

FOR LEASE

Lutz Professional Office Suite 18284 North US Hwy 41, Lutz, FL 33549



Rare small square footage professional office available for lease along the busy US Highway 41 corridor in Lutz, just south of Sunset Lane. The traditional office layout (floor plan on page 5) consists of 3 private offices, waiting room/reception area, conference room, kitchen, one restroom and an IT closet. Upgrades include full glass double entry doors, motion sensor light switches, recessed lighting, granite kitchen counter and plentiful cabinetry. The walls and baseboards are freshly painted in a neutral beige with coordinating LVT wood look flooring. Blinds are installed on all exterior windows with abundant natural light throughout the office. The conference room features a glass window with a view to the reception area and an elevated outlet for a wall mounted TV. Eight restaurants are within a two-minute drive of the office with Aldi, Pet Supermarket, Dollar General, Ace Hardware and a US Post Office directly across US 41. Contact Kori for more information and to schedule your tour!

Available Office Suite

Lease Area	1,083 Square Feet
Monthly Rate	\$2,166 + Electric
Annual Rate	\$24/SF Modified Gross
Lease Term	3-5 Years
Interior Ceiling Height	9'
Allowed Uses	Professional Office
Assigned Parking Spaces	4
Lighted Sign with Timer for Tenant's Use	



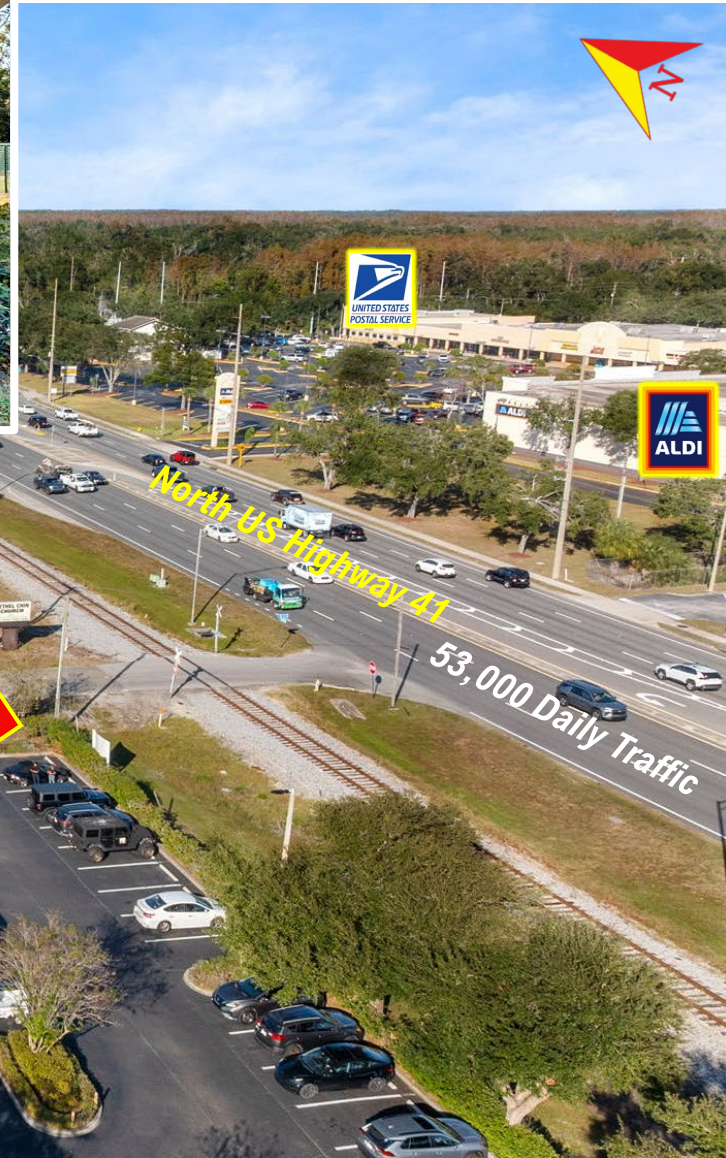
KORI BILLINGS CCIM

Broker Associate

813-997-3341

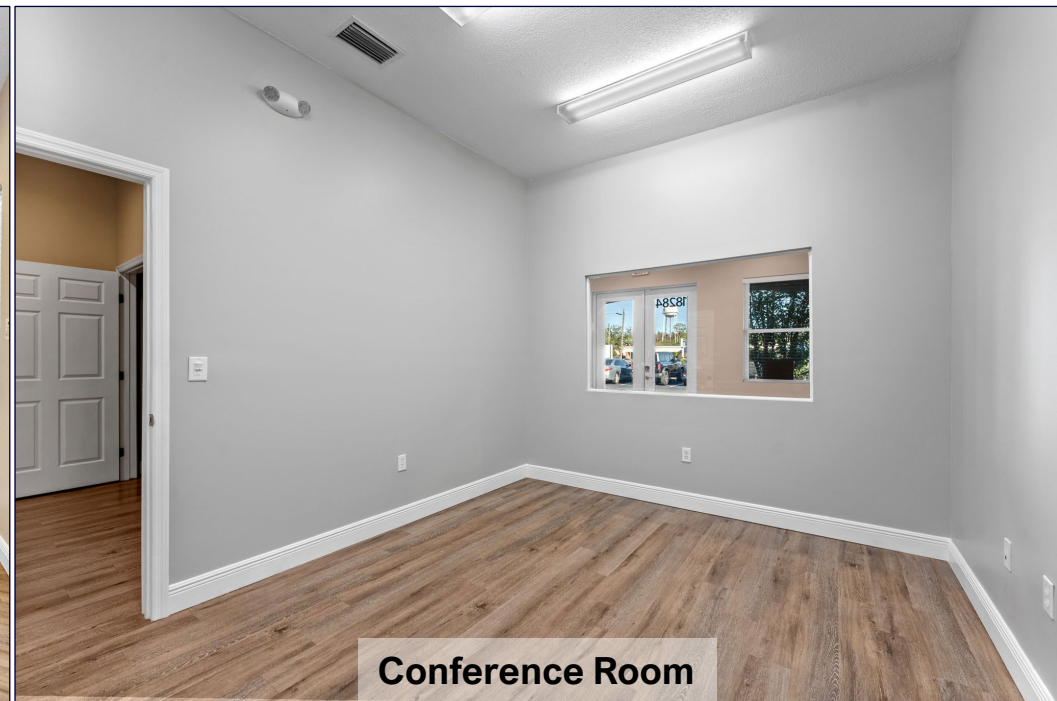
Kori@BridgewaterCommercial.com







Waiting Room & Reception Area



Conference Room



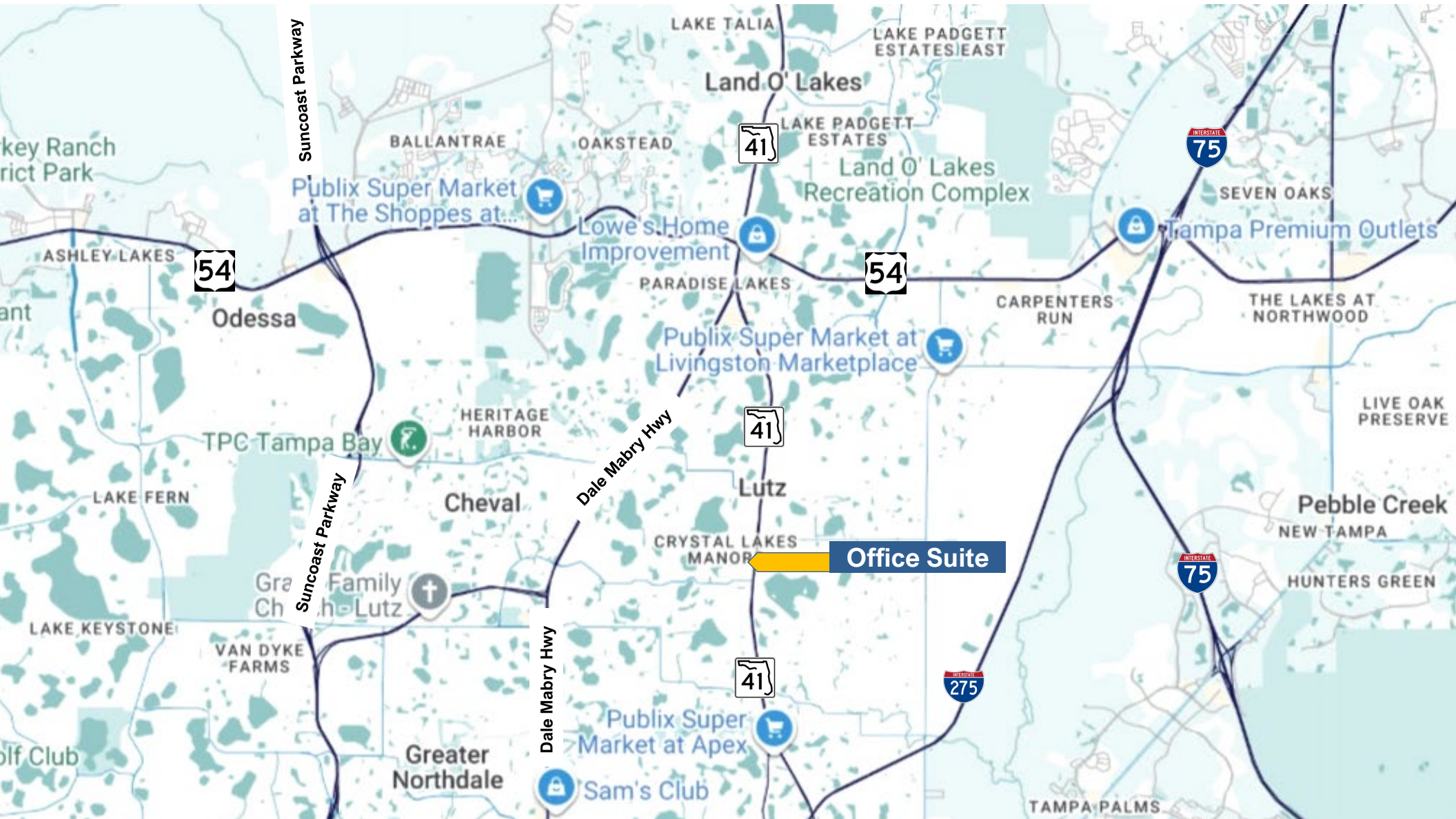
One of Three Private Offices



Kitchen

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AREA MAP

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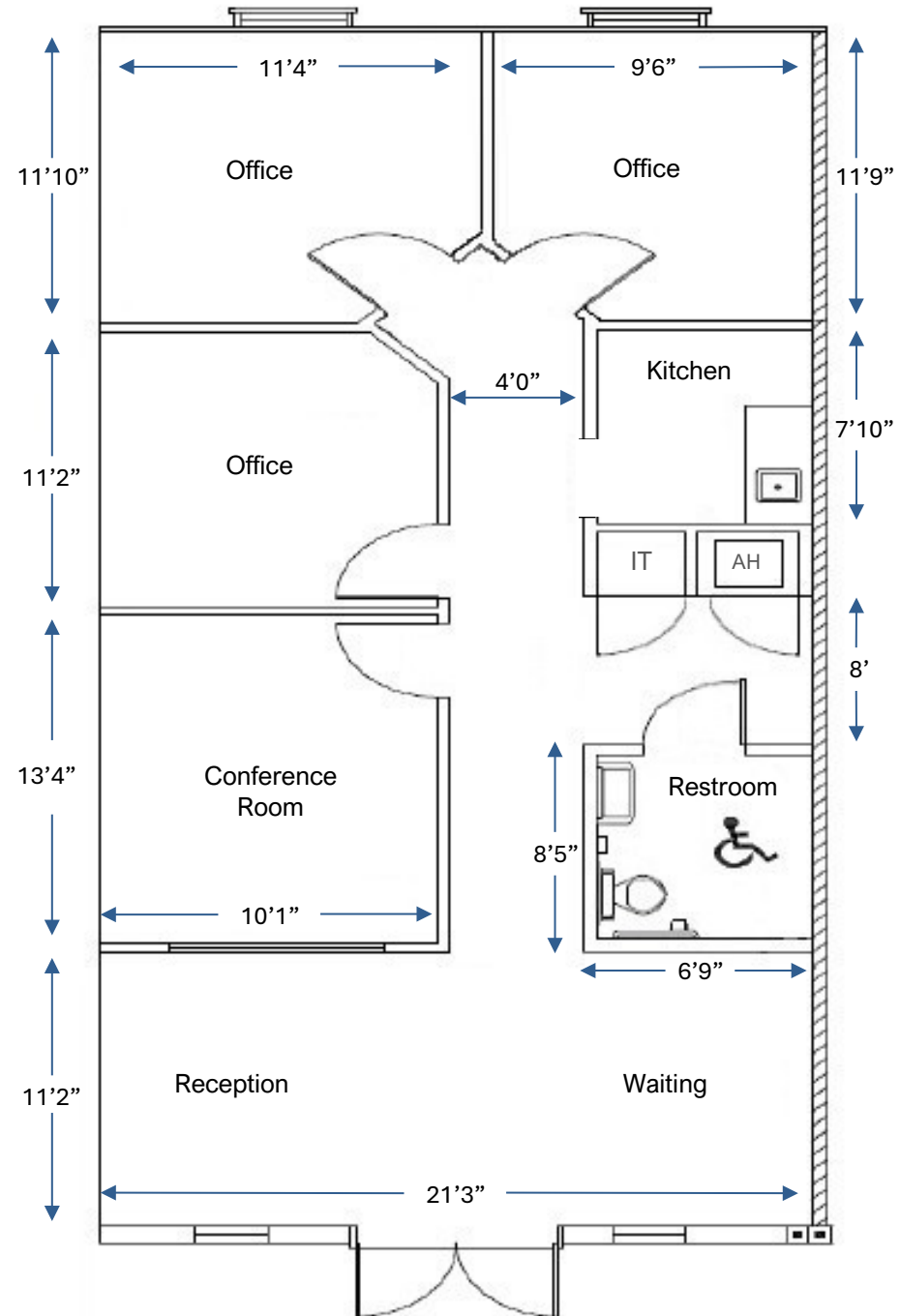
FLOOR PLAN

1,083 SF Office

3 Private Offices
Conference Room
Waiting and Reception Area
Kitchen
Restroom
IT Closet

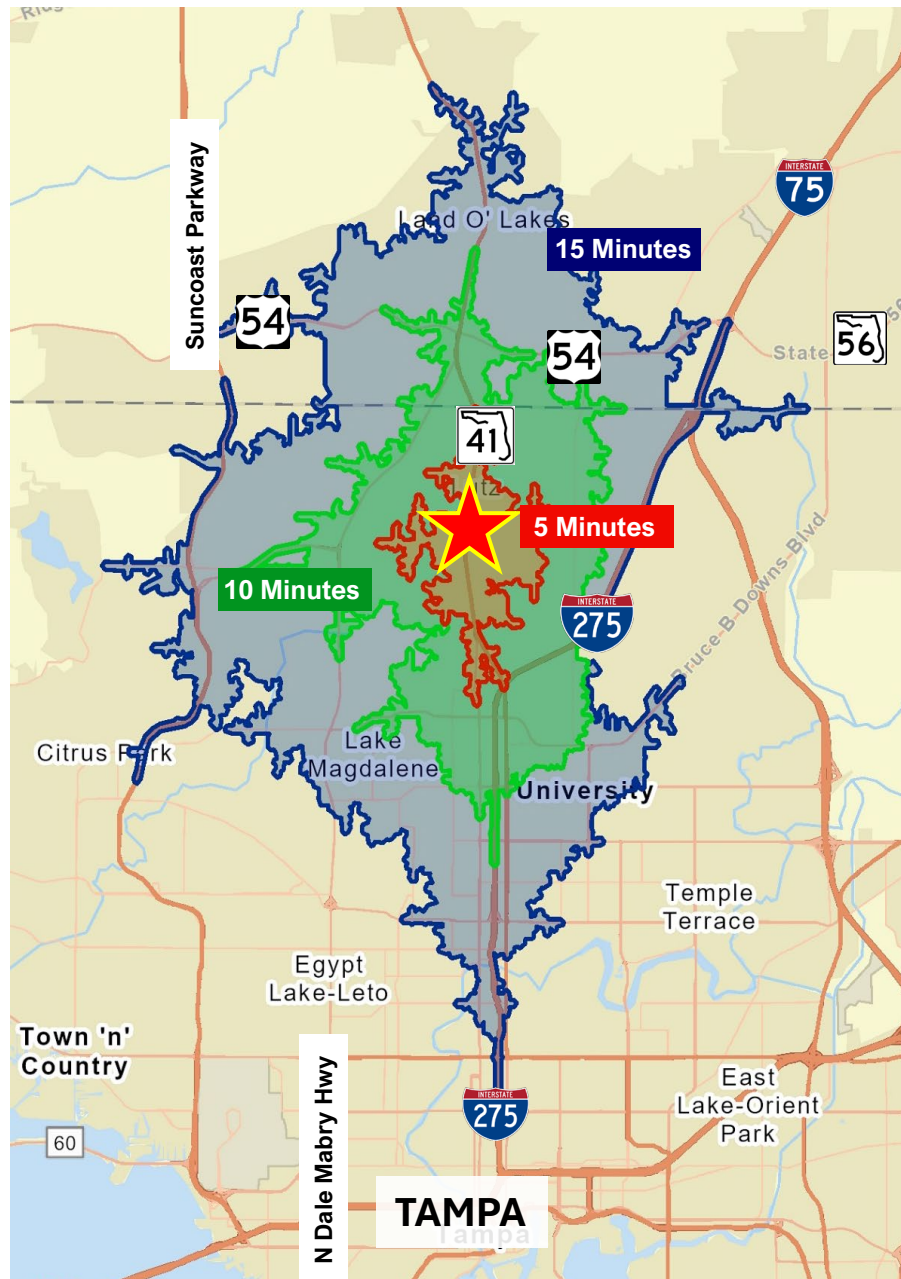
Features:

Abundant natural light
Windows in 2 of 3 offices
Conference room window to reception
Granite counter in kitchen
Kitchen fits standard height refrigerator
LVT “wood look” flooring throughout
Motion sensor light switches
Recessed lighting



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DRIVE TIME & DEMOGRAPHICS

5 Minutes	10 Minutes	15 Minutes
4,226 Population	46,945 Population	214,291 Population
4,591 Daytime Population	46,464 Daytime Population	200,489 Daytime Population
45.6 Median Age	42 Median Age	38.3 Median Age
1,537 Households	18,142 Households	85,497 Households
\$170,776 Average Household Income	\$124,575 Average Household Income	\$106,710 Average Household Income

Data Source: Esri 2025