

# OFFICE SPACE : FOR LEASE

## 2222 Lithia Center Lane

Valrico, Florida 33596

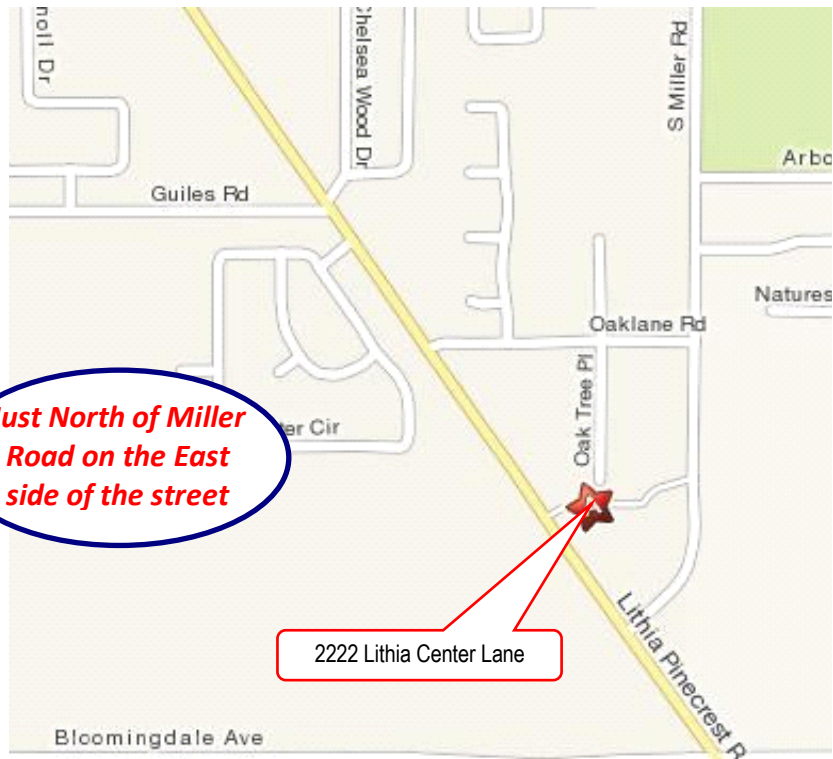
**Lease Rate:**  
**\$22.00 SF**  
(modified gross rate)



1978 SF of professional office space available now!

### PROPERTY FEATURES include:

- built in 2002, 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 immediate move-in!**



For information, contact:

**Carl Stickeler**

**(813) 390-0951**

**carl@turnercole.com**



Hillsborough's Finest Real Estate Team

*Let us work for you!*



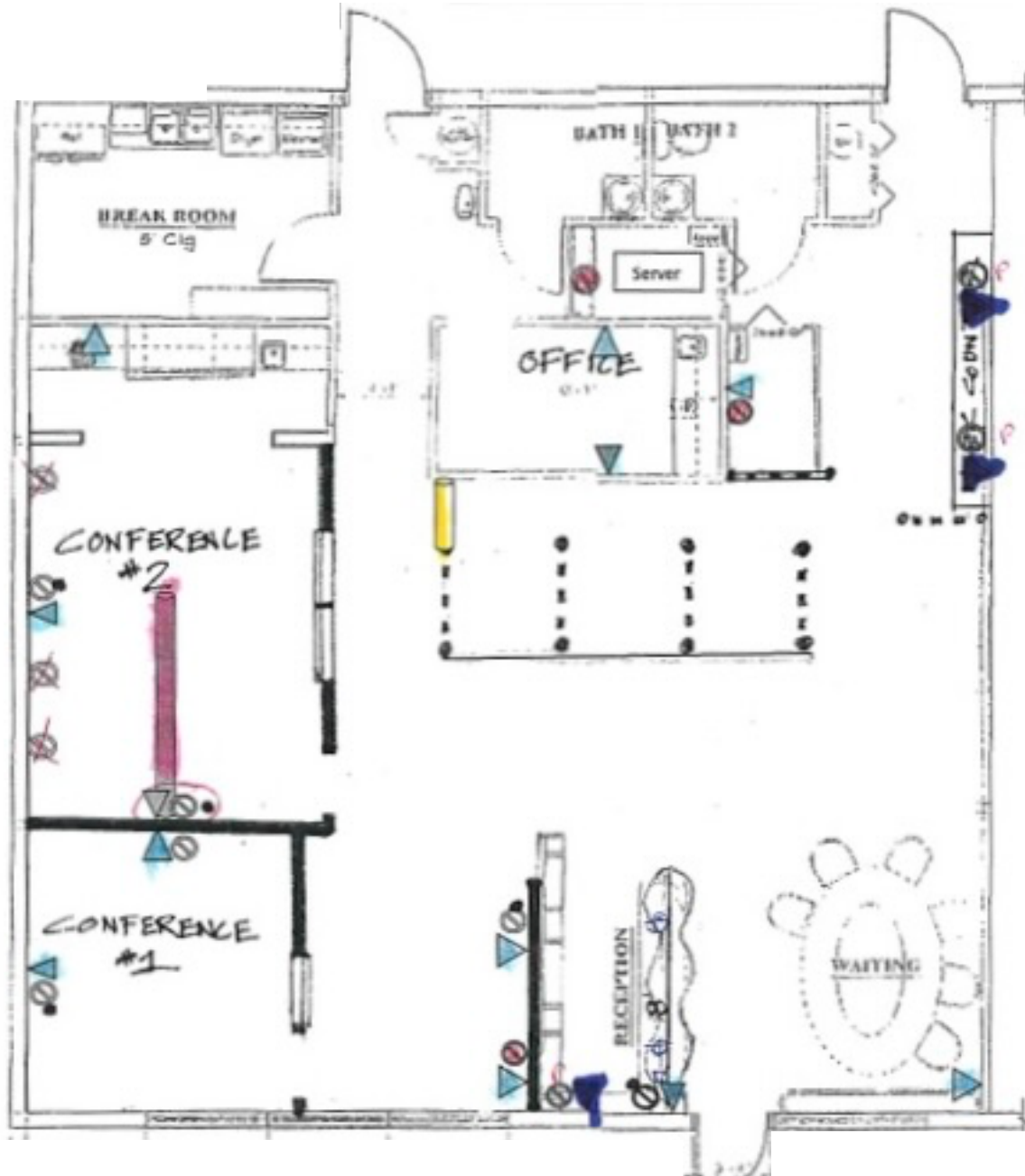
www.TurnerCole.com

**Turner Cole Company**

Real Estate Services

**UNIT 2222:  
1978 SF - Floor plan**

**2222 Lithia Center Lane**  
Valrico, Florida 33596



UNIT 2222: 1978 SF  
**\$3,626.33 /mo**  
(plus 2.5% sales tax)

\$3,717. /mo with tax

**ANNUAL LEASE RATE:**  
**\$22.00 PSF (MG)**

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

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