFESSIONAL OFFICES

A rare opportunity to secure the entire 6th floor with **up to 6,400± contiguous square feet** in the landmark Firmion Professional Center, one of the most recognizable buildings along US Highway 19 in Holiday, Florida.

This top-floor executive space offers a unique advantage for medical practices, law firms, financial services, consulting firms, and other professional users seeking privacy, prestige, and a highly functional workspace. Tenants occupying the entire floor benefit from direct elevator access, creating a private and secure environment ideal for executive-level operations.

The building is currently undergoing a major modernization under new ownership and

management, including a new roof, new mechanical systems, updated infrastructure, renovated common areas, and extensive interior upgrades, positioning the property as one of the most improved professional centers in the area.

The 6th floor is offered as a build-to-suit opportunity, allowing tenants to create a customized layout tailored to their operational needs. In-house pre-planning and design services are included, helping tenants visualize and execute the ideal workspace efficiently.

Full build-to-suit services or tenant improvement allowances are available for qualified tenants.

Rates start around \$15/SF/YR NNN (as-is). Please call for personalized rates based on your needs, and planning consultation. Full build-to-suit services or tenant improvement allowances are available for qualified tenants.

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- “ **PRIVATE ELEVATOR ACCESS**
- “ **HIGH VISIBILITY : TOP FLOOR**
- “ **MODERNIZATION IN PROGRESS**
- “ **CAN BUILD TO SUIT**
- “ **CAN SIZE TO SUIT**

AVAILABILITY

OFFICE CENTER AVAILABILITY & RATES

**REMODELED OFFICE SUITES
 CAN BUILD AND SIZE TO SUIT**

SUITE	SIZE (RSF +/-) Can Size to Suit	TYPE	STATUS	RATE/RSF/Year NNN
FIRST FLOOR				
100	1,200 to 3,500	RETAIL/MEDICAL/ OFFICE	AVAILABLE	Call for rates
140	978	RETAIL/MEDICAL/ OFFICE	AVAILABLE	\$11 to \$18
104	698	OFFICE	AVAILABLE	\$10 to \$15
THIRD FLOOR				
301	857	OFFICE	AVAILABLE	\$10-\$14
302	737 to 1,523	OFFICE/ MEDICAL	AVAILABLE	\$10-\$14
FOURTH FLOOR				
401	564 to 943	OFFICE	AVAILABLE	\$10-\$13
406	326	OFFICE	AVAILABLE	\$680/MO ↑
FIFTH FLOOR				
501	613 to 1,902	OFFICE		\$10-\$13
SIXTH FLOOR				
600	3,200 to 6,335	OFFICE/ MEDICAL	AVAILABLE	\$9 - \$20

STANDARD OFFICE SPACE AVAILABILITY & RATES

Office suites available at the Firmion Professional Center, now under new ownership and management.

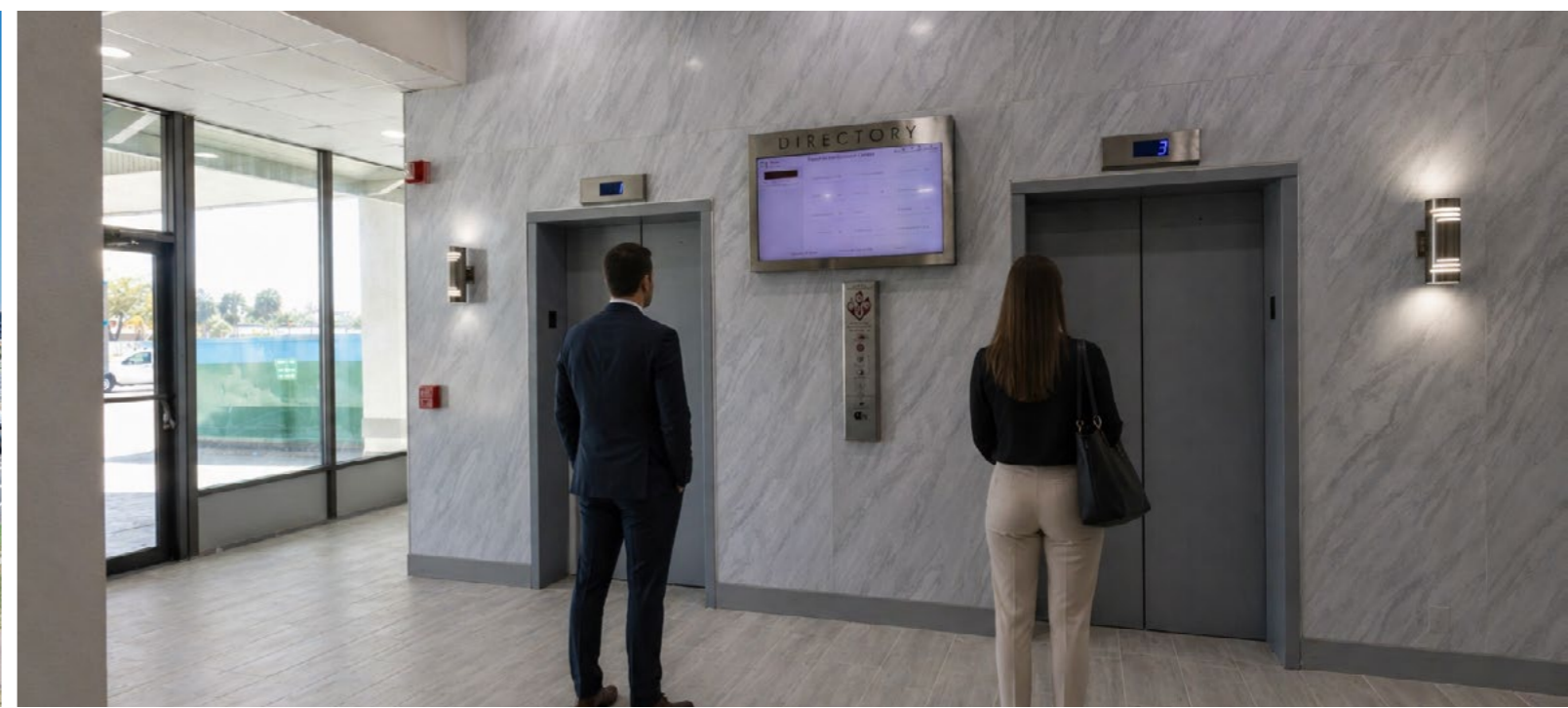
The property is undergoing a full modernization, including a new roof, new HVAC systems, renovated lobby and common areas, elevators, updated fixtures, fresh interior and exterior paint, and porcelain wood-look tile flooring throughout.

Suites and center will feature more efficient, modern layouts and are available for immediate occupancy.

ATTRACTIVE RATES WITH INCENTIVES AVAILABLE FOR QUALIFIED TENANTS AND TERMS.

Call for available options, layouts, and details.

- “ **REMODELED & MODERNIZED**
- “ **HIGH VISIBILITY**
- “ **ATTRACTIVE RATES AND INCENTIVES**
- “ **CAN BUILD TO SUIT**
- “ **CAN SIZE TO SUIT**





VETTED LOCATION BY WELL ESTABLISHED NATIONAL TENANTS!

EXCELLENT VISIBILITY: AT TRAFFIC LIGHT

The center benefits of a captive audience while waiting at the traffic lights of US-19 and Darlington RD.

DIRECT ACCESS SUITES AVAILABLE

Lease space with direct store-front access to sidewalk and parking on Darlington Road.



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