

MEDICAL

From 15

is for sale," Kent said. "Each doctor or professional will actually own not only the office, but the land it sits on. They are essentially office condos."

Most doctors lease their offices, but the "office condo" concept is growing in popularity, Kent said. Four buildings have already been sold. The initial investment cost for one of the 2,500-square-foot buildings is about \$210,000 for shell and pad. Interior design and build-out is separate.

"We've got contracts out to a handful of doctors already. It's appealing," King said. "And for the community, what makes it convenient is the location. It's right in the heart of what is pretty much a medical corridor."

Kent said she is trying to ensure the complex includes a good mix of tenants, such as insurers, attorneys and medical imaging offices.

"What I'm trying to find are the top people in a wide variety of fields so that this will be a premier medical center for people to visit that

"Each individual building is for sale. Each doctor or professional will actually own not only the office, but the land it sits on. They are essentially office condos."

Cid Kent

Stirling Sotherby's International
Realty Sales Associate

will offer everything they need in the best environment," King said.

South Lake Medical Arts Center will also include a two-story, 200-space parking garage, a first for the Clermont area.

"We're actually very excited about it. You go around to other hospitals and central Florida and see similar complexes being built near them. Physicians just want to be near it and part of it," King said. "This project is going to add to what's here and everyone is going to know where it is."



Contributed art

An artist's rendering of a building in the 16-building medical complex.



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