

OFFICE SPACE : FOR LEASE

403-437 Lithia Pinecrest Road

Brandon, Florida 33511

Lease Rate:
\$21.00 SF
(modified gross rate)

Lithia Oaks Business Center



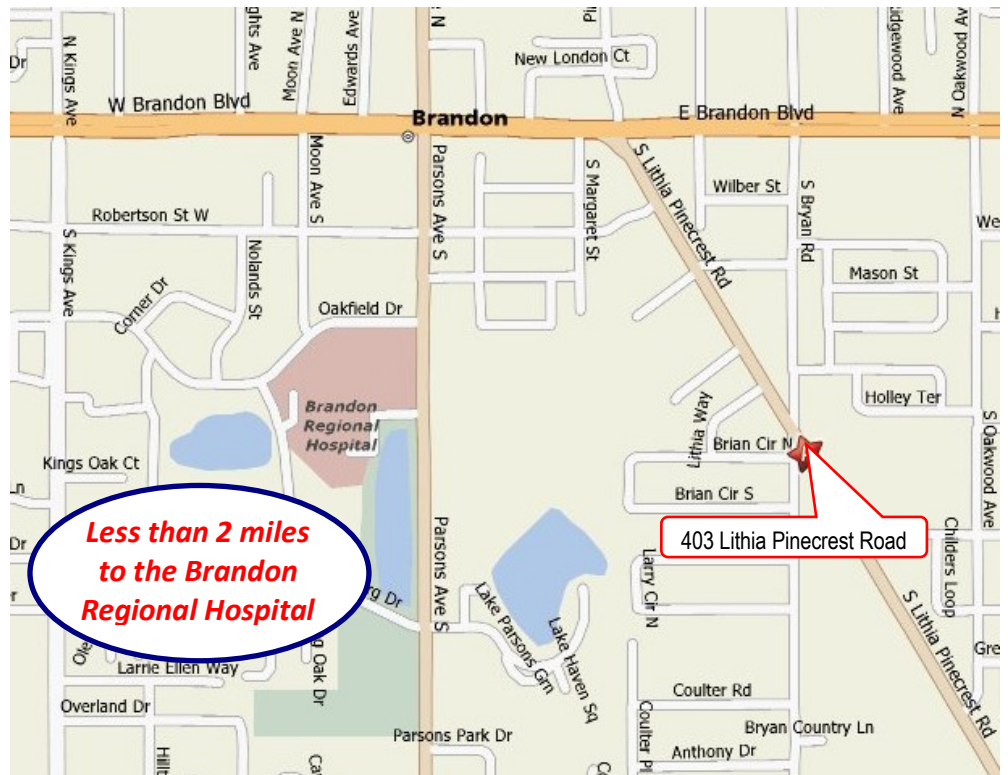
1,000 to 2,262 SF units available now

Located on corner of Lithia Pinecrest and Bryan Roads

PROPERTY FEATURES include:

- built in 2006, office park close to home, yet minutes away from I-75
- inside units have been totally renovated: new wood tile flooring, carpets updated trim, LED lighting, etc.
- office park is professionally landscaped, well-lighted park at night
- plenty of parking, (5:1,000 SF ratio)

office space available for immediate move-in!



**Less than 2 miles
to the Brandon
Regional Hospital**

403 Lithia Pinecrest Road

For information, contact:

Carl Stickeler
(813) 390-0951

carl@turnercole.com



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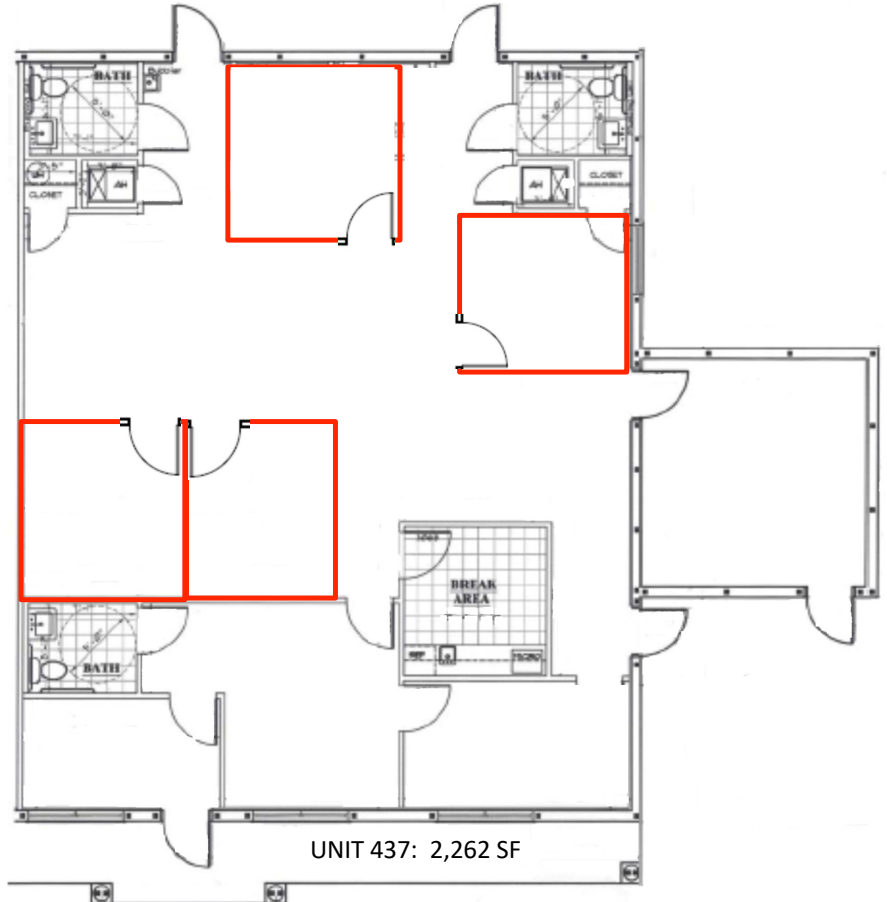
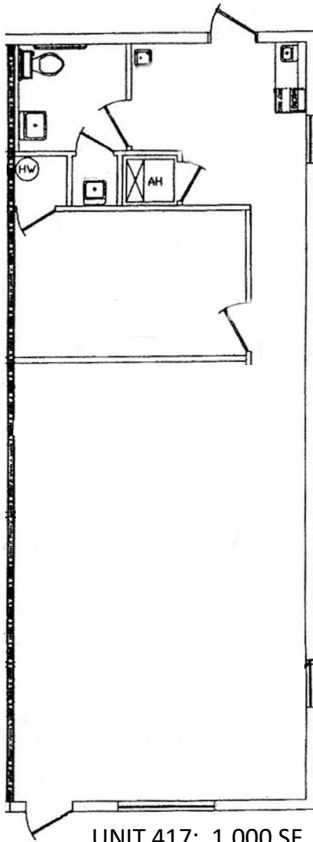
AVAILABLE UNITS

403-437 Lithia Pincrest Road

Brandon, Florida 33511

403	405	407	409	411	413	415	417
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421	423	425	427	429	431	433	435	437
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ANNUAL LEASE RATE:

\$21.00 PSF (MG)

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

UNIT 417: 1,000 SF

\$1,750 /mo + 3.5% sales tax

UNIT 437: 2,262 SF

\$3,959 /mo + 3.5% sales tax

Come join our family of tenants:

- 403: Girards & Johnson
- 405-407: Tectonic Engineering Consultants
- 409: Edward Jones
- 411: Valrico Therapeutic Massage
- 413: Law office of Dean Burnett, P.A.
- 415: pending contract
- 417: **VACANT**
- 421: JoinTech Labs
- 423: U.S. Deeds, P.A.
- 425: Law office of Chris Breton, P.A.
- 427: Life Center for Health Management
- 429: The Golden Law Group
- 431: Airquest Environmental
- 433: Tampa Bay Functional Neurology
- 435: Excellence First Insurance Specialists
- 437: **VACANT**

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