



For Lease Modern Professional Office

2625 Stonewood Park Loop, Land O'Lakes, FL 34638

Stonewood Office Park

3,702 SF \$32.00 SF MG \$9,872.00 / Month



Built in 2022, this stunning ultra modern “creative” office space building is a plug and play opportunity for the professional firm seeking to impress their clients! Formerly operated as a co-working space, the building has 24+ parking spaces and excellent visibility facing SR 54 with 54,000 vehicles per day and is the first building on the left in the office park. The building offers floor to ceiling glass offices and two state-of-the-art meeting rooms along with a business lounge/open work area, all designed to encourage idea exchange, and a collaborative work atmosphere that propels your business forward.

The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.



Shane Billings

Commercial Associate

Cell: 813-995-1592

Shane@BridgewaterCommercial.com



Bridgewater Commercial Real Estate
447 3rd Ave N Suite 403
St. Petersburg, FL 33701

Property Details

- Within 15 minutes of I-75, 10 minutes from the Suncoast Expressway, and a few minutes from US 41. Can accommodate 10-35 people.
- Eight (8) offices (four small and four large), four with digital/fingerprint locks. Multiple Cat 5 ports and giga speed internet.
- Floor to ceiling glass offices and two state-of-the-art meeting rooms. Large business lounge/open workspace with a \$6,000 soundproof phone booth and two Samsung Art TV's and modern furniture. Three (3) restrooms (one private) and a kitchen/breakroom with barstool seating, microwave and refrigerator.
- Two (2) conference rooms seating 8 people and 18 people. One has a 65" LG TV and the larger conference room has a large DTEN Zoom TV (\$15k) and one standard TV. The DTEN zoom TV has touch-enabled video conferencing, 16 microphones and a 4k wide angle camera.
- \$30,000 Verkada wireless door lock and camera system and a \$20,000 Cisco Business 350 Series network system with Meraki Firewall & Switches.
- Reception area with two (2) Samsung TVs, high end espresso machine, commercial grade ice machine & dishwasher, mini-refrigerator, and a small sink with Culligan water filter. The building has LED lighting with motion on detection.
- ALL Furniture, Equipment and Appliances are negotiable for additional rent or for sale (refrigerator and microwave will remain in the kitchen).
- Livano at Sunlake is a 234-unit multi-family apartment complex under construction immediately south across SR 54. Numerous restaurants and shopping are located within 10 minutes.



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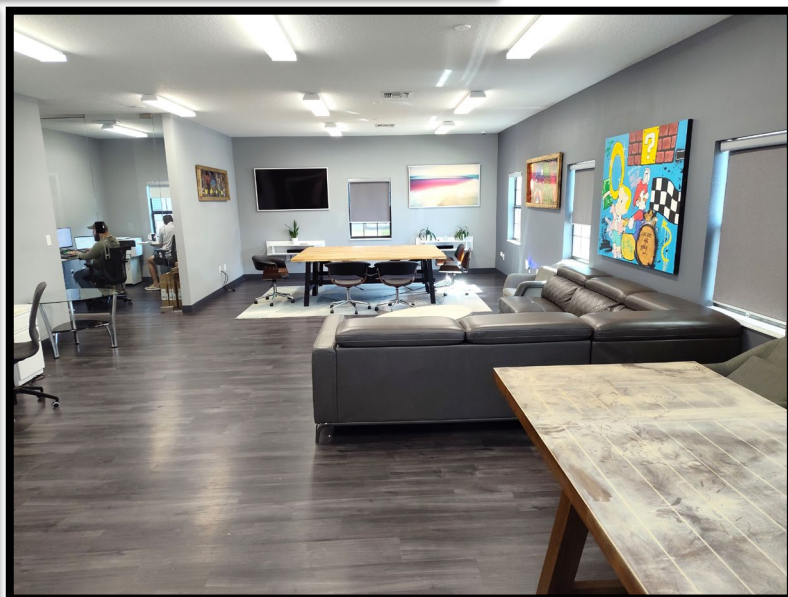
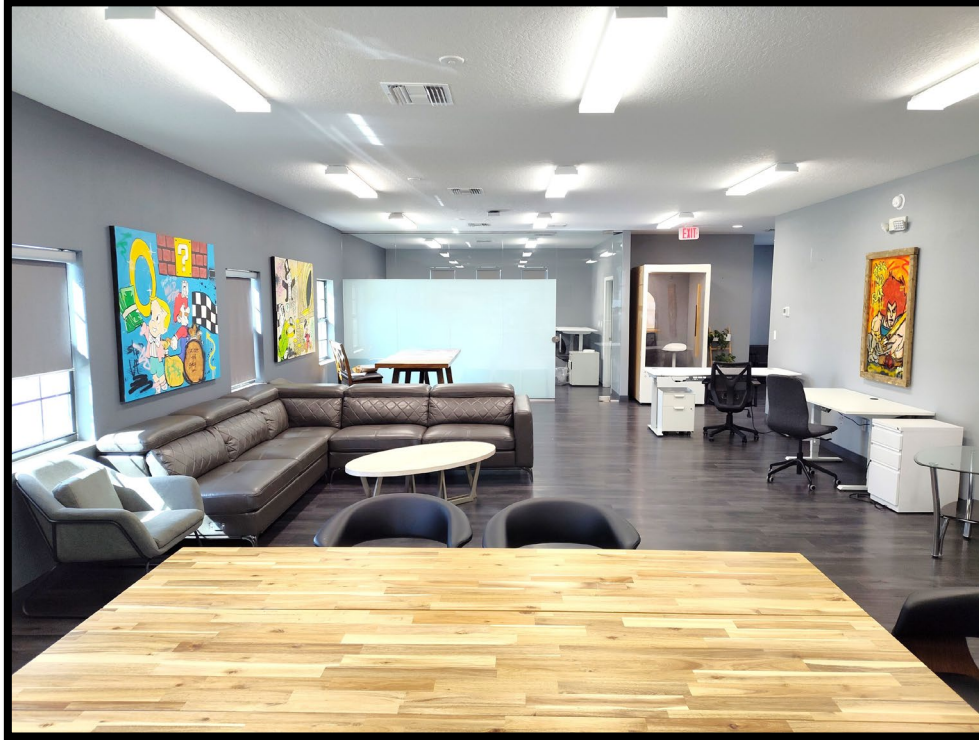
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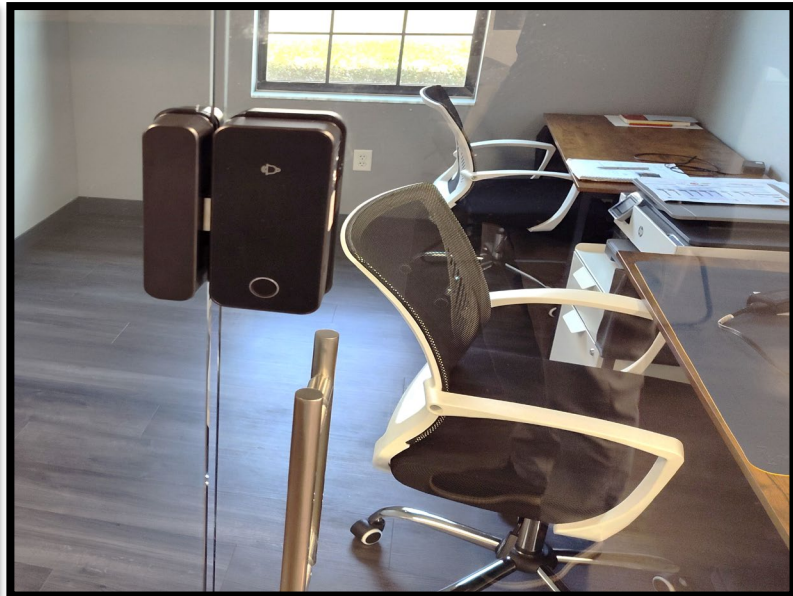
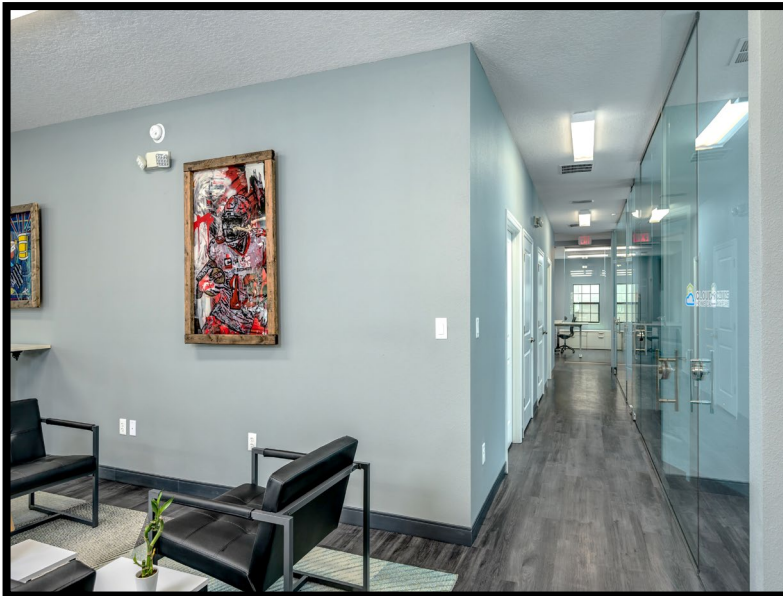
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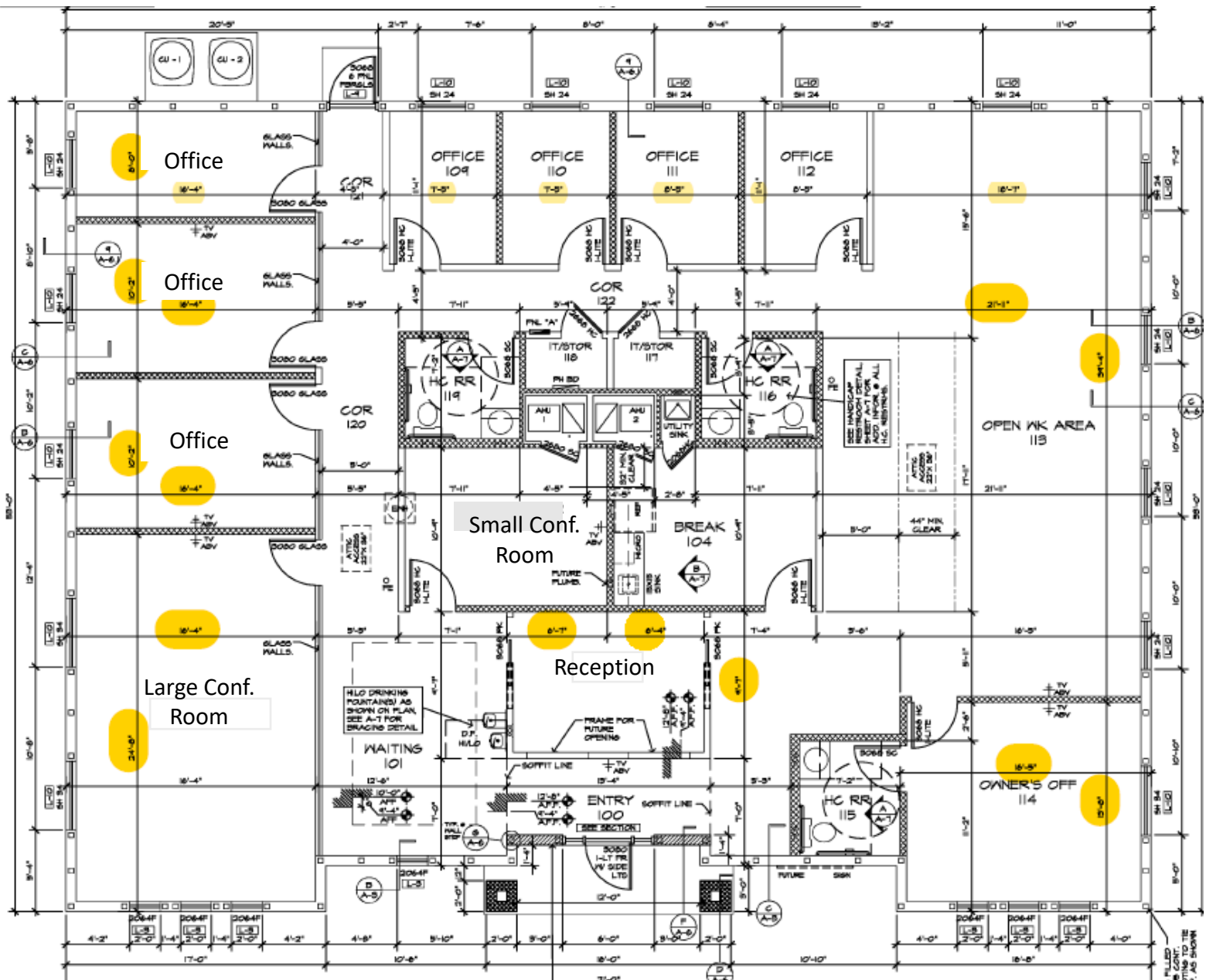


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Floor Plan



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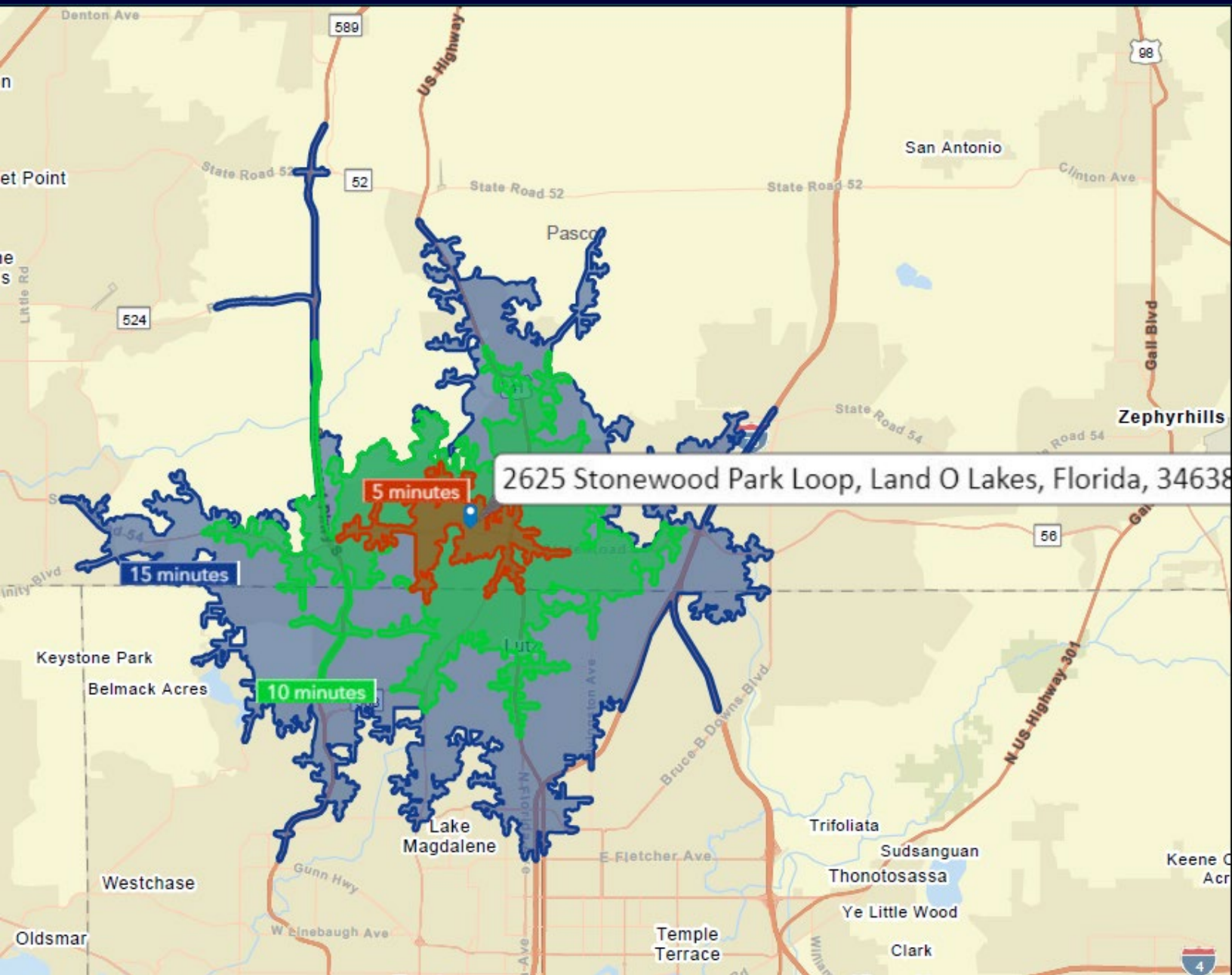


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5-10-15 Minute Drive Times



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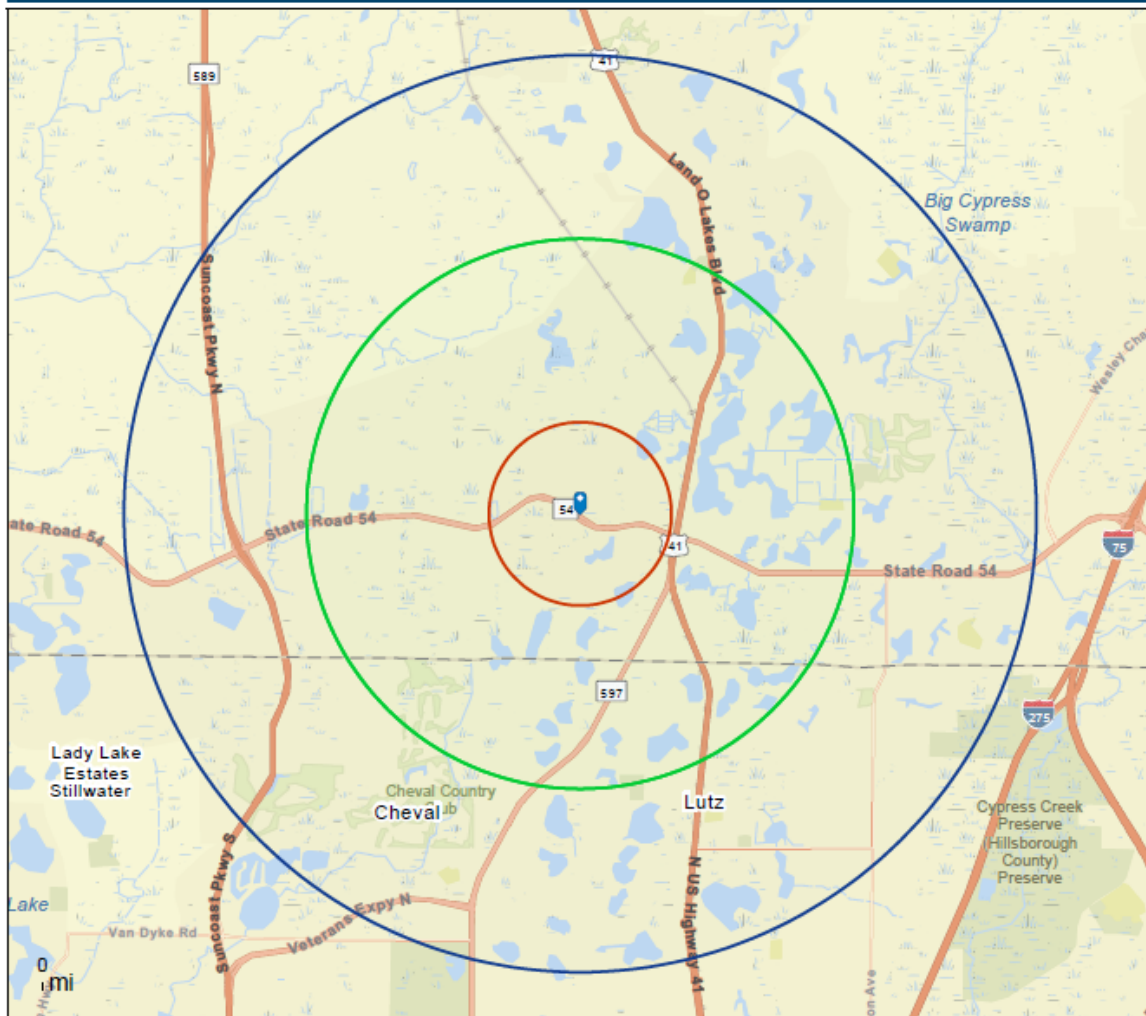
St. Petersburg, FL 33701



Site Details Map

Stonewood
2625 Stonewood Park Loop, Land O Lakes, Florida, 34638
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 28.19536
Longitude: -82.48295



This site is located in:

City: ---
County: Pasco County
State: Florida
ZIP Code: 33558
Census Tract: 12101031604
Census Block Group: 121010316044
CBSA: Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area

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Population Trends 1 Mile Radius

Key Facts

Stonewood
Ring of 1 mile

KEY FACTS

7,242

Population

45.6

Median Age

\$116,377

Median Household
Income

2.5

Average
Household Size

EDUCATION

0.8%

No High School
Diploma

23.3%

High School
Graduate

26.3%

Some College/
Associate's Degree

49.5%

Bachelor's/Grad/
Prof Degree

BUSINESS



242

Total Businesses



1,734

Total Employees

EMPLOYMENT



78.2%

White Collar



14.1%

Blue Collar



7.7%

Services

2.1%

Unemployment
Rate

INCOME



\$116,377

Median Household
Income



\$61,110

Per Capita Income



\$547,030

Median Net Worth

2023 Households by income (Esri)

The largest group: \$200,000+ (25.3%)

The smallest group: \$15,000 - \$24,999 (4.2%)

Indicator ▲	Value	Diff	
<\$15,000	5.1%	-5.1%	
\$15,000 - \$24,999	4.2%	-4.2%	
\$25,000 - \$34,999	4.2%	-3.9%	
\$35,000 - \$49,999	4.6%	-8.1%	
\$50,000 - \$74,999	13.0%	-5.8%	
\$75,000 - \$99,999	10.2%	-1.9%	
\$100,000 - \$149,999	20.7%	+5.5%	
\$150,000 - \$199,999	12.9%	+5.5%	
\$200,000+	25.3%	+18.2%	

Bars show deviation from

Pasco County

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2024 Esri

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Population Trends 3 Mile Radius

Key Facts

Stonewood
Ring of 3 miles

KEY FACTS

43,339

Population



Average
Household Size

40.6

Median Age

\$108,186

Median Household
Income

EDUCATION

3.0%

No High School
Diploma



24.4%
High School
Graduate



26.5%
Some College/
Associate's Degree



46.1%
Bachelor's/Grad/
Prof Degree

BUSINESS



1,347

Total Businesses



9,906

Total Employees

EMPLOYMENT



White Collar

77.0%



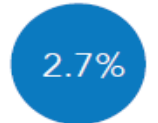
Blue Collar

13.2%



Services

9.8%



2.7%
Unemployment
Rate

INCOME



\$108,186

Median Household
Income



\$49,917

Per Capita Income



\$368,134

Median Net Worth

2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (23.0%)

The smallest group: \$15,000 - \$24,999 (3.3%)

Indicator ▲	Value	Diff	
<\$15,000	5.0%	-5.2%	
\$15,000 - \$24,999	3.3%	-5.1%	
\$25,000 - \$34,999	3.5%	-4.6%	
\$35,000 - \$49,999	6.6%	-6.1%	
\$50,000 - \$74,999	15.0%	-3.8%	
\$75,000 - \$99,999	11.2%	-0.9%	
\$100,000 - \$149,999	23.0%	+7.8%	
\$150,000 - \$199,999	15.4%	+8.0%	
\$200,000+	17.1%	+10.0%	

Bars show deviation from Pasco County

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Population Trends 5 Mile Radius



Key Facts

Stonewood
Ring of 5 miles

KEY FACTS

106,177

Population



Average
Household Size

41.4

Median Age

\$106,503

Median Household
Income

EDUCATION

3.5%

No High School
Diploma



22.3%
High School
Graduate



26.6%
Some College/
Associate's Degree



47.6%
Bachelor's/Grad/
Prof Degree

BUSINESS



3,287

Total Businesses



24,967

Total Employees

EMPLOYMENT



White Collar

75.7%



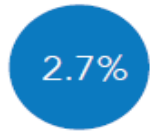
Blue Collar

12.8%



Services

11.5%



2.7%
Unemployment
Rate

INCOME



\$106,503

Median Household
Income



\$50,978

Per Capita Income



\$358,140

Median Net Worth

2023 Households by income (Esri)

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The smallest group: \$15,000 - \$24,999 (3.0%)

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\$15,000 - \$24,999	3.0%	-5.4%	
\$25,000 - \$34,999	4.1%	-4.0%	
\$35,000 - \$49,999	7.2%	-5.5%	
\$50,000 - \$74,999	14.2%	-4.6%	
\$75,000 - \$99,999	11.9%	-0.2%	
\$100,000 - \$149,999	22.8%	+7.6%	
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\$200,000+	17.2%	+10.1%	

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