



LIVE OAK OFFICE CENTER



PROPERTY OVERVIEW

Centrally located between Fruitville and Bee Ridge Rds., off Cattlemen Rd. All suites have exterior entrances from a common courtyard for privacy and separation between tenants. Amenities include exterior picnic tables, vending machines, FedEx & UPS drop boxes, remodeled onsite gym with locker rooms for tenant use. Shaded parking area with live oak trees with 4/1,000 parking ratio. Close proximity to myriad of restaurants, banks, and retail centers

Suite 106: 1,729 RSF Ground floor unit with 4 offices, conference room, reception, storage, break area, 2 in suite restrooms and open area Suite 116 A: 873 RSF Ground floor unit with reception, 2 offices, large conference room, break area and in suite restroom
Suite 118: 1,305 RSF Ground floor unit with reception, conference room, break room in suite restroom and open area for collaboration.

break room, in suite restroom and open area for collaboration. Suite 216: 4,172 RSF Second floor corner unit available for Tenant customization. Combine with Suite 217 for 5,279 RSF. Suite 217: 1,107 RSF Hard to find small suite available for Tenant customization

PROPERTY SUMMARY

\$14.50 SF/yr (NNN) Lease Rate:

Available SF: 873 - 5,279 SF

Building Size: 20.000

CAM: \$7.48 Estimate for 2021



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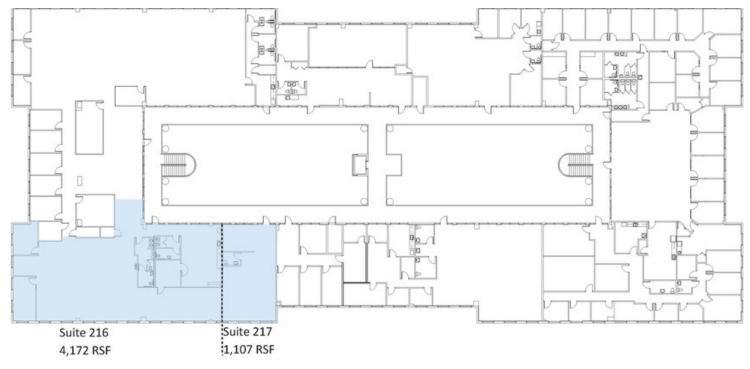
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THE PLACE FOR SPACE

Live Oak Office Center

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