

SIENNA VILLAGE SR 54 Professional Park₁

20 826 State Road 54 , Lutz, FL 33558



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PROPERTY DESCRIPTION

Sienna Village SR 54 Professional Park , inc

Sienna Village is a ±10.77-acre entitled office project located along the highly trafficked State Road 54 corridor in Lutz, Florida, one of the fastest-growing areas in the Tampa Bay region. The property is strategically positioned just west of US-41 (Land O' Lakes Boulevard) and between Interstate 75 and the Veterans Expressway, providing exceptional regional accessibility to Tampa, Pasco County, and the greater Tampa Bay MSA.

The site is designed for 100,000 + or – square feet of individual professional office buildings in an idyllic setting along SR 54 in Lutz, FL. Buildings are available in sizes of 3,000 sf and up, designed and constructed by Kevin Howell, the leading developer of individual professional office buildings in the Tampa Bay area. Mr Howell has designed and developed at least 25 office parks in the Tampa Bay area as well as constructing over 400 individual office buildings.

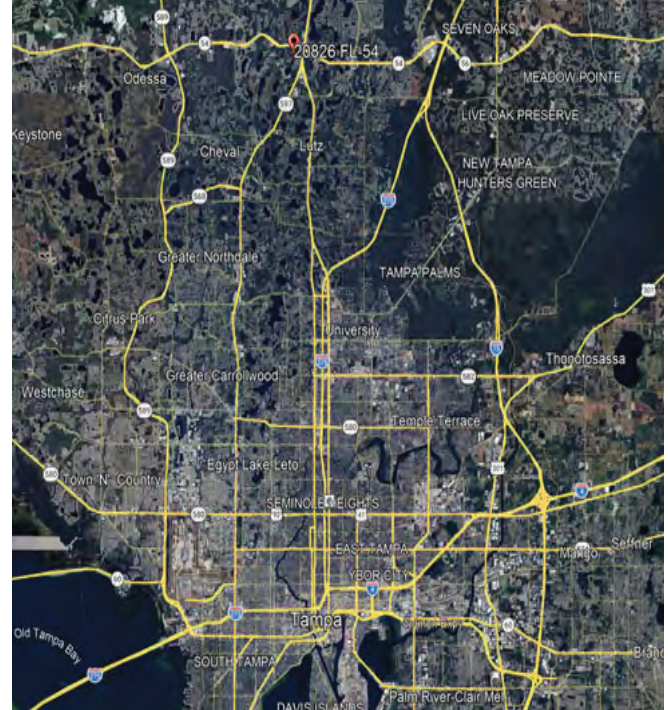
Our design team provides architectural, engineering and design concepts and drawings to make your office that special environment to grow your practice or business from. We have experience in virtually every medical and dental specialty as well as other professional disciplines of every kind. We would love to work with you on your new office and know you would be very pleased with the result.

State Road 54 is the gold standard in locations for all offices and businesses. As the preeminent road artery dividing northern Hillsborough County from southern Pasco County, the location is immediately recognizable to everyone.

Please call us for more information or to further discuss how Sienna can help meet your needs. Phones are 813-240-9218 or 941-264-0037. You can also email us at: professionalofficedevelopers@gmail.com .

The project is currently in design and permitting, which affords you time to plan and prepare for your new building and to secure financing. We can help with referrals in that regard if you need them. Our projects typically sell out long before development starts so we encourage you to move quickly while we have availability. Thank you for your time and we look forward to speaking further with you.

Please feel free also to look at our website:
ProfessionalOfficeDevelopers.com



Rendering

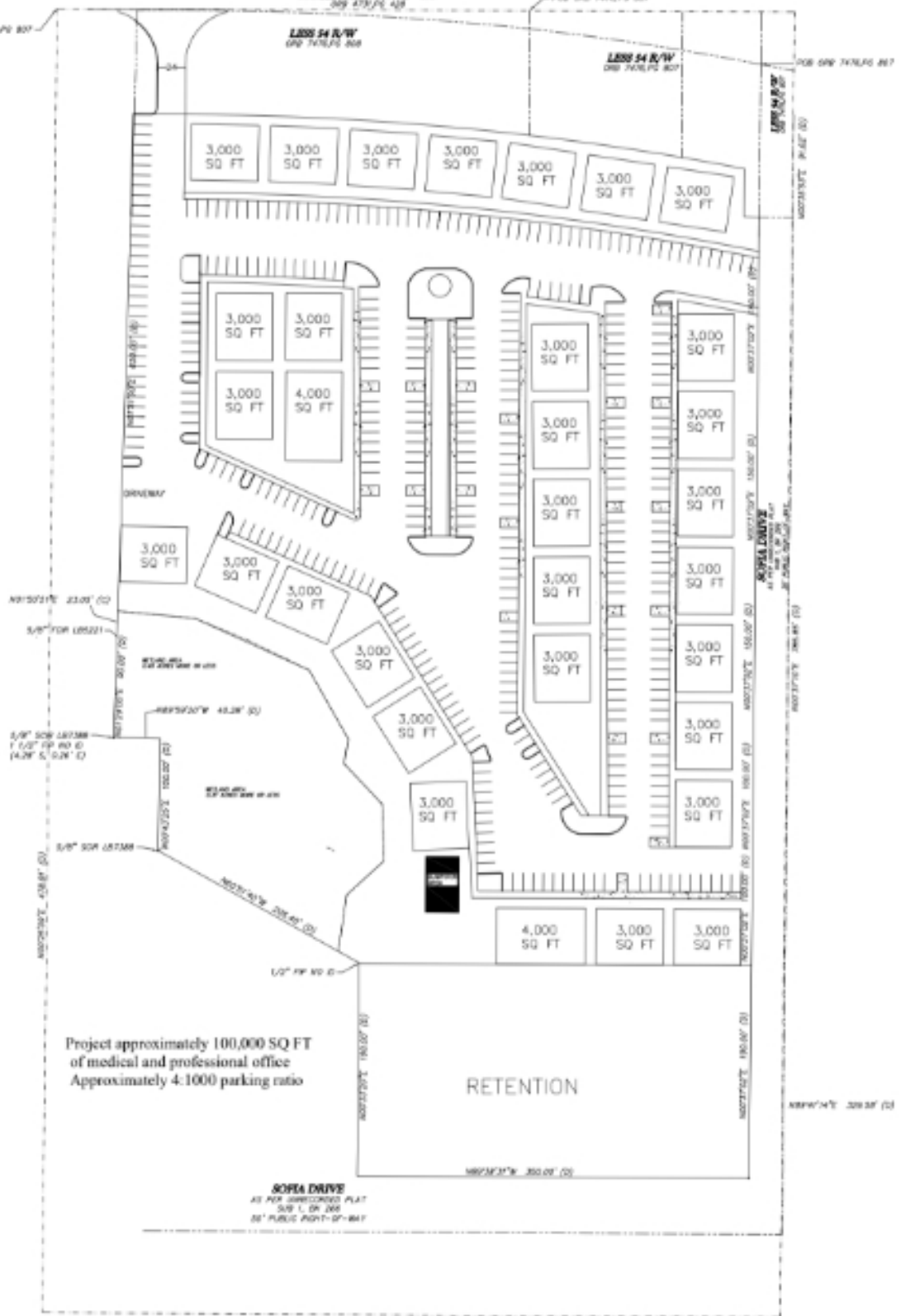
SIENNA VILLAGE SR 54 PROFESSIONAL PARK

STATE ROAD 54
 26-28-18-000-2800-000
 PL. 220' OF TRANSPORTATION
 VARIABLE PUBLIC RIGHT-OF-WAY
 300' 270' PL. 43'

LESS 54 R/W
 200' 270' PL. 34'

LESS 54 R/W
 200' 270' PL. 300'

LESS 54 R/W
 200' 270' PL. 307'



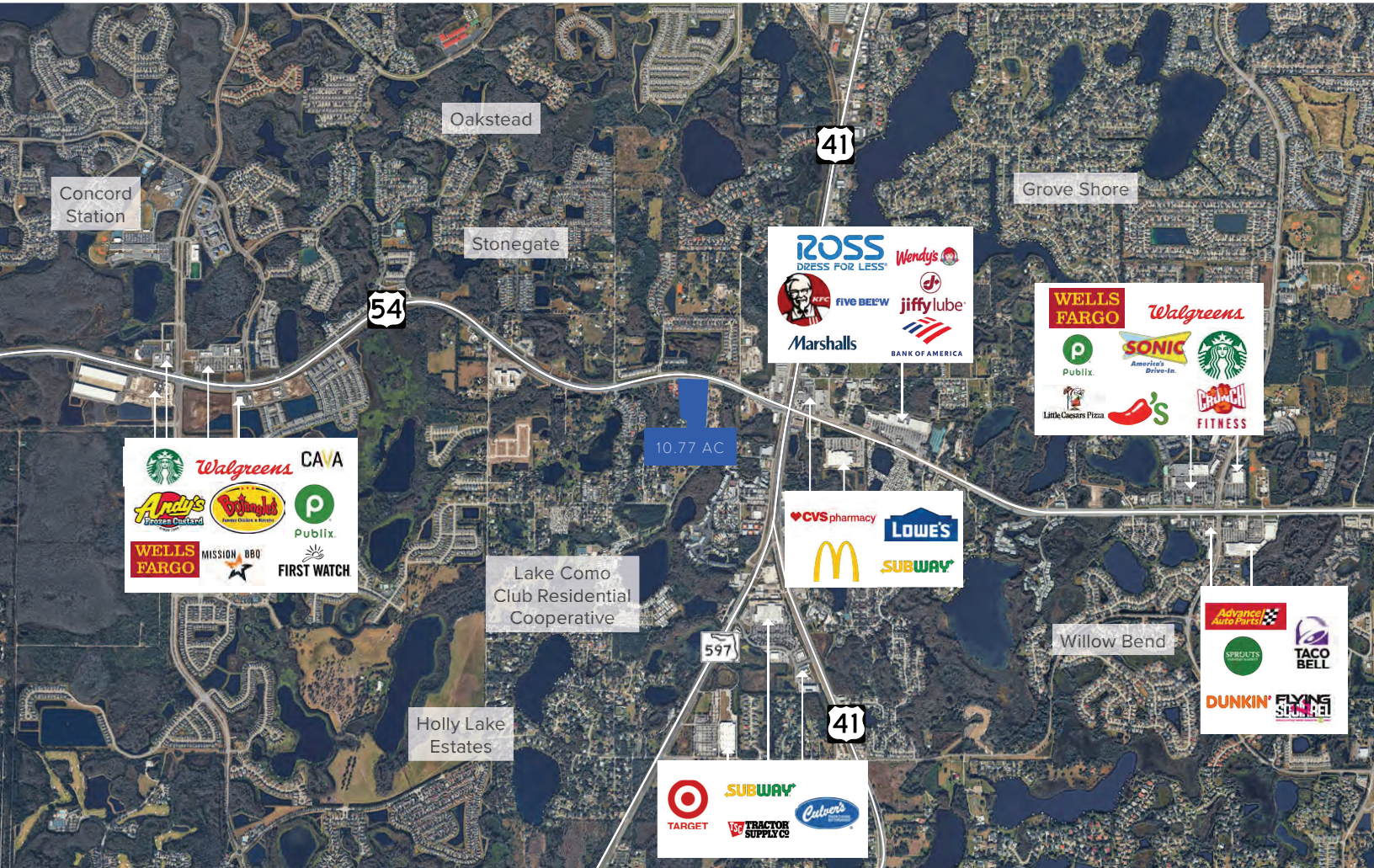
Project approximately 100,000 SQ FT
 of medical and professional office
 Approximately 4:1000 parking ratio

RETENTION

SOPEA DRIVE
 AS PER SUBMITTED PLAT
 50' L. OR 200'
 30' PUBLIC RIGHT-OF-WAY

- . 10.77 acres of medical/ professional office space
- . Located along State Road 54 in rapidly growing area of Pasco County called the "Growth Corridor", just west of US 41 in Lutz
- . 550 feet of frontage on State Road 54 providing strong visibility and access
- . 100,00+ or - sf of individual office buildings from 3000sf and up- any size , 3000sq minimum
- . Easy access to: State Road 54, Interstate 75, US Highway 41, and Suncoast Parkway





Oakstead

Concord Station

Grove Shore

Stonegate

41

54

10.77 AC

Lake Como Club Residential Cooperative

597

41

Willow Bend

Holly Lake Estates

Starbucks, Walgreens, CAVA, Andy's, Publix, Wells Fargo, Mission BBQ, First Watch

ROSS Dress for Less, Wendy's, KFC, Five Bells, Jiffy Lube, Marshalls, Bank of America

Wells Fargo, Walgreens, Publix, Sonic, Starbucks, Little Caesars Pizza, Chili's, Fitness

CVS pharmacy, Lowe's, McDonald's, Subway

Advance Auto Parts, Sprouts, Taco Bell, Dunkin', Flying Saucer

Target, Subway, Tractor Supply Co, Cultures



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