

Barrister West

7701 Little Road, New Port Richey, FL 34652

RIPCO
RETAIL LEASING

For Lease



| 660 - 6,580 SF

Modern Medical & Professional Office Building
adjacent to the West Pasco Government Center

Contact
Exclusive Agents

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Space Details

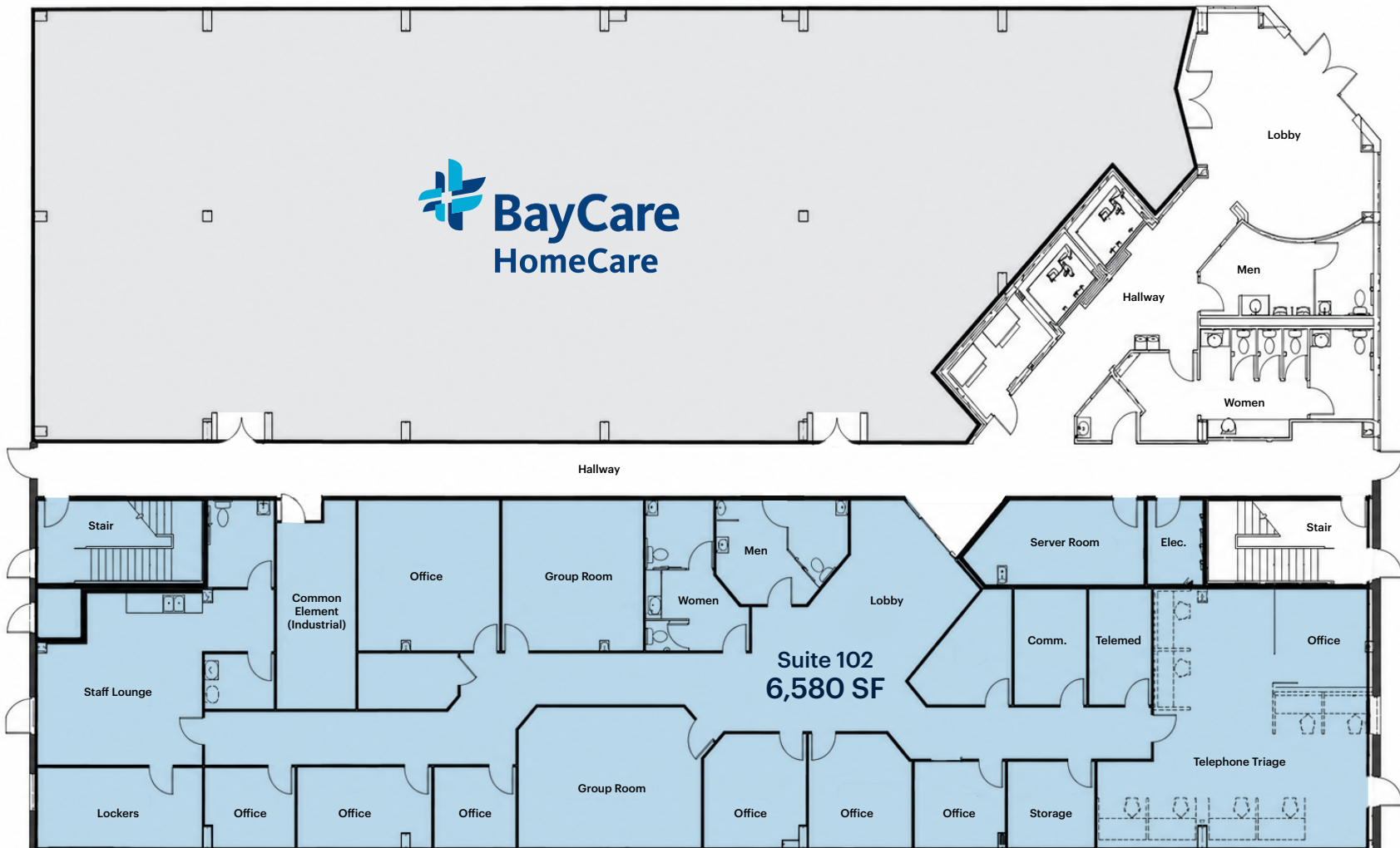


Location	West side of Little Road between Citizens Drive & Emmons Avenue	
Size	Ground Floor	
	Suite 102	6,580 SF
Second Floor	Suite 205	
	Suite 211	1,288 SF
	Suite 212	1,170 SF
	Suite 213	1,882 SF
	Suite 213	
Rent	\$16.00 PSF	
CAM/NNN	\$7.00 PSF NNN	
Possession	Immediate	
Term	Minimum five (5) years	
Co-Tenants	BayCare HomeCare, Advanced Care Pediatrics	
Neighbors	West Pasco Government Center, VA Clinic, Morton Plant North Bay Hospital, Lowe's, Home Depot, Kohl's, Hobby Lobby, Pasco County Health Department, Integrated Medical Center of Florida	
Comments	<p>Barrister West is a modern Medical and Professional Office Building adjacent to the West Pasco Government Center and Veterans Affairs, serving medical, legal, and professional users.</p> <p>Available suites offer efficient layouts with reception/waiting areas, private offices, and open workspaces.</p> <p>The property has been recently renovated with upgraded common areas, restrooms, and suites, and features directory signage, elevator access, and a 5/1,000 SF parking ratio.</p> <p>Located on the Little Road corridor, the building provides convenient access to SR 54, the Suncoast Parkway, Ridge Road extension, and US Highway 19 for patient and employee travel.</p> <p>Situated in rapidly growing West Pasco County, the area has experienced approximately 30% population growth over the past decade and continues to grow by roughly 3% annually.</p>	

Floor Plan

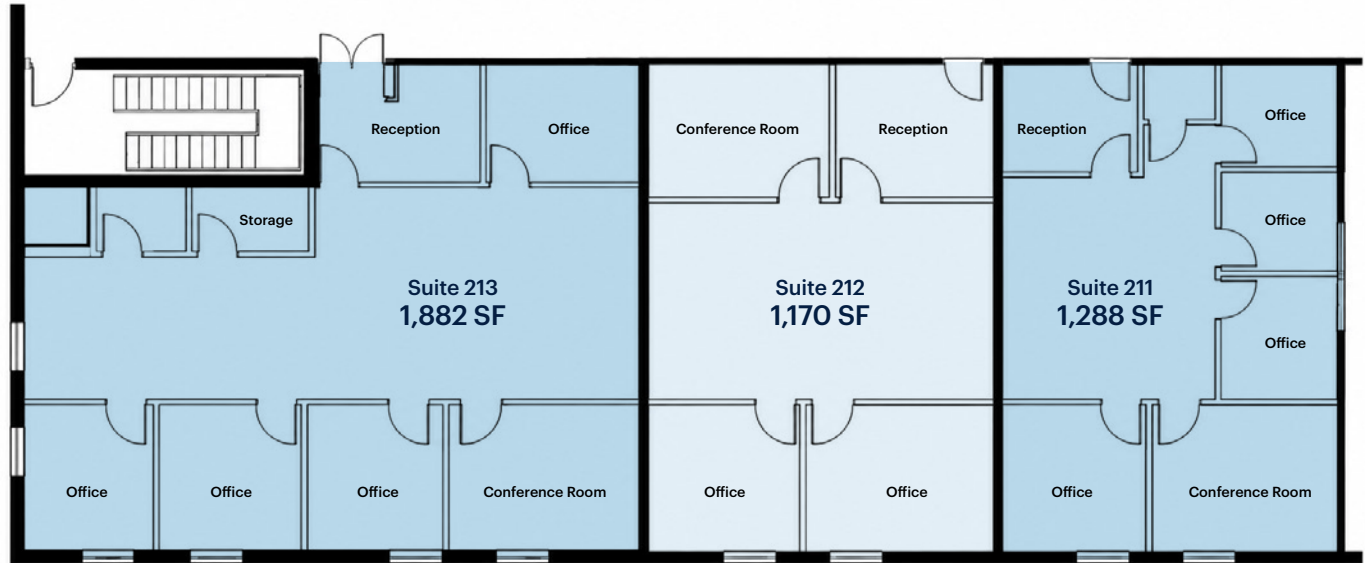
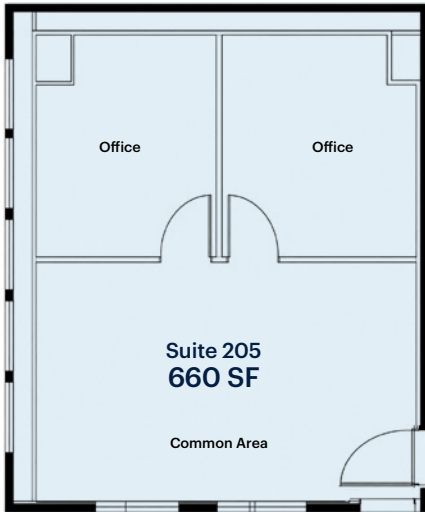
Ground Floor

Multiple private offices, group rooms, staff lounge, locker room, server room, tele-med room, telephone triage area, and private restrooms



Floor Plan

Second Floor



Property Imagery

Suite 102 interior photos



Property Imagery

Second floor interior photos



Suite 211



Suite 211



Suite 213



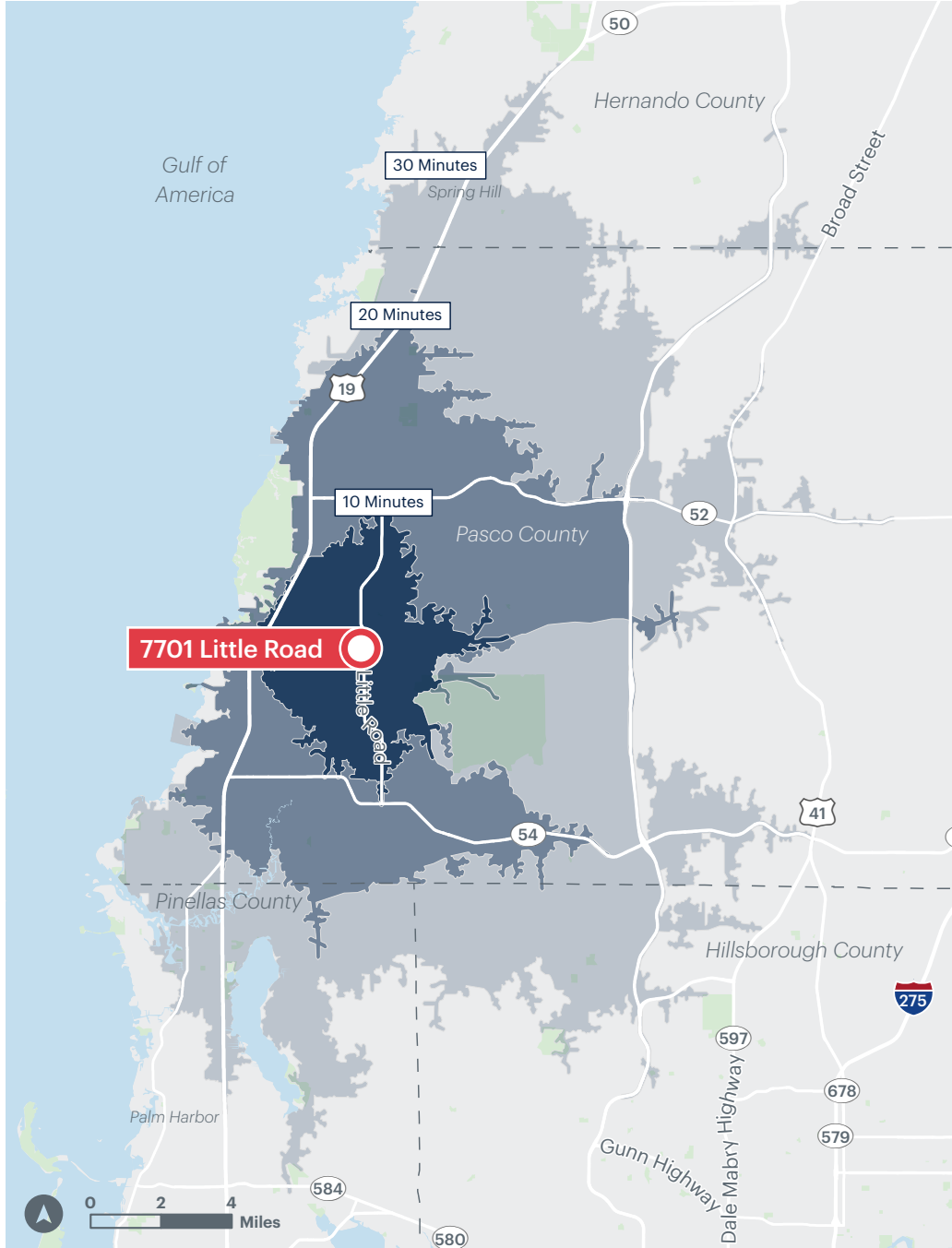
Suite 213

Area Retail



Drive Time Demographics

2025 ESRI Summary Report



	10 minutes	20 minutes	30 minutes
Total Population	67,736	234,394	396,704
Total Households	29,870	102,159	169,644
Average Household Income	\$73,701	\$84,507	\$96,880
Daytime Population	69,268	223,780	364,573
Total Employees	26,447	81,544	132,846
Total Businesses	2,227	7,763	13,018

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Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.