

# SIENNA VILLAGE OFFICE FOR SALE

2420 Brunello Trace, Lutz FL 33558



**SALE PRICE:**  
**\$3,690,000**

Jim Engelmann | Land Specialist  
Jim@cprteam.com  
(813) 508-4981

# WELCOME TO 2420 BRUNELLO TRACE AT SIENNA VILLAGE – WHERE WORK FEELS LIKE HOME.



More than an office building, this is a statement of excellence and care, a place where every detail has been designed with intention for the business leader who values quality, beauty, and the well-being of their team.

Nestled in the heart of Pasco County, Sienna Village transports you to the charm of an Italian countryside. Modeled after a Tuscan village, this one-of-a-kind, 9,850-square-foot professional office offers a refined blend of luxury, functionality, and timeless sophistication.





Step inside, and you'll feel the difference immediately: rich solid wood finishes, elegant crown molding, soaring high ceilings, and custom fixtures throughout—every inch whispers craftsmanship and attention to detail. The second-floor gourmet catering kitchen elevates this property to an experience, ideal for hosting executive meetings, client events, or gatherings that inspire connection and creativity.



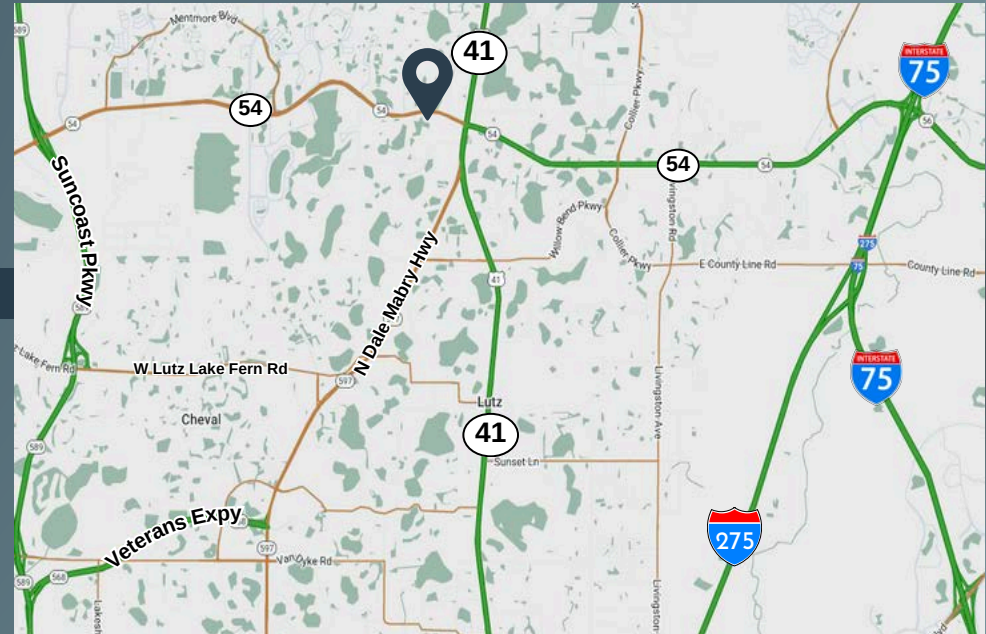
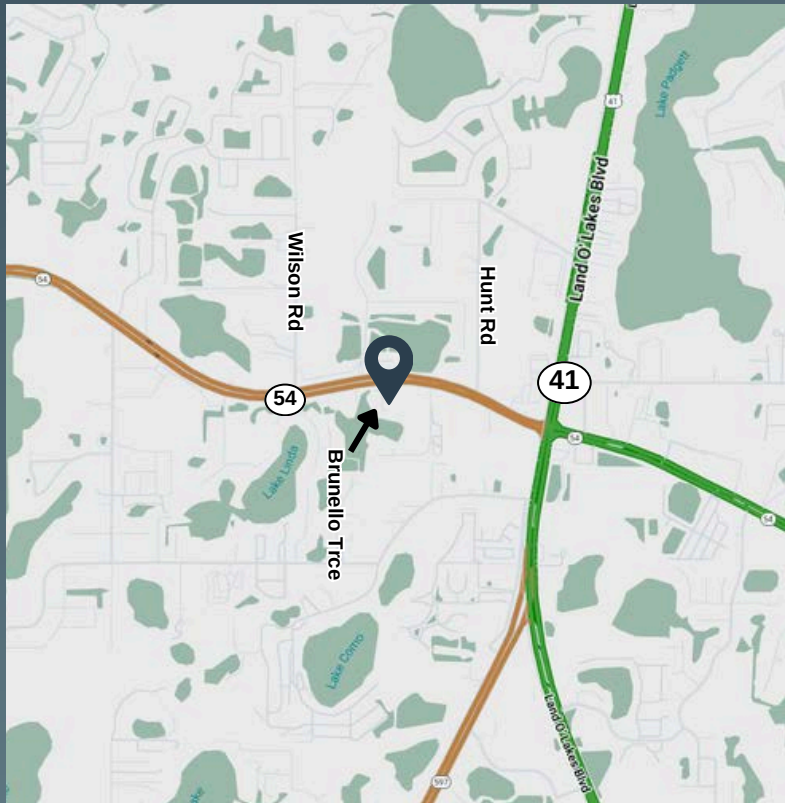


Outside, the 1.04-acre private grounds offer something rare: an environment that fosters both productivity and peace. Mature oak trees shade the secluded, gated parking area, while the custom covered bridge and boardwalk invite moments of calm overlooking scenic wetlands alive with wildlife. It's a space that balances business with serenity—a retreat your employees and clients will never want to leave.





Centrally located on SR 54, Sienna Village is more than a destination—it's an opportunity at the heart of Pasco County's dynamic growth corridor. Just minutes from I-75, US 41, and The Veterans Expressway, this location connects you to everything: booming residential developments with Crystal Lagoons, top-tier institutions like The Moffitt Research Park and Johns Hopkins All Children's Hospital, and future developments, including major sports and entertainment communities.



Pasco County is among the fastest-growing counties in the United States, and properties like this—where elegance meets function—simply don't come around often. For the visionary owner looking to give their team and clients the very best, 2420 Brunello Trace is waiting for you.

Come experience this extraordinary property for yourself.



# Highlights



9,850 SF | Two-story professional space with elevator access



1.04-acre private grounds with lush landscaping and gated parking



Custom covered bridge and boardwalk overlooking scenic wetlands



16 private offices + open bullpen space on the 1st floor



Second-floor features: Gourmet catering kitchen, executive office suite, private gym, and gathering space



Outdoor entertainment area with views of the grounds and wetlands



Unbeatable Location: SR 54 with an average daily traffic count of 57,000 cars



Convenient access to I-75, US 41, and Veterans Expressway



# Listing Agent



Jim is the Land/Office/Investment Specialist for CPR. Active in the central Florida market, many of his clients' successes have been a direct result of the ever-growing network of people that Jim has come to know and that like to close deals with him.

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Commercial Specialist  
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[www.cprteam.com](http://www.cprteam.com)



[727-822-4715](tel:727-822-4715)



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