

# OFFICE SPACE : FOR LEASE

## 2222 Lithia Center Lane

Valrico, Florida 33596

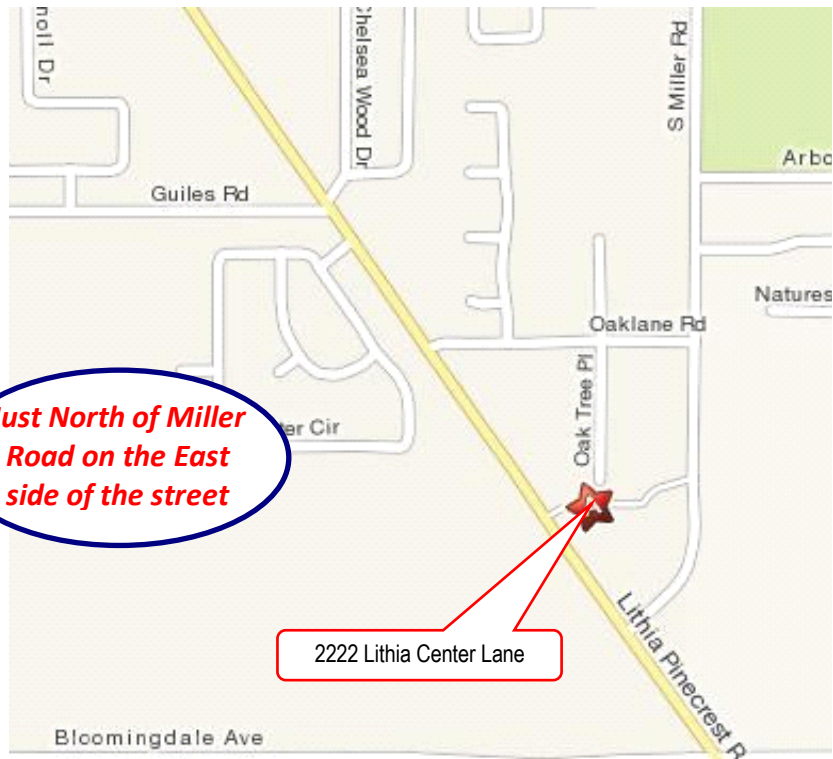
**Lease Rate:**  
**\$22.00 SF**  
(modified gross rate)



705 - 1978 SF of professional office space coming available!

### PROPERTY FEATURES include:

- built in 2002, this office building complex is nestled under beautiful oak trees and is a well-maintained and landscape property.
- Upscale housing communities surround the office park – one of the most affluent markets in the Tampa Bay area.
- plenty of parking, (4:1,000 SF ratio)
- **office space available for move-in, 30 - 60 days after lease signing!**



For information, contact:

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carl@turnercole.com



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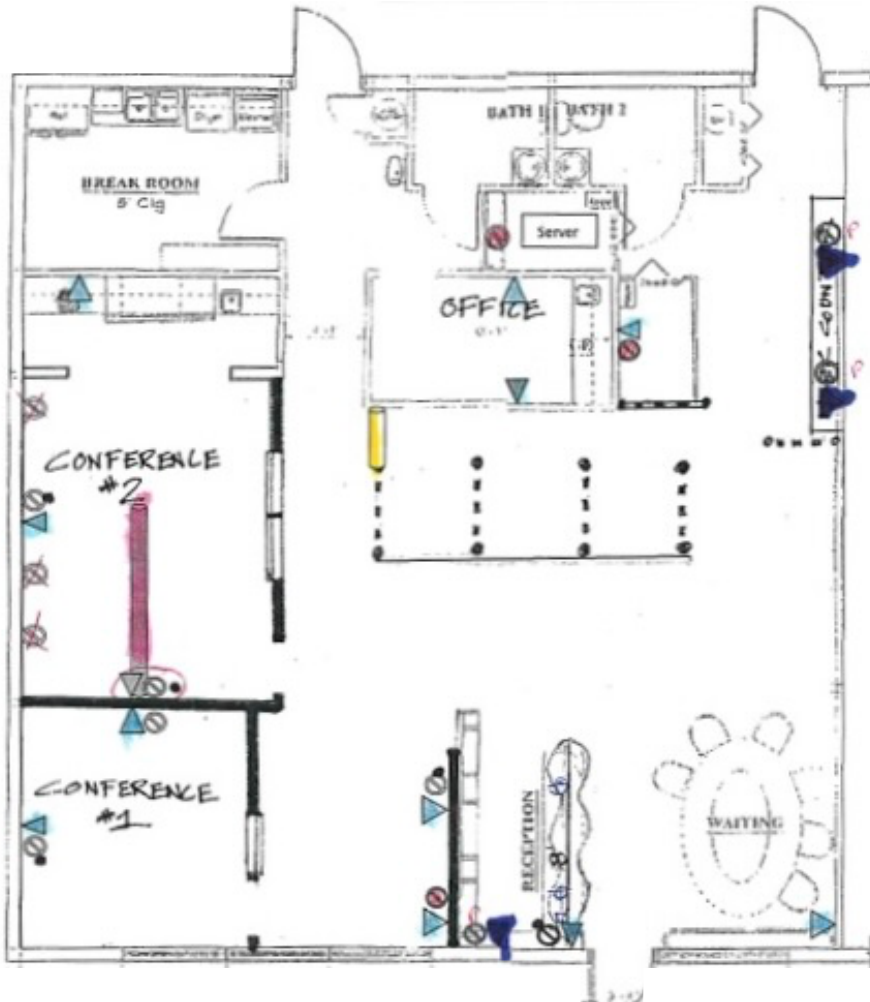
**Turner Cole Company**

Real Estate Services

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Valrico, Florida 33596

## UNIT 2222: 1978 SF - Floor plan



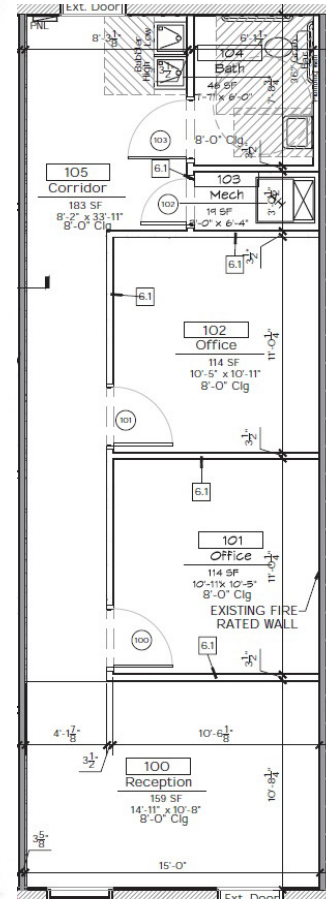
UNIT 2222: 1978 SF  
**\$3,626.33 /mo**  
(plus 6.0% sales tax)

\$3,849.91 /mo with tax

**ANNUAL LEASE RATE:**  
**\$22.00 PSF (MG)**

(modified gross rate includes water/sewer, trash removal, all common area maintenance, real estate taxes and building insurance.)

## UNIT 2230: 705 SF - Floor plan



UNIT 2230: 705SF  
**\$1,292.50 /mo**  
(plus 6.0% sales tax)

\$1,370.05 /mo with tax

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