

Bridgewater
Commercial Real Estate

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.

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447 3rd Ave N Suite 403
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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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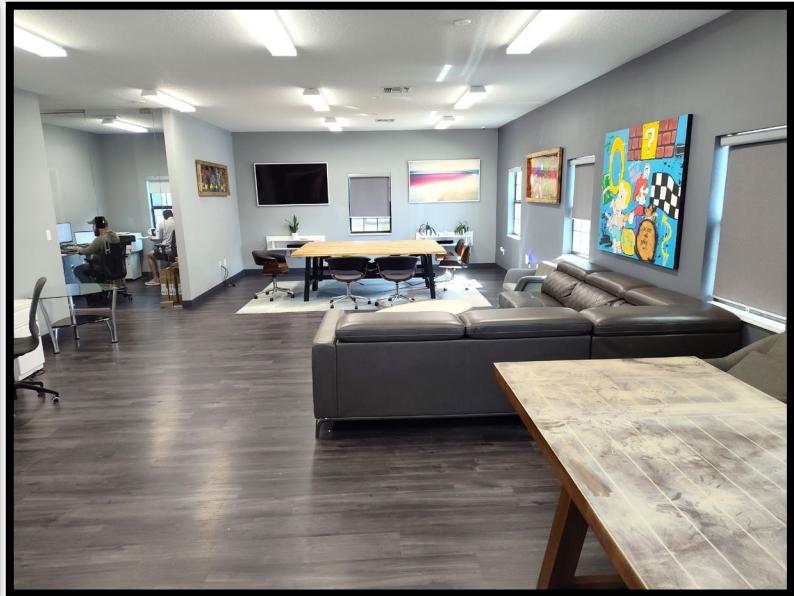
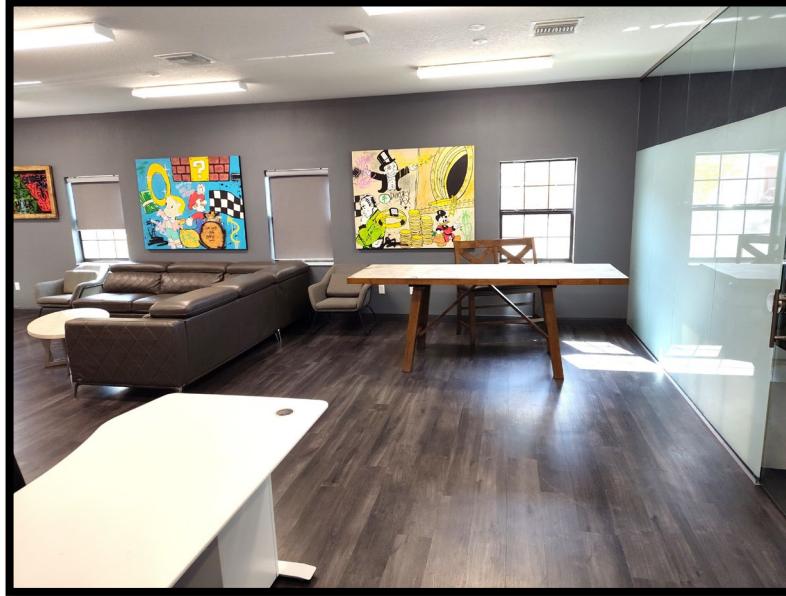
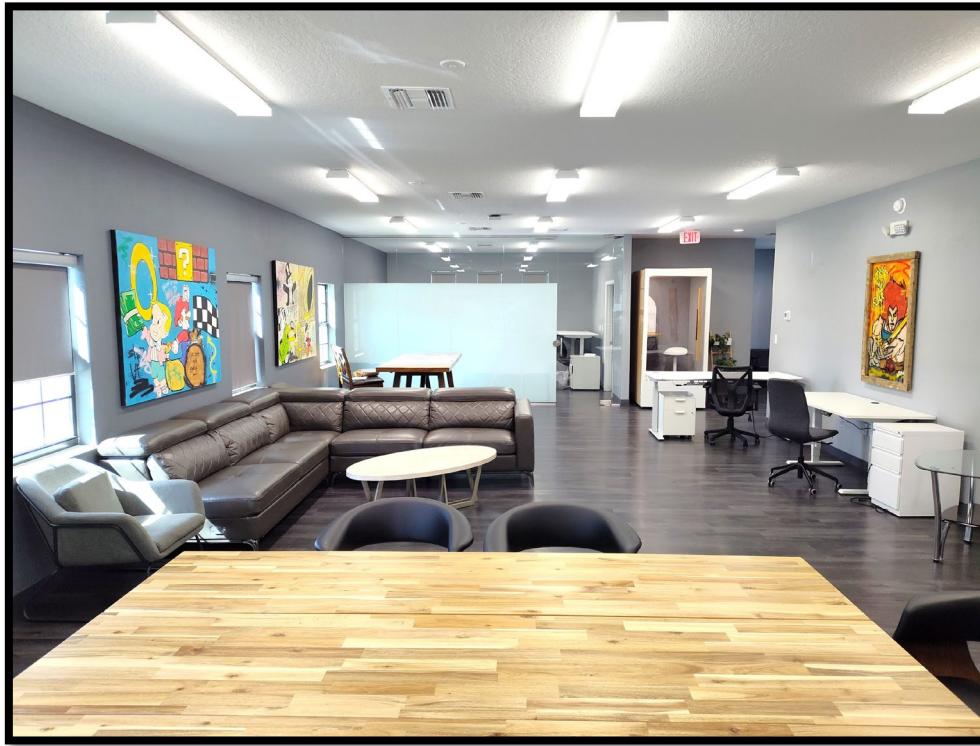
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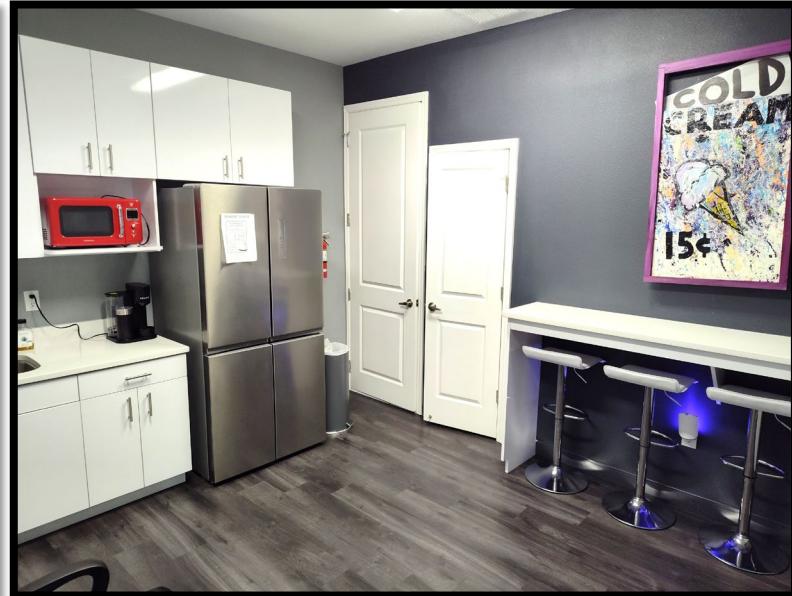
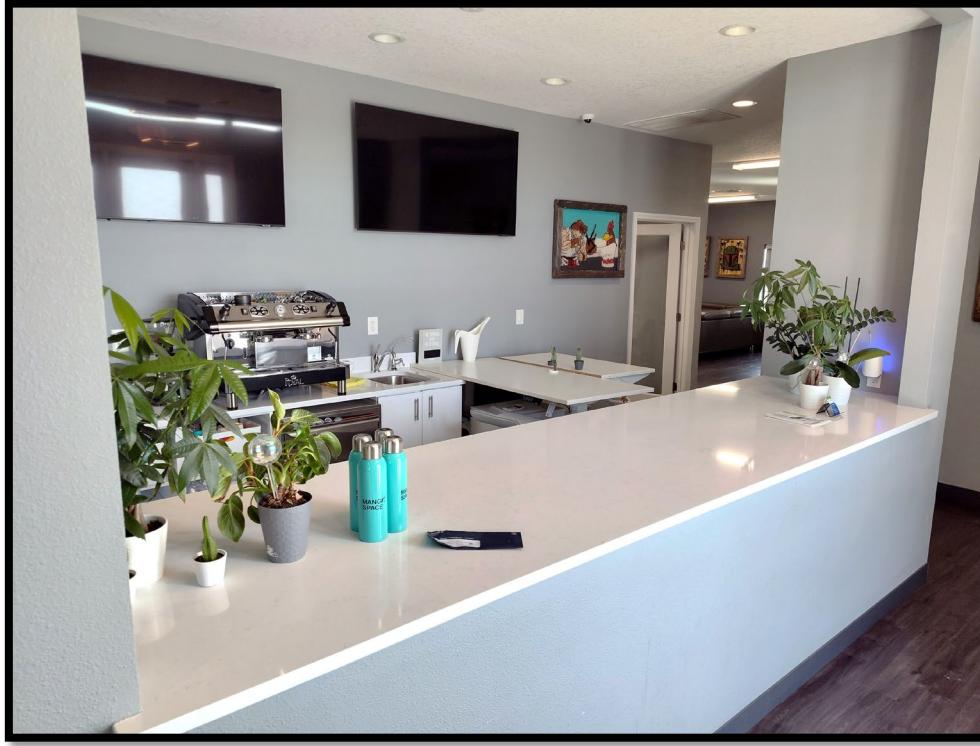
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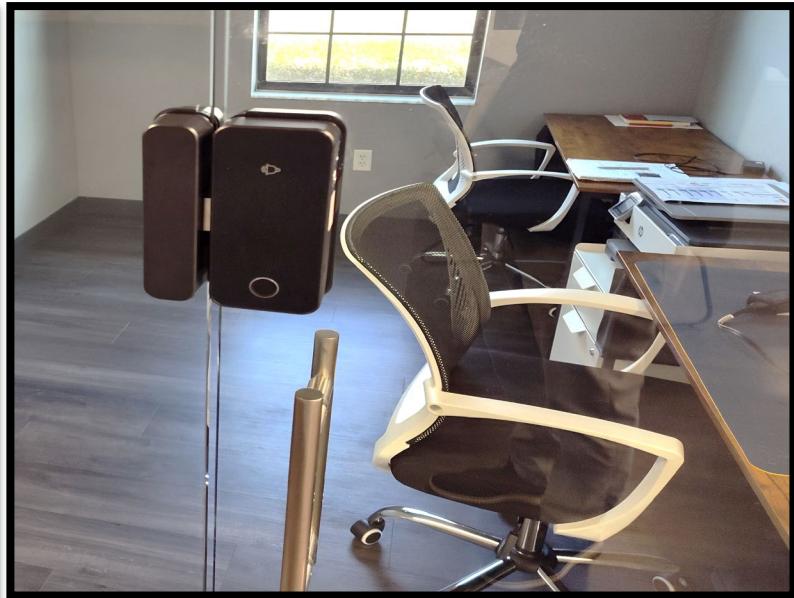
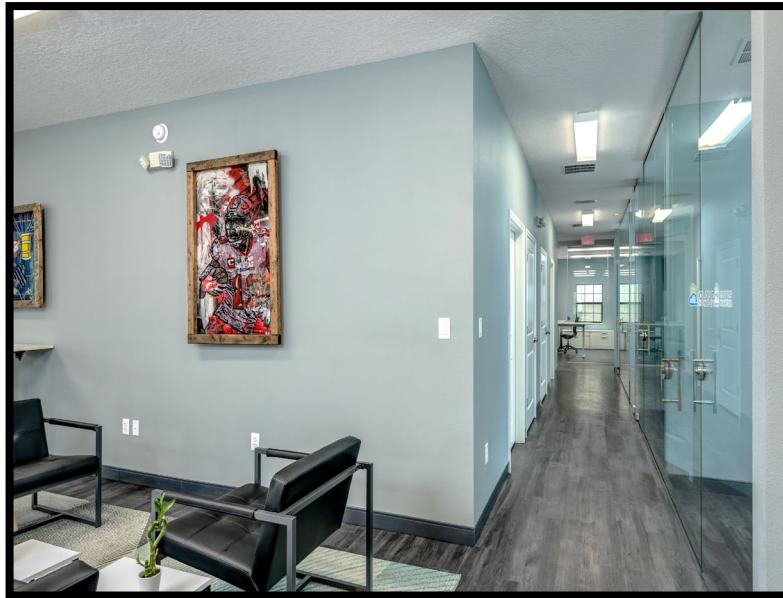
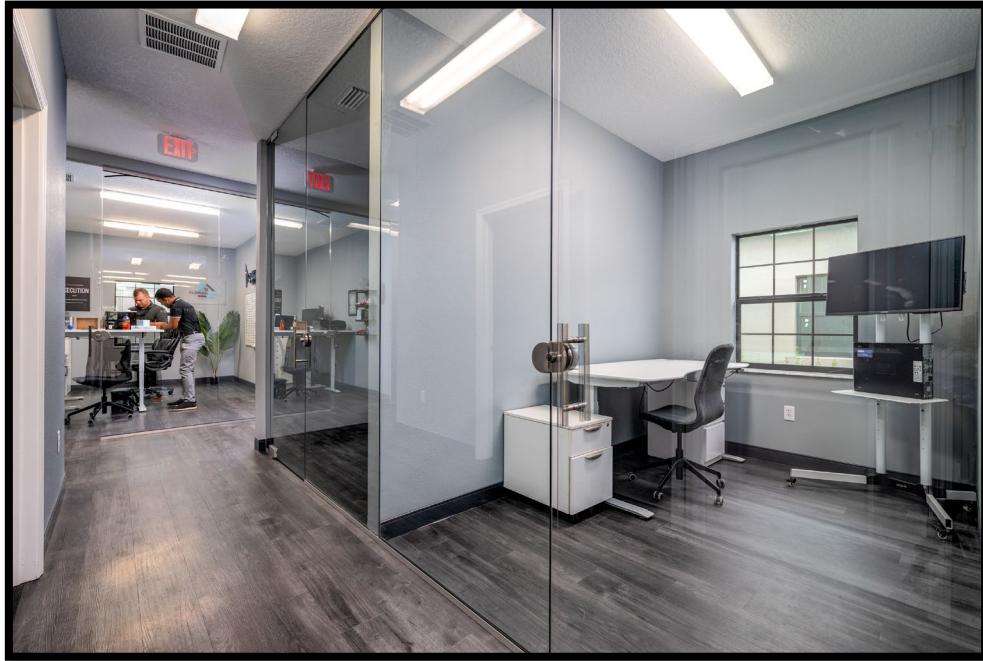


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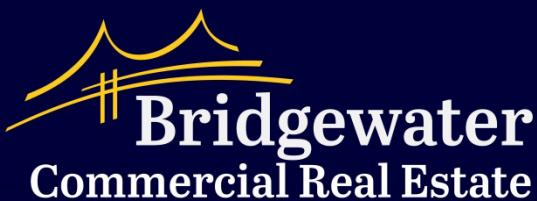
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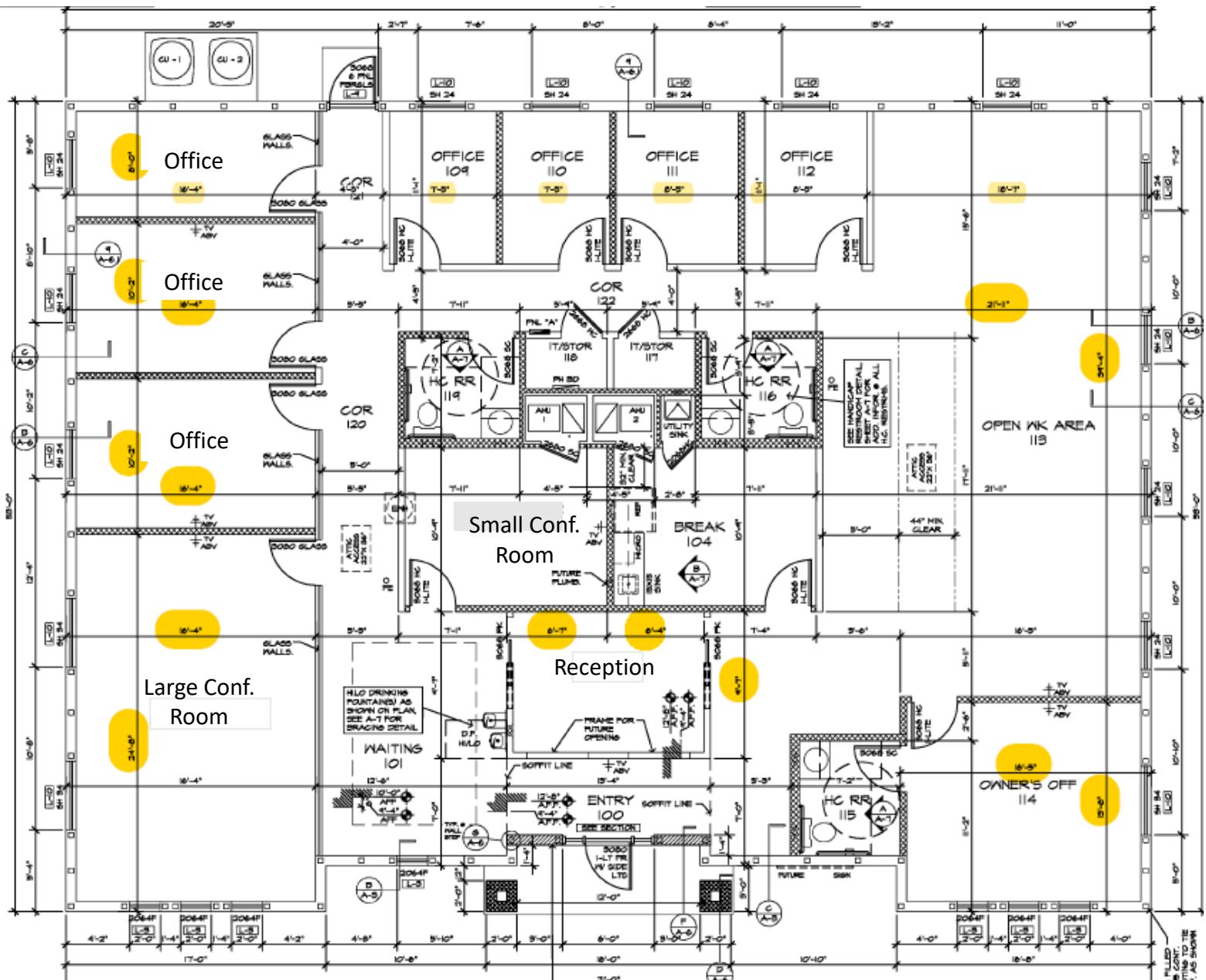
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Floor Plan



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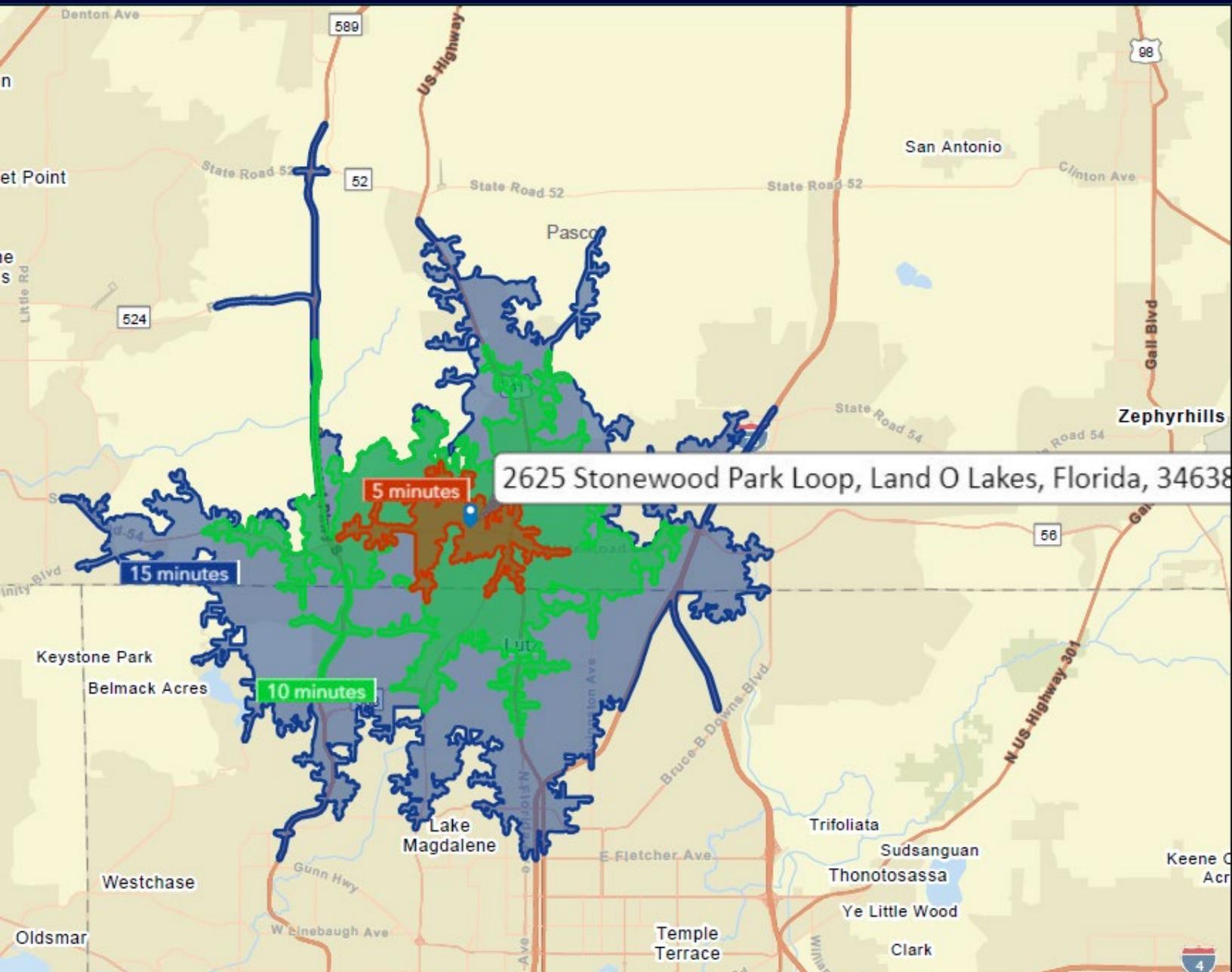
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5-10-15 Minute Drive Times



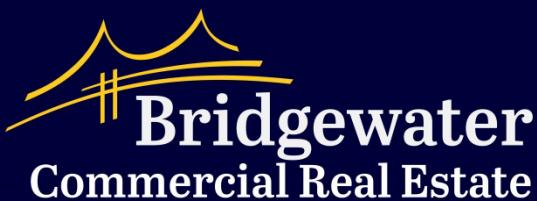
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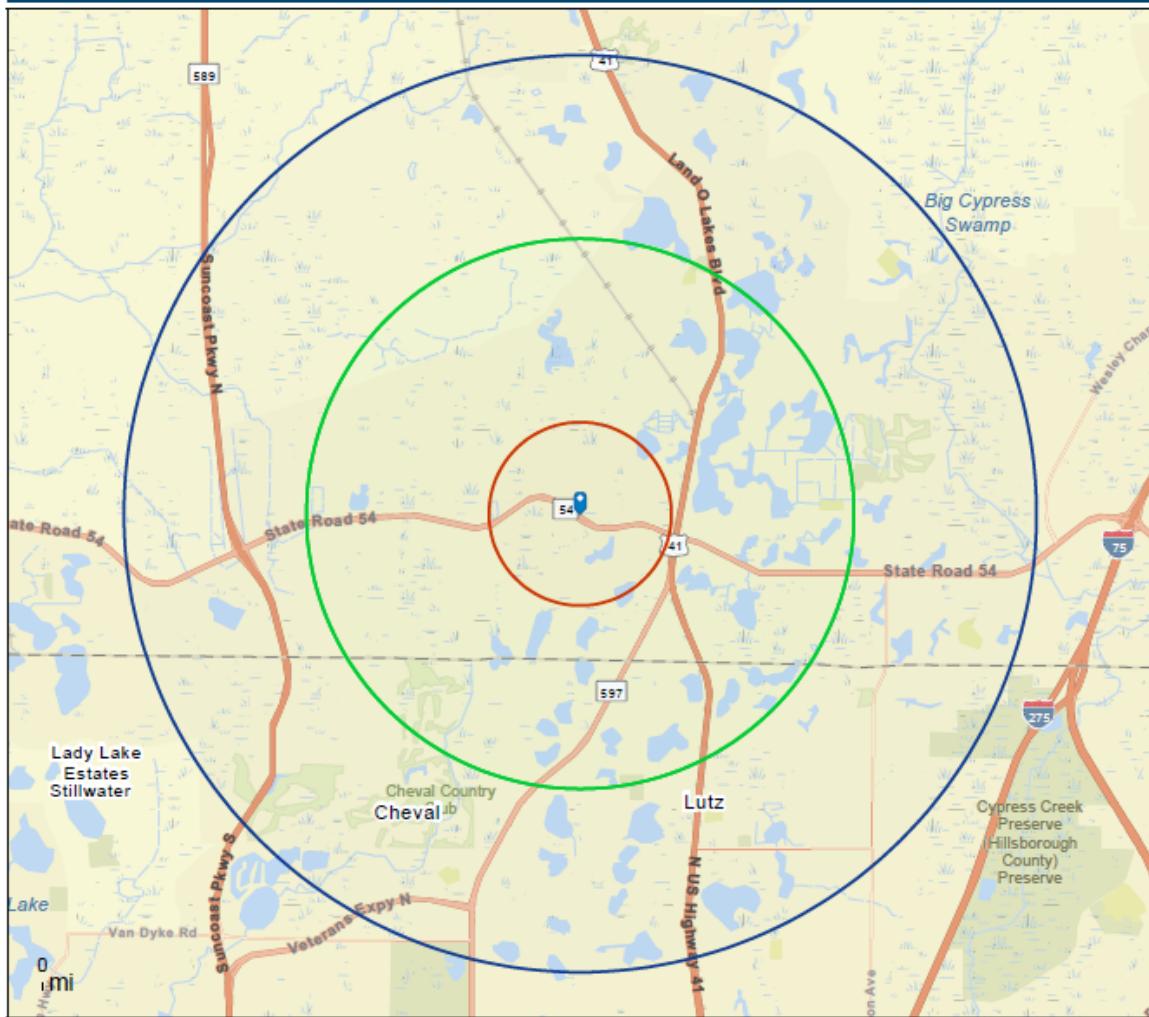
1-3-5 Mile Radius



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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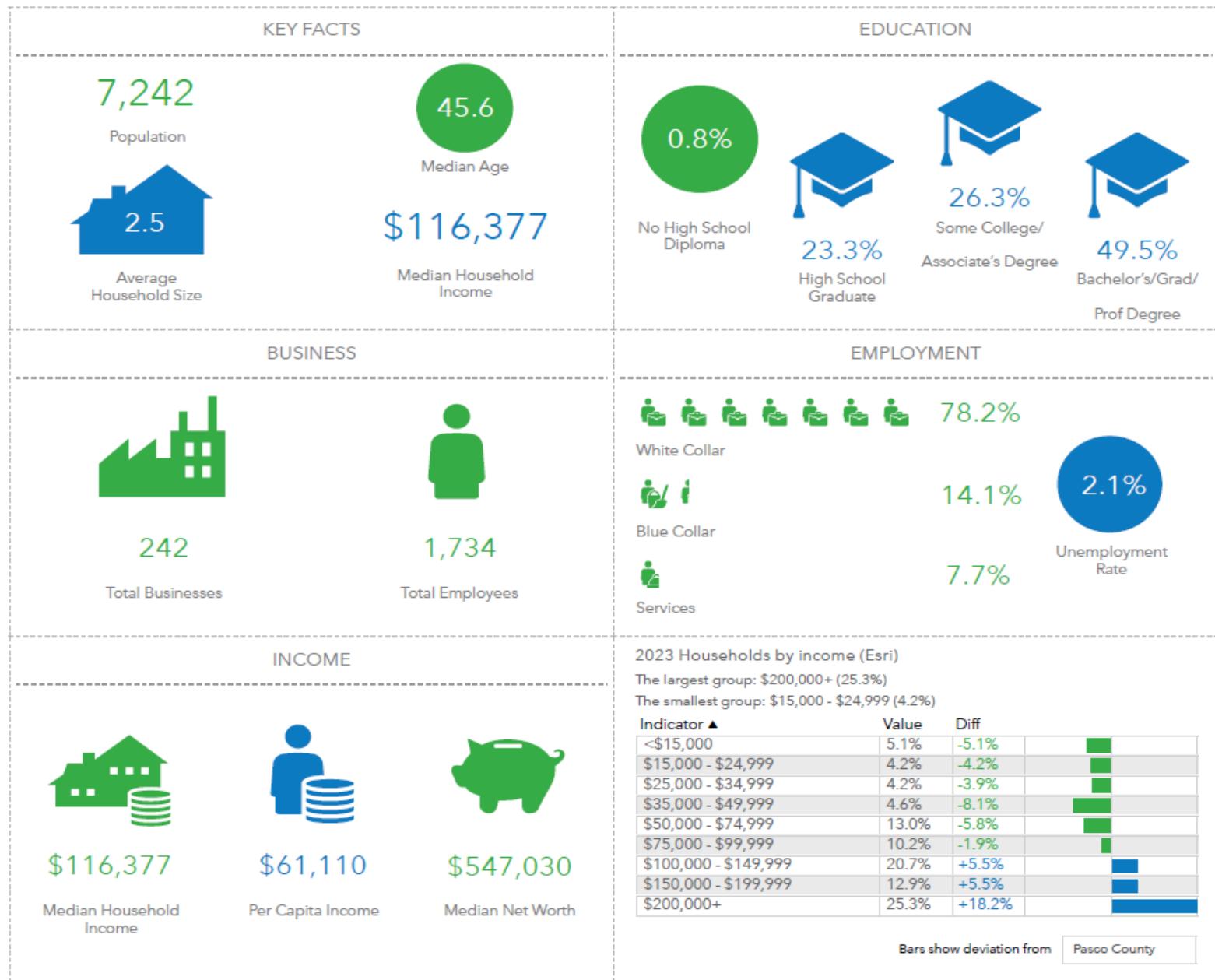


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Population Trends 1 Mile Radius

Key Facts

Stonewood
Ring of 1 mile



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

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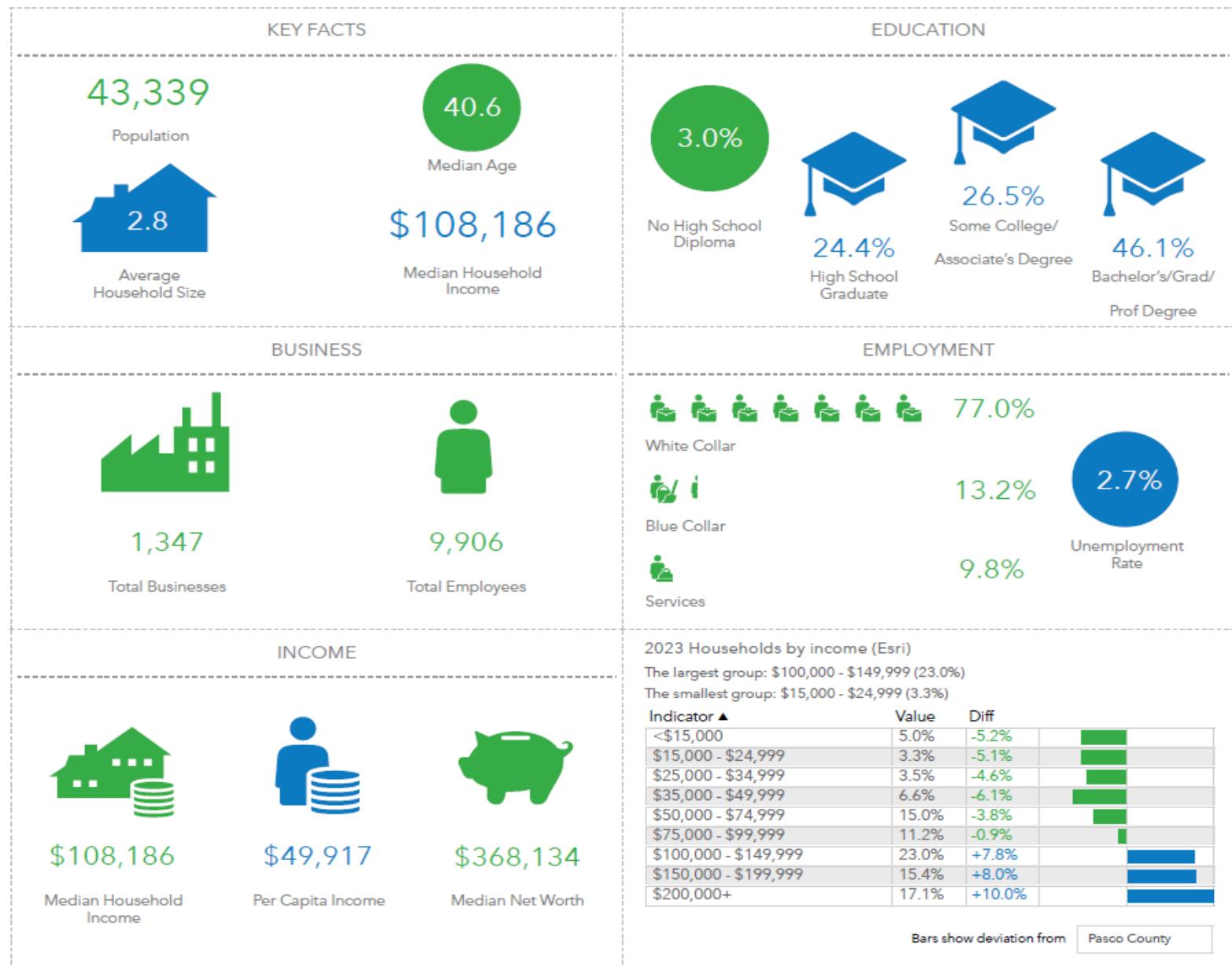
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Population Trends 3 Mile Radius

Key Facts

Stonewood Ring of 3 miles



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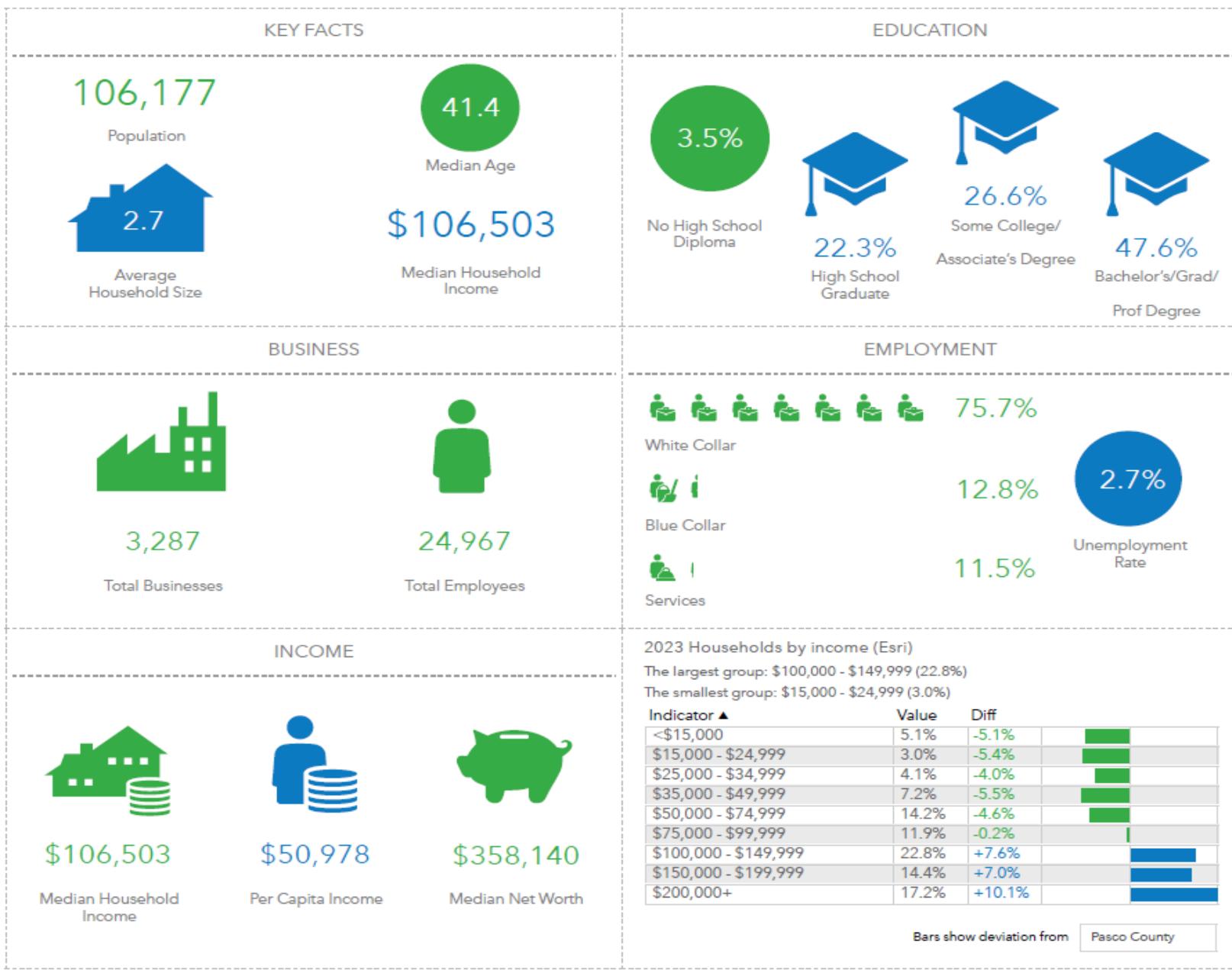


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Population Trends 5 Mile Radius

 **Key Facts**

Stonewood
Ring of 5 miles



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