

MODERN OFFICE FOR LEASE

- ◆ Completely renovated 3-story office building with suites ranging from 1,461 rsf up to 2,510± rsf contiguous
- ◆ Suites have been fully remodeled with modern finishes including beautiful grey plank flooring, new paint inside & out, ceiling tiles, and LED lighting
- ◆ New HVAC units throughout with upgraded HEPA filtration systems
- ◆ Build to finish opportunities
- ◆ Light and bright - TONS of windows!
- ◆ Building is located directly on Ridge Rd. providing incredible visibility - situated between US Hwy 19 and Little Road, a major east/west corridor
- ◆ Easy Access to the Suncoast Parkway from the NEW Ridge Rd. extension
- ◆ Plenty of parking available in newly resurfaced parking lot

*Great Rates and Available for
Immediate Occupancy!*



Port Richey Business Center

6709 Ridge Road
Port Richey, FL 34668

Lease Rates Starting at \$12 psf NNN

**Based on Tenant Improvements and Lease Term*

Lisa Ingram
Commercial Associate

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COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection



First Floor Common Area



Drive-Thru

Updated Monument Sign



Flexible Floor Plan Options

**Potential for build-to-suit layouts*



Completely Remodeled

**Must See - everything is NEW!*



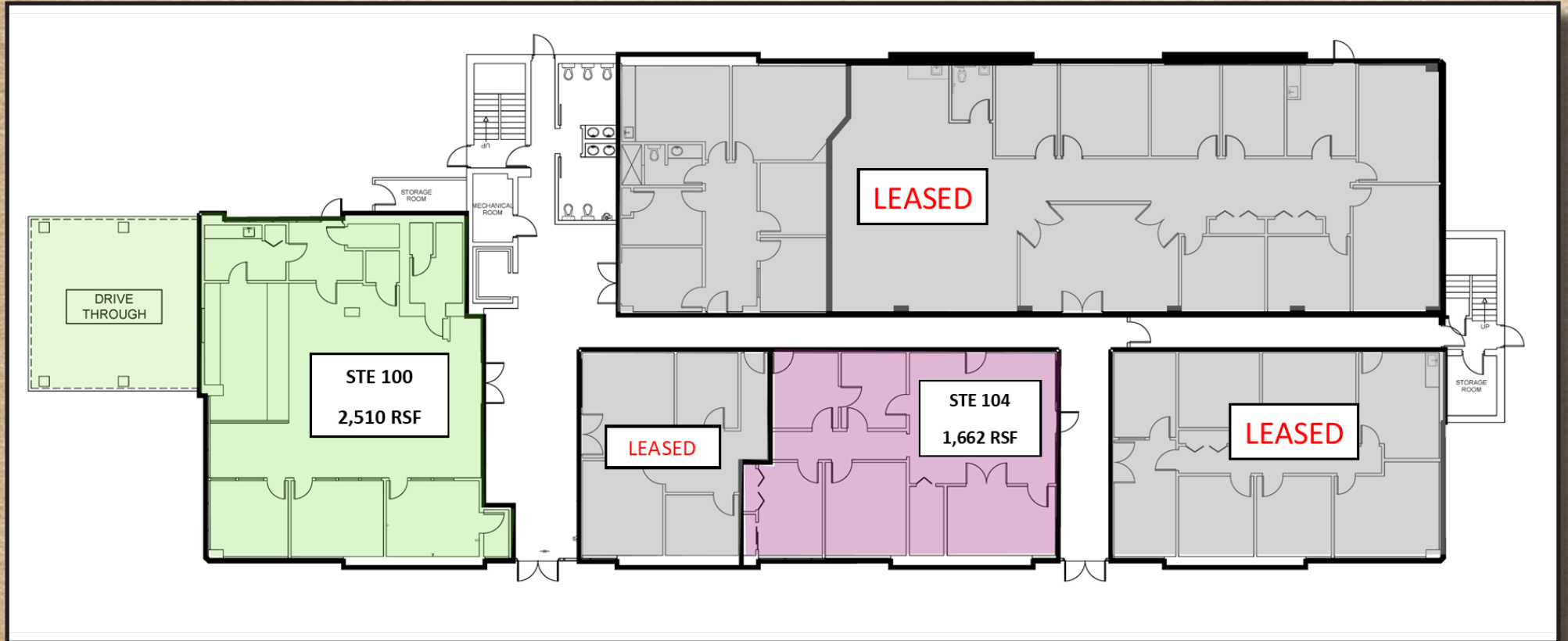
Incentives Available for Qualified Tenants

**Ask Listing Agent for further details on potential move-in concessions*



Heidi Tuttle-Beisner
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FIRST FLOOR - AVAILABILITIES



SUITE

100

104

SIZE

2,510 rsf

1,662 rsf

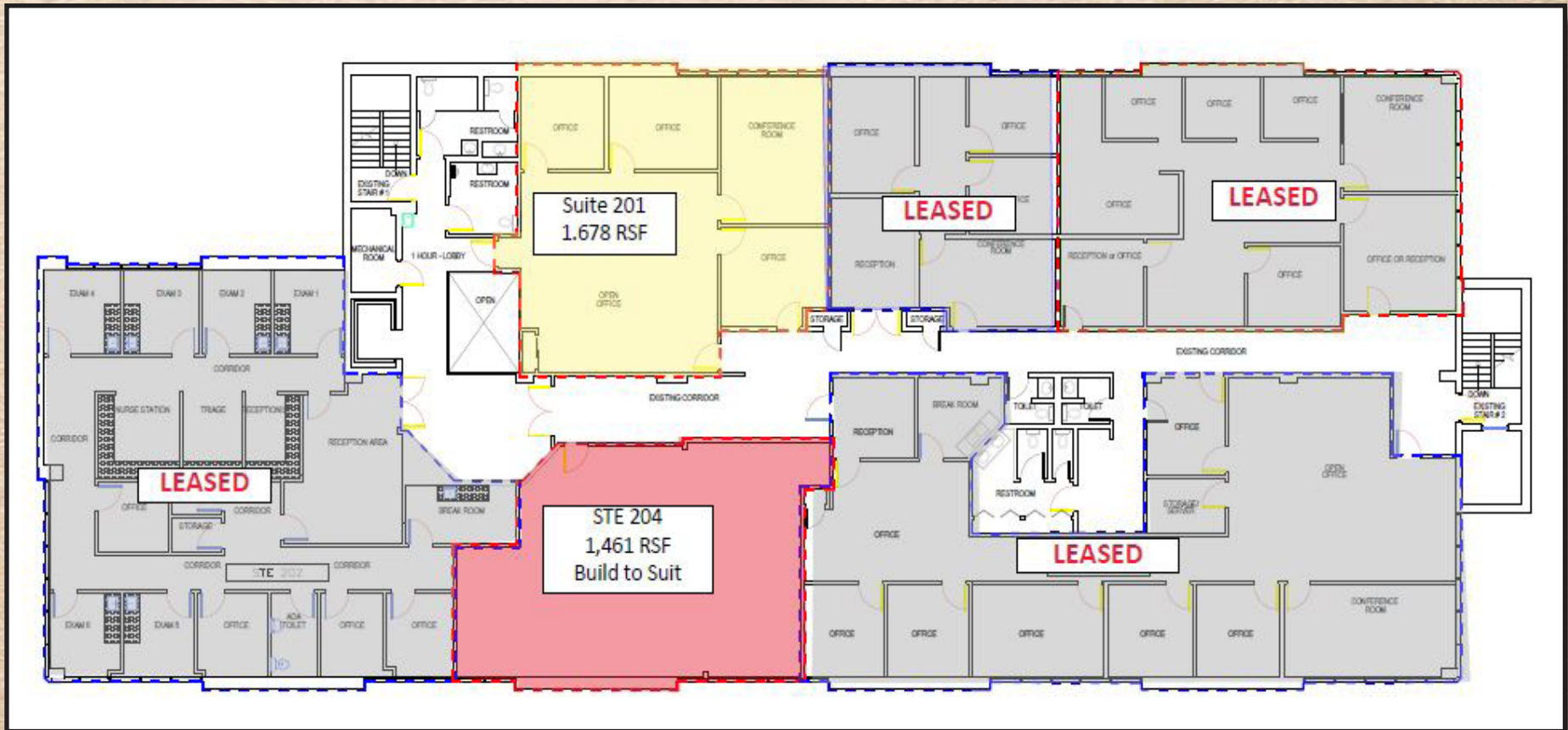
DETAILS

Drive-Thru (former bank)

5 offices & open work space



SECOND FLOOR - AVAILABILITIES



SUITE

201

204

SIZE

1,678 rsf

1,461 rsf

DETAILS

4 private offices/open space

Build to Suit - *Lease Pending*



THIRD FLOOR - AVAILABILITIES



SUITE

301

SIZE

1,692 rsf

DETAILS

5 private offices/open work space



LOCATION

New on-ramp to the Suncoast Parkway via the Ridge Road interchange which just opened. The Suncoast Parkway is Florida's largest highway expansion in over 60 years.

The property is located approximately 15 miles from the 775-acre site selected as Moffitt's newest Cancer Center Campus. It's promised to be a place where health care, innovation and commerce intersect.

Minutes from major retailers including, Lowe's, Home Depot, Kohl's, Hobby Lobby and many more!



Demographics - 10 miles

Population Estimate: 251,312



Median Age: 46.7



Average HH Income: \$65,300

