

FOR SUBLEASE

- ◆ 4,934 - 9,869 sf office suite available for immediate occupancy
- ◆ Flexible floor plan includes 3 private offices, conference room, training room and more!
- ◆ Located directly on US Hwy 19 at the signalized intersection of Regency Park Blvd.
- ◆ Prominent monument signage available
- ◆ Multiple access points provide easy egress / ingress from both Regency Park Blvd. & US Hwy 19
- ◆ Property is undergoing bathroom renovation, exterior painting and stucco revamp
- ◆ On-site maintenance manager
- ◆ Ample parking in both the front and rear of the building
- ◆ Sublessor may consider dividing the space



PROFESSIONAL OFFICE

10220 US 19 3rd floor • Port Richey • FL • 34668

Lease Rate: \$20 psf Modified Gross

Marc Pfleger
Commercial Associate

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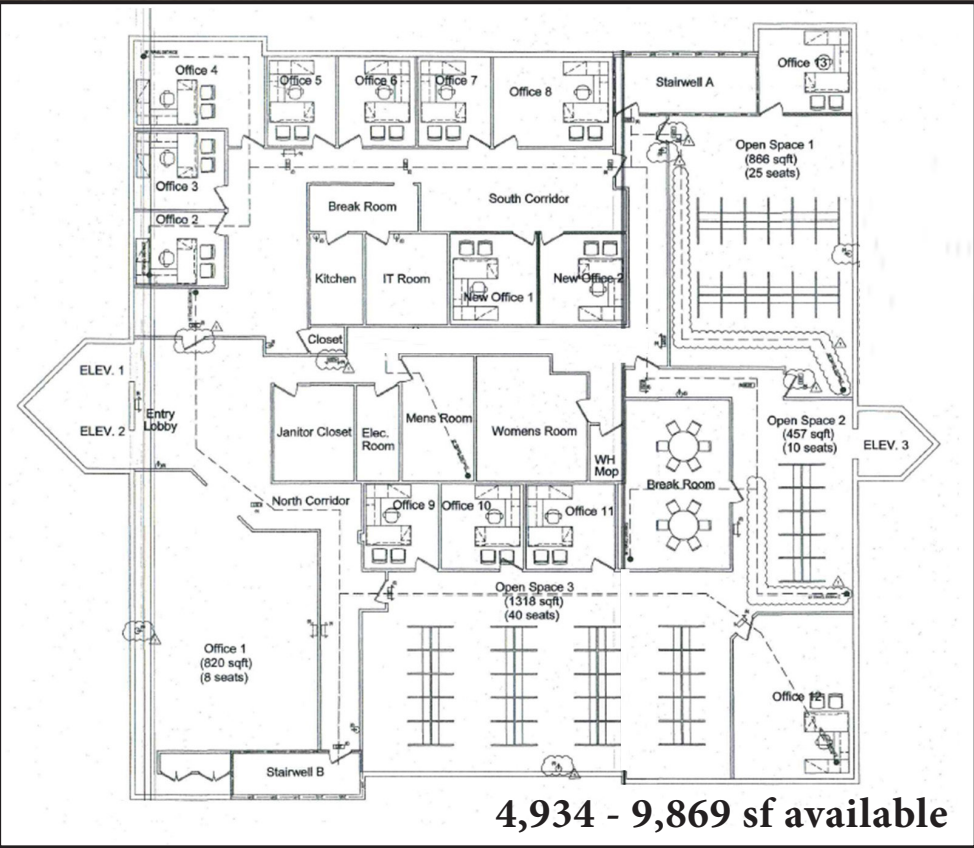
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COMMERCIAL ASSET PARTNERS

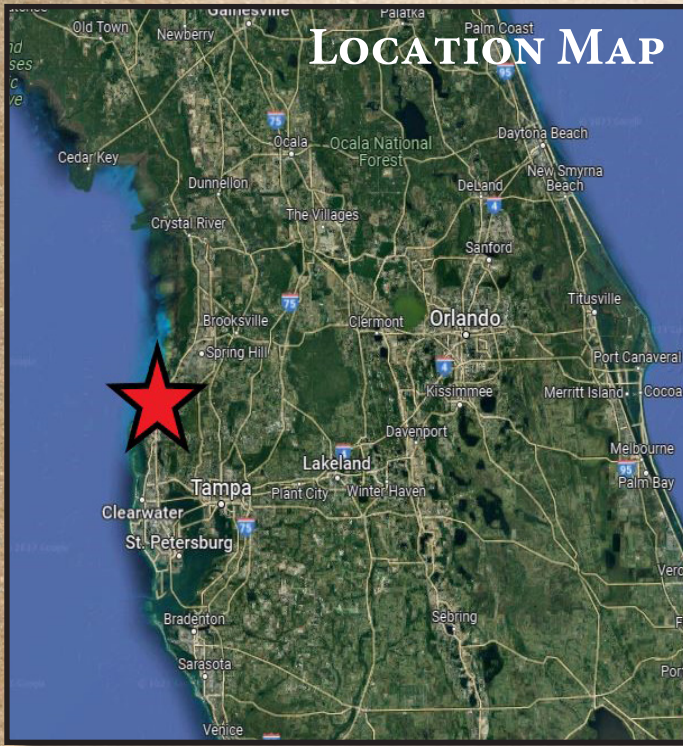
Sales & Leasing • Investment • Property Management • Site Selection

Floor Plan



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LOCATION SUMMARY

The subject property is located on US Hwy 19 with easy access to much of the Tampa Bay Area:

- * 11 miles to Suncoast Parkway/Veterans Expressway
- * 30 miles to Tampa International Airport
- * 32 miles to USF
- * Major Retailers like Publix, Carrabba's, The Home Depot, Walmart, Aldi & many more located within 2 miles of the subject property



DEMOGRAPHICS - 5 MILES



Median Age: 46.5



Pop. Est.: 124,704



Avg HH Inc.: \$58,405