

Charlotte County Center, LLC

18501 Murdock Circle Port Charlotte, FL 33948

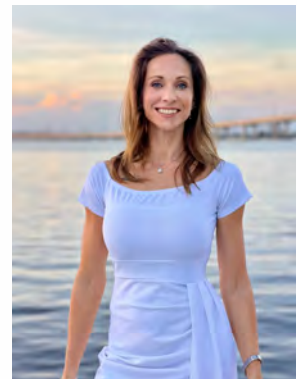


Class A Image, Amenities & Service

Impress Your Clients. Motivate Your Employees.

Listing Leasing Agent: **Stephanie Tromble**
18501 Murdock Circle, Port Charlotte, FL 33948
Cell: 941-467-0093

stephanie@TROMBLEMC.COM





Charlotte County Center, LLC

Property:

18501 Murdock Circle, Port Charlotte, FL 33948

Market Rent:

\$18- 22 per square foot NNN (depending on location and Tenant improvements and length of term)

Operating Expenses(NNN):

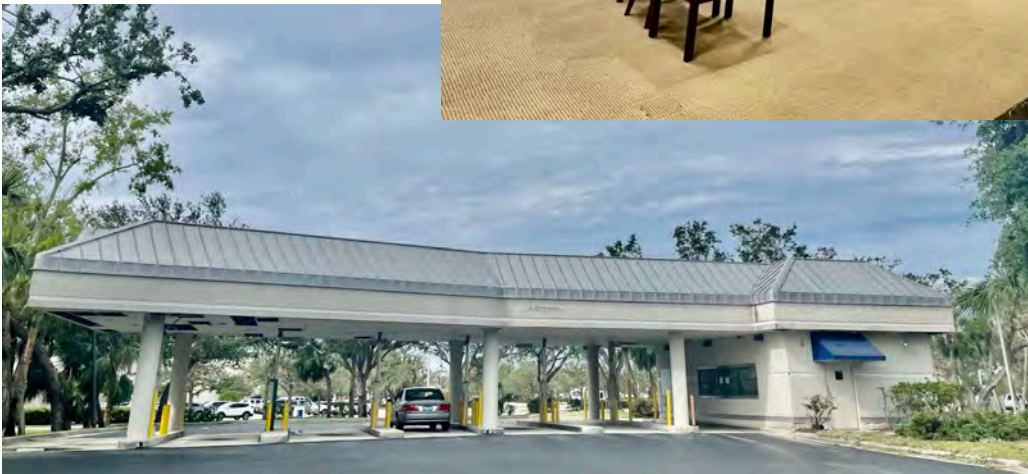
\$9.04 per SF CAM (utilities and Janitorial included)

Building Amenities:

“Class A” Full Service Building, plenty of Parking, 24/7 camera security, 1,500 SF conference room and kitchen, on-site building manager, janitorial services nightly, and maintenance.



Unit 504 - 1,287 SF
Unit 105 - 800 SF Drive thru (TBD)
Unit 602 - 1,913 Sf





Charlotte County Center, LLC

*This solid office building located in the core of Murdock's Central
The fact that a Starbucks next to it suggests that it's in a desirable and high traffic
location.*

Some key features and amenities of this office building include:

**Incredible floor-to-ceiling windows with views of Port Charlotte, providing a pleasant
and inspiring work environment.*

**On-site property manager and maintenance staff to address any building-related
concerns promptly.*

**Security cameras for added safety and security.*

**Two elevators with keypad elevator security for controlled access.*

**Janitorial services provided nightly to maintain a clean and professional atmosphere.*

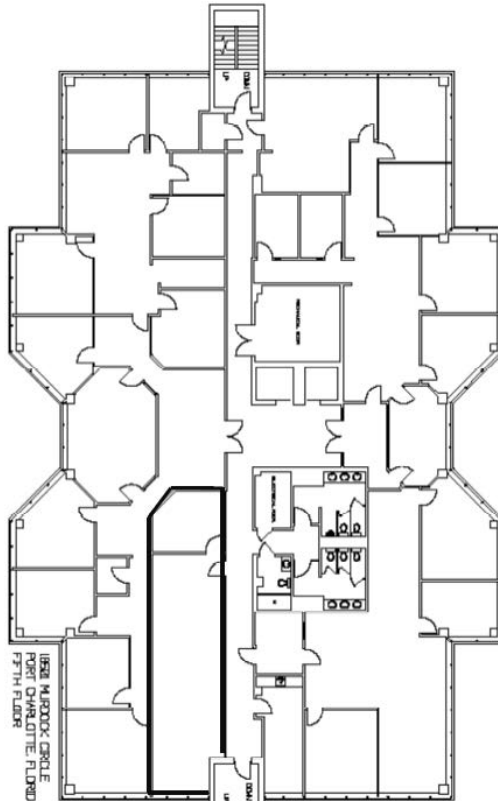
**NNN (Triple Net) full-service lease, which includes utilities, maintenance, access to a
1,500 SF conference room, and janitorial services. It does not include data services.*

**Available units starting from 1200 to 2000 square feet, with the option for an 800
square foot Drive Thru space as Build To Suit.*

**The lease rate is offered at a range of \$18 to \$22 per square foot, plus an additional
\$9.04 per square foot for the NNN full-service lease (internet not included).*

**The location of this office building is highly advantageous, as it fronts the busy corner
of Tamiami Trail (US-41) and Murdock Circle. Additionally, it is situated directly across
the street from the County Administration Complex and is surrounded by an adjoining
Starbucks, a regional shopping mall, retail strip
malls, and several bustling restaurants. These amenities and the quality of the building
are likely to impress your customers and clients, while also providing a stimulating and
motivating environment for your employees. Additionally, the building offers an
opportunity for your company to have its name on the tallest
building in the county, which can provide a strong presence in the local business
community.*

504-1,287 SF*



Suite 602 - 1,913 SF*



Drive Thru Office/Retail for Lease

18501 Murdock Circle, Port Charlotte, FL 33948.



Work Where You Desire

Class A Image, Amenities & Service

Impress Your Clients. Motivate Your Employees.



Commercial Advisor | 941-467-4322 | StephT@Tromblemc.com



Stephanie Tromble

Charlotte County Center, LLC

Image and Description Modified from Brochure: www.charlottecountycenter.com

LEASE INFORMATION

Property: 18501 Murdock Circle, Port Charlotte, FL

Market Rent: \$18/ SF (NNN) (AS IS & Term Dependent)

Operating Expenses (NNN): \$9.84 per SF CAM (utilities and Janitorial included See Below)



Class A Building Amenities



*NW (Triple Net) full-service lease, which includes utilities, maintenance, access to a 1,500 SF conference room, and janitorial services nightly, High and Common Areas and more.

*On-site property manager and maintenance staff

*Security cameras & Two elevators w/ keypad supervisor security for controlled 24/7 access.

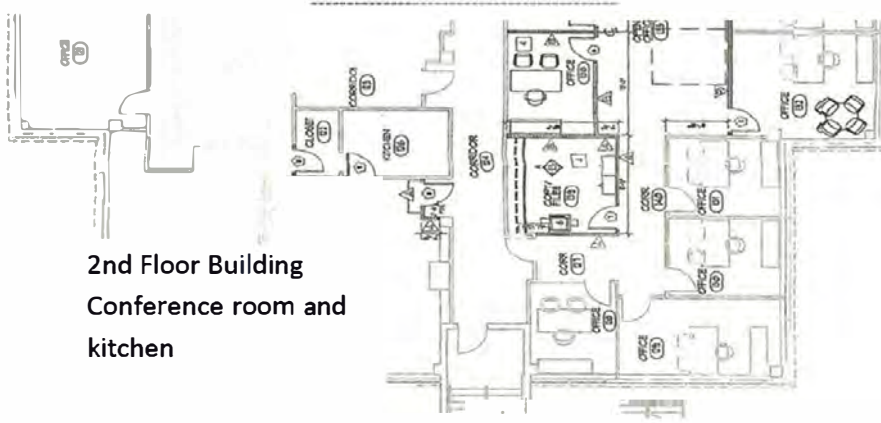
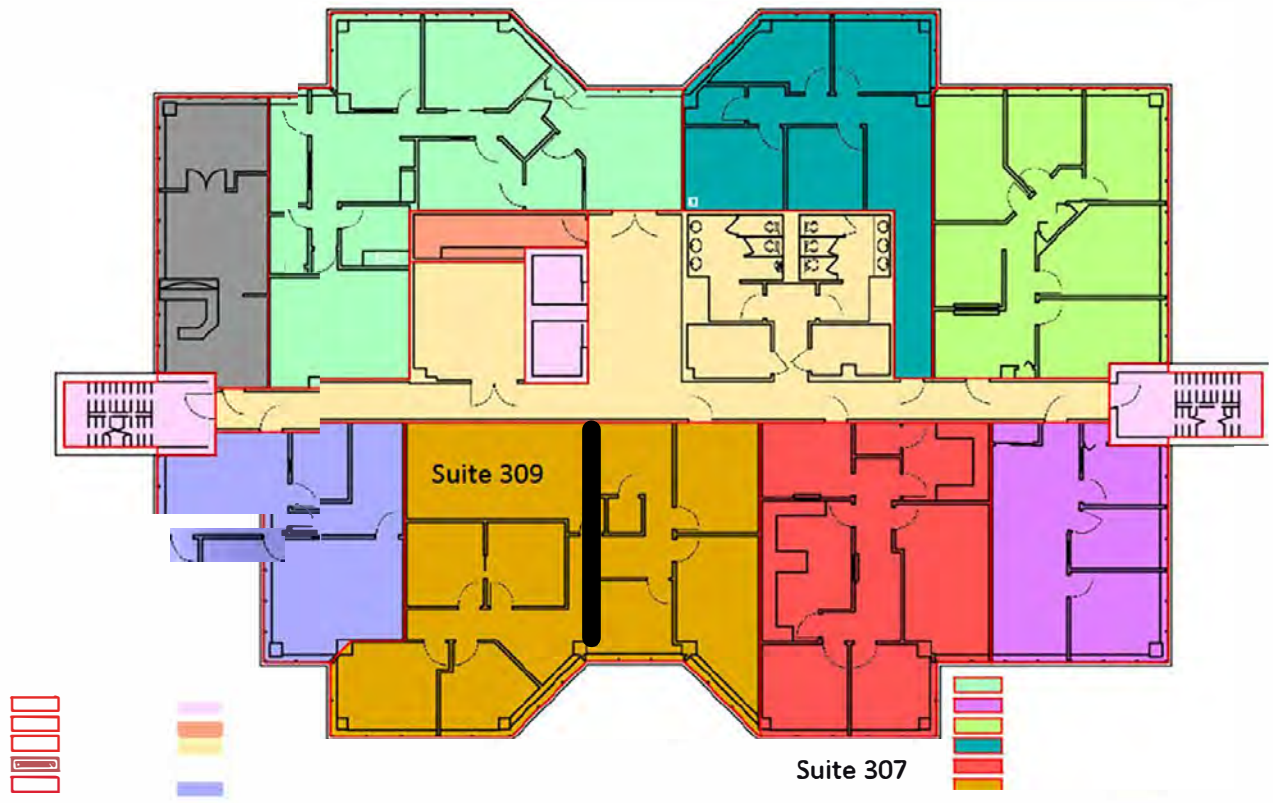
*Location: US-41 and Murdock Circle. Across from County Administration Complex and next to Starbucks, regional shopping mall, retail strip malls, and several bustling restaurants.

*Signage Rights to Building Available with certain conditions.

Stephanie Tromble Commercial Advisor | 941-467-4322 | StephT@Tromblemc.com



Leased - not available



2nd Floor Building
Conference room and
kitchen

Charlotte County Center, LLC

★ Site Location

