

OFFICE BUILDING FOR SALE

18540 N DALE MABRY HIGHWAY, LUTZ, FL 33548



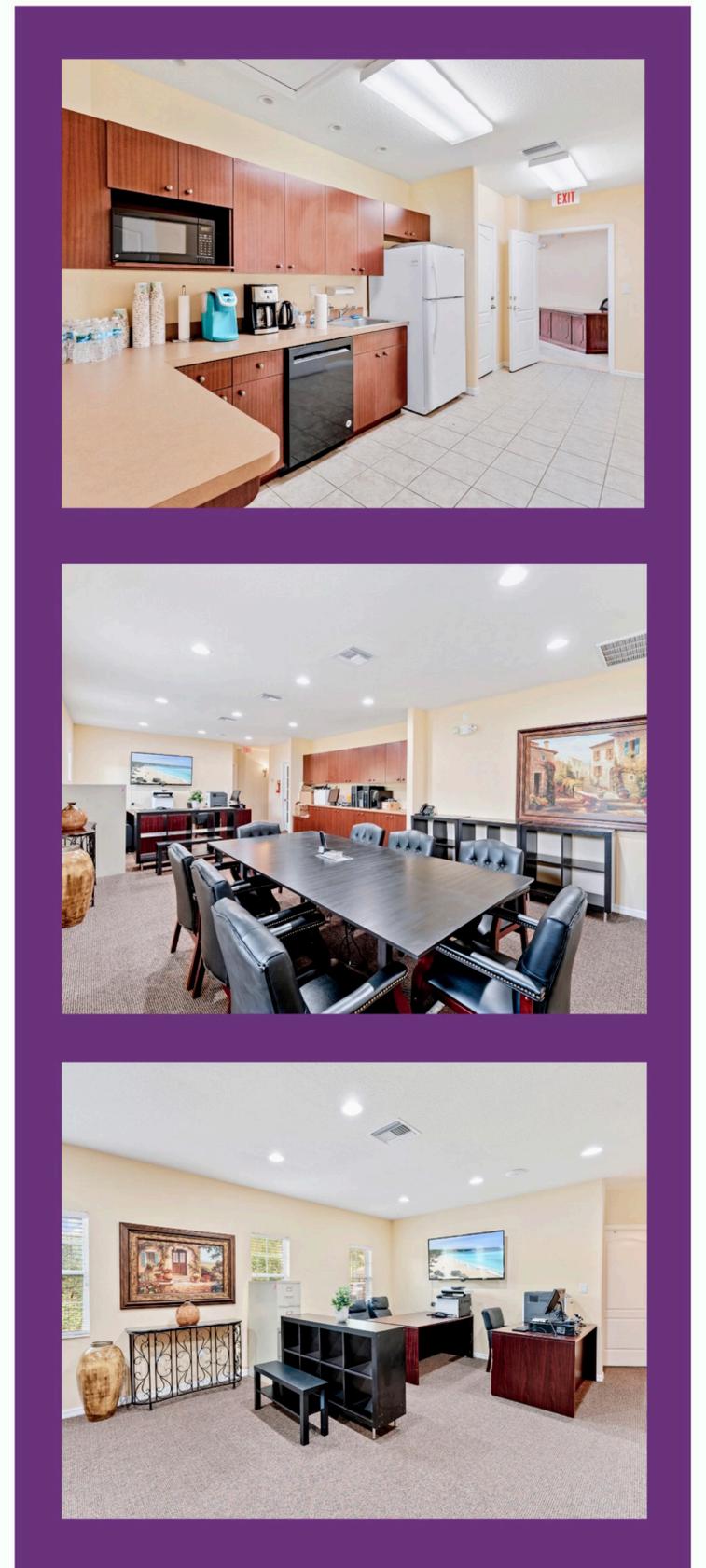
3,092 SQ FT

FEATURES:

- 8 private offices
- Oversized executive suite with dedicated sitting area
- Large communal workspace
- Conference room with vertical blinds + video conferencing setup
- Reception area designed to impress clients
- Dedicated mailing/printing station
- Full break room
- 2 ADA-compliant restrooms
- 12-foot ceilings
- Crown molding, custom coffered details, elegant wall textures
- Recessed lighting, dimmers + individual room lighting controls
- Fresh interior/exterior paint (2022)
- New HVAC units (2024 & 2025) — each office has its own thermostat
- Located steps from Cheval, with easy access to Veterans Expressway
- Oversized parking lot, convenient for staff + visitors

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SALE PRICE
\$1,100,000