

OFFICE SPACE : FOR LEASE

3113 Lithia Pinecrest Road

Valrico, Florida 33596

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



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 1st, 2026!**



For information, contact:

Carl Stickeler

(813) 390-0951

carl@turnercole.com



Hillsborough's Finest Real Estate Team

Let us work for you!



Turner Cole Company

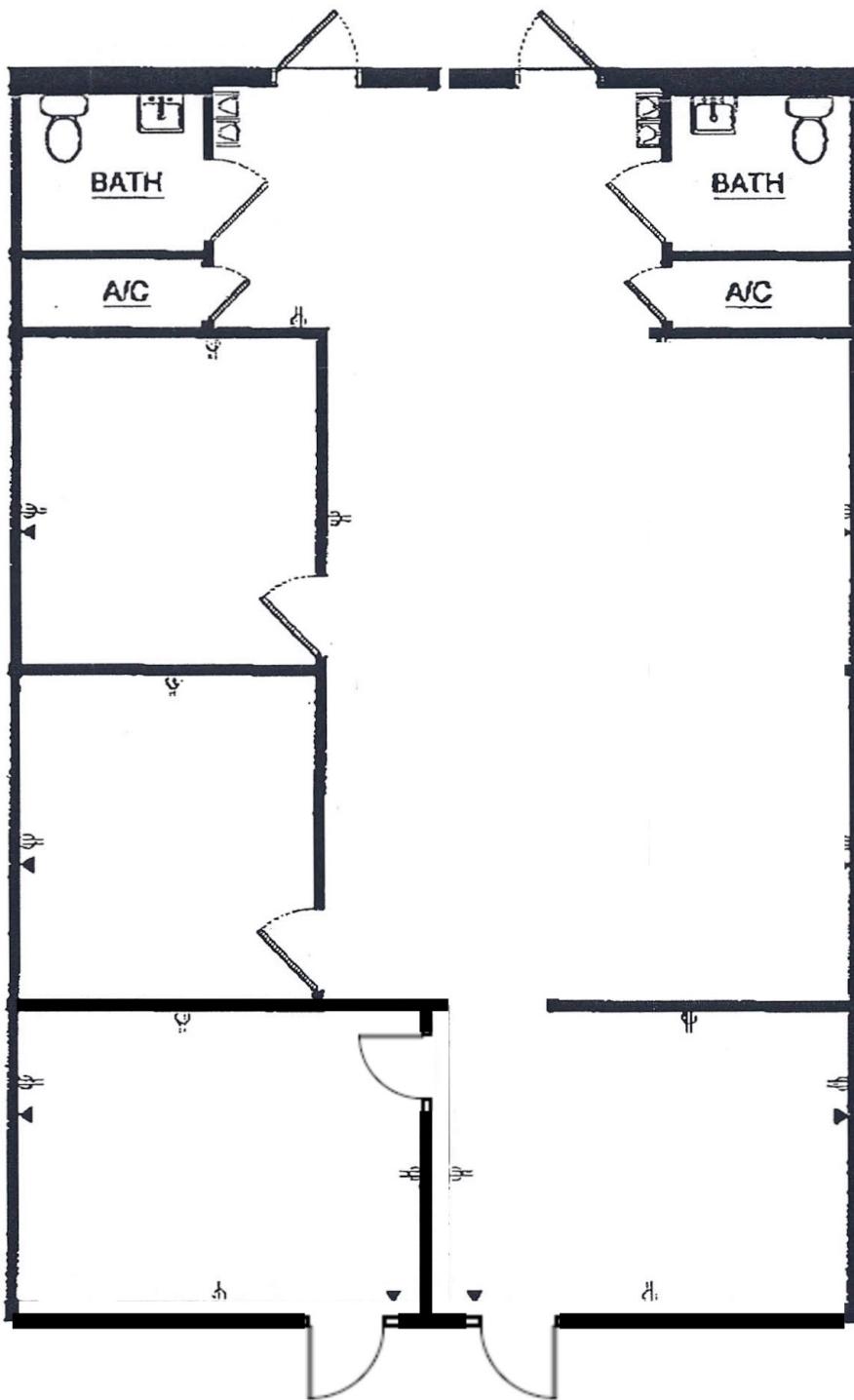
Real Estate Services

www.TurnerCole.com

3113 Lithia Pinecrest Road

1,410 SF FLOOR PLAN

Valrico, Florida 33596



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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