

# Lake Brandon Professional Park

**1104 Kyle Wood Lane**

Brandon, Florida 33511

*Building ready for medical practice to move-in immediately!*



## OFFERING SUMMARY

Offer Price	<b>\$1,500,000</b> <b>\$334/SF</b>
Building Size/ RSF	<b>4,494 SF</b>
Year Built	<b>2017</b>
Zoning	<b>PD – BPO</b> <b>Bus. Prof. Office</b>
2024 R/E Taxes	<b>\$19,025</b>
Hills Co. Folio #	<b>072304-0533</b>

## PROPERTY OVERVIEW

Up for sale is a rare opportunity to purchase an office condo in the Lake Brandon Professional Park. This park has thirty-five (35) stand-alone office buildings and consistently has extremely low vacancy rates. This is the newest office building in the park, built in 2017.

The park was developed and constructed by Waterford Construction, a top-rated builder in the Tampa community for over 30 years. Their attention to detail is what makes them one of the area's most respected developers as well as the quality of the buildings they deliver.

The office was formerly used by a medical research company and has a portion of the building built out in medical exam/treatment rooms, a lab, pharmacy room and then multiple offices and a large 500 SF employee break room upstairs

For information,  
contact:

**Carl Stickeler**  
**(813) 390-0951**  
[cstickeler@gmail.com](mailto:cstickeler@gmail.com)



**Hillsborough's Finest Real Estate Team**

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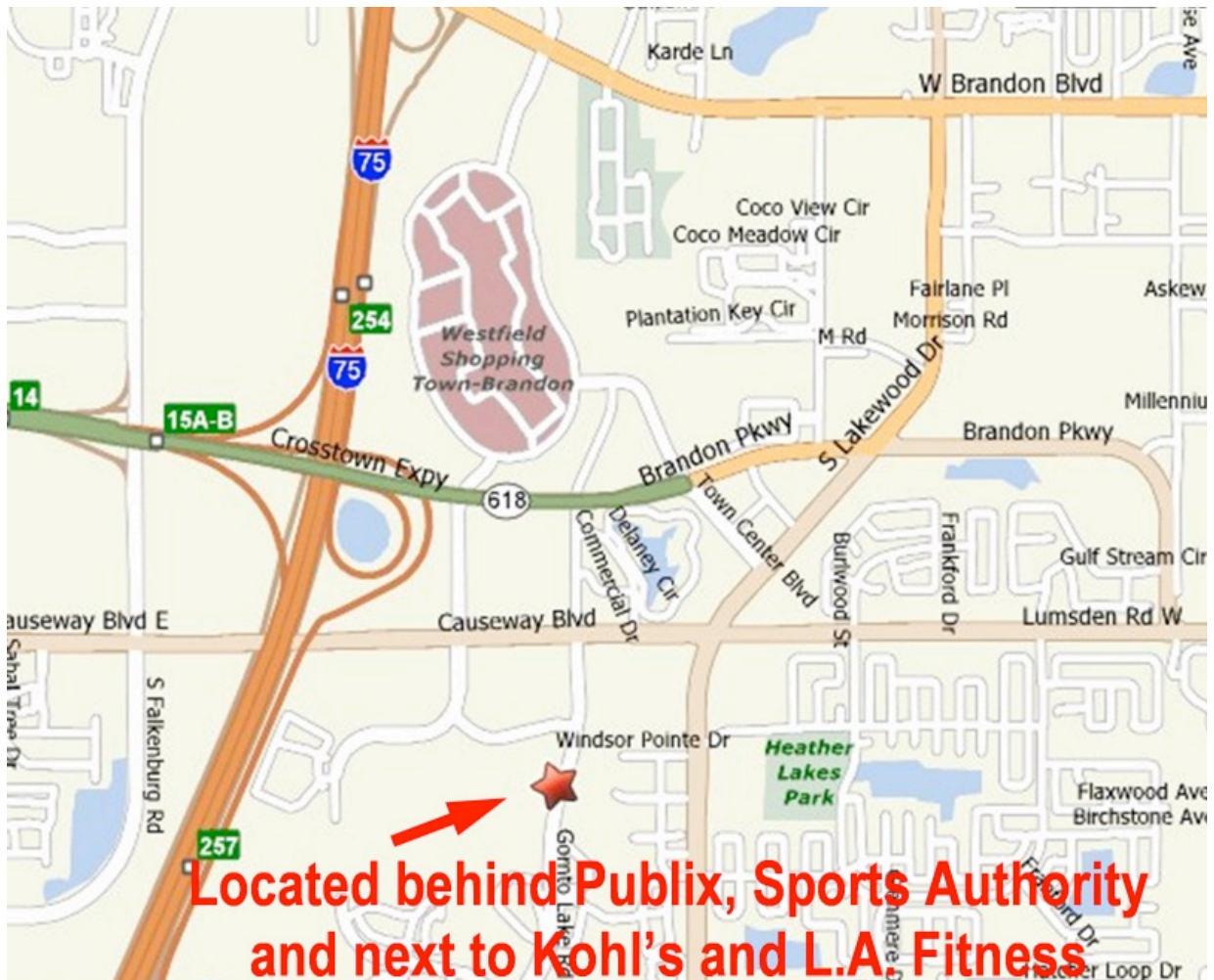
**Turner Cole Company**

Real Estate Services



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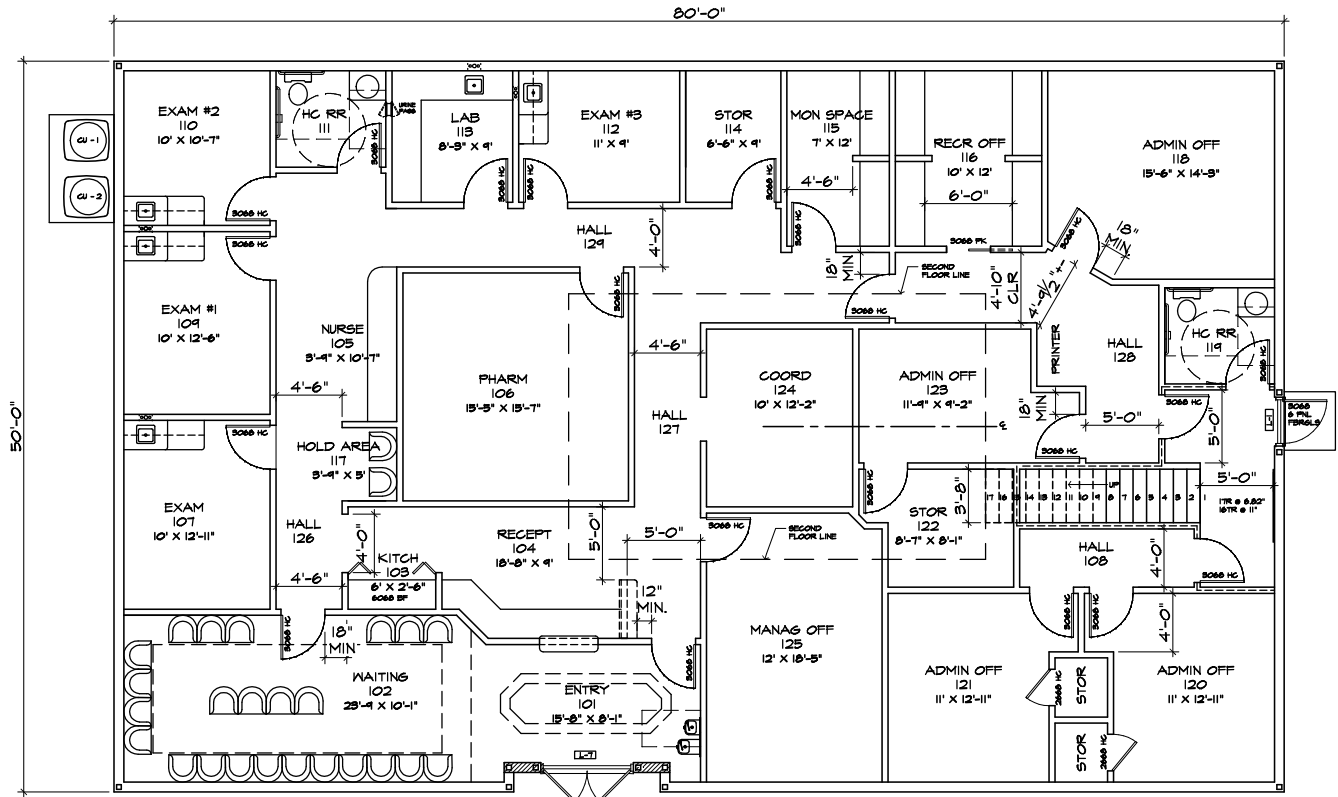
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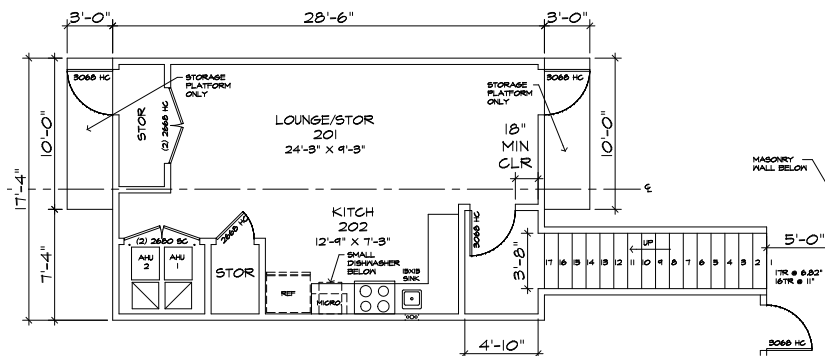
## BUILDING PLANS

1104 Kyle Wood Lane  
Brandon, Florida 33511



**FIRST FLOOR ^ 4,000 SF**

**SECOND FLOOR v 494 SF**





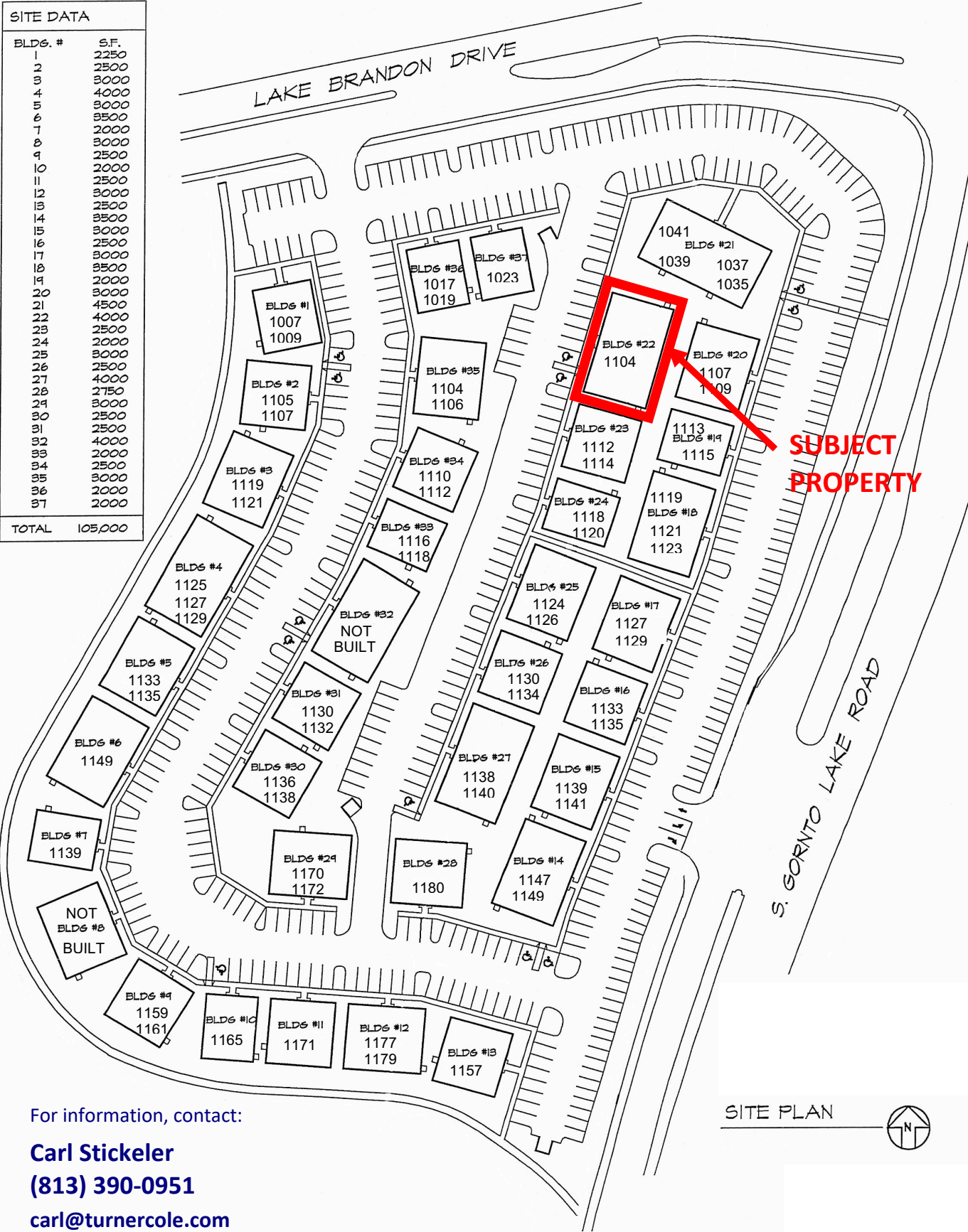
# Lake Brandon Professional Park

**SITE PLAN** with Building numbers and addresses

**1104 Kyle Wood Lane**

Brandon, Florida 33511

SITE DATA	
BLDG. #	S.F.
1	2250
2	2500
3	3000
4	4000
5	3000
6	3500
7	2000
8	3000
9	2500
10	2000
11	2500
12	3000
13	2500
14	3500
15	3000
16	2500
17	3000
18	3500
19	2000
20	3000
21	4500
22	4000
23	2500
24	2000
25	3000
26	2500
27	4000
28	2750
29	3000
30	2500
31	2500
32	4000
33	2000
34	2500
35	3000
36	2000
37	2000
TOTAL 105,000	



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SITE PLAN