

# OFFICE SPACE : FOR LEASE

**3113 Lithia Pinecrest Road**

Valrico, Florida 33596

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



**1,410 SF office space available!**

## PROPERTY FEATURES include:

- built in 2001, 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 March 1<sup>st</sup>, 2026!**



For information, contact:

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**Hillsborough's Finest Real Estate Team**

*Let us work for you!*



[www.TurnerCole.com](http://www.TurnerCole.com)

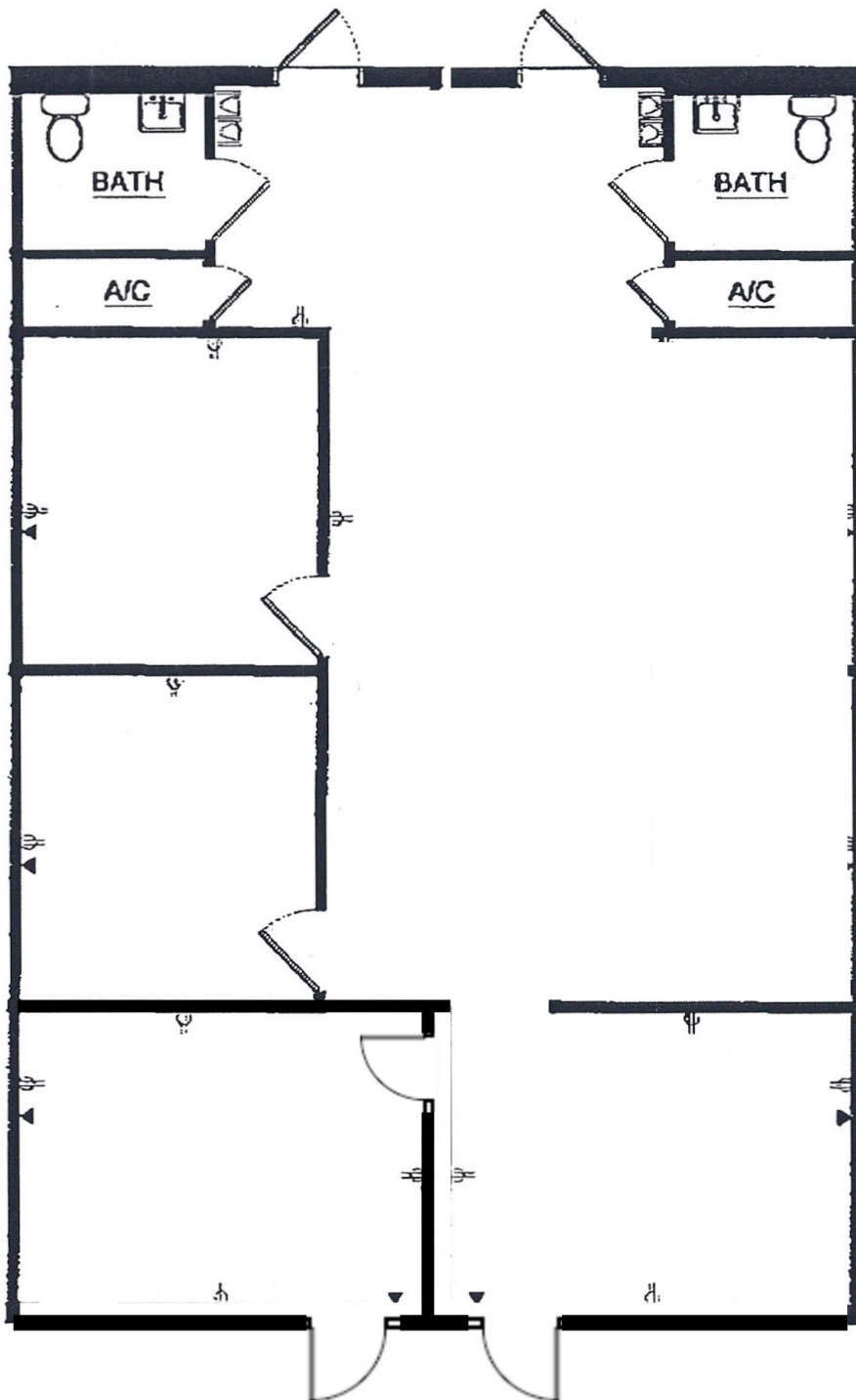
**Turner Cole Company**

Real Estate Services

# 3113 Lithia Pinecrest Road

Valrico, Florida 33596

## 1,410 SF FLOOR PLAN



### ANNUAL LEASE RATE:

**\$22.00 PSF (MG)**

UNIT 3113: 1410 SF

**\$2,585.00 /mo**

(modified gross rate)

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

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