

OFFICE SPACE : FOR LEASE

LEASE RATE:
\$22.00 SF (MG)
No hidden CAM charges

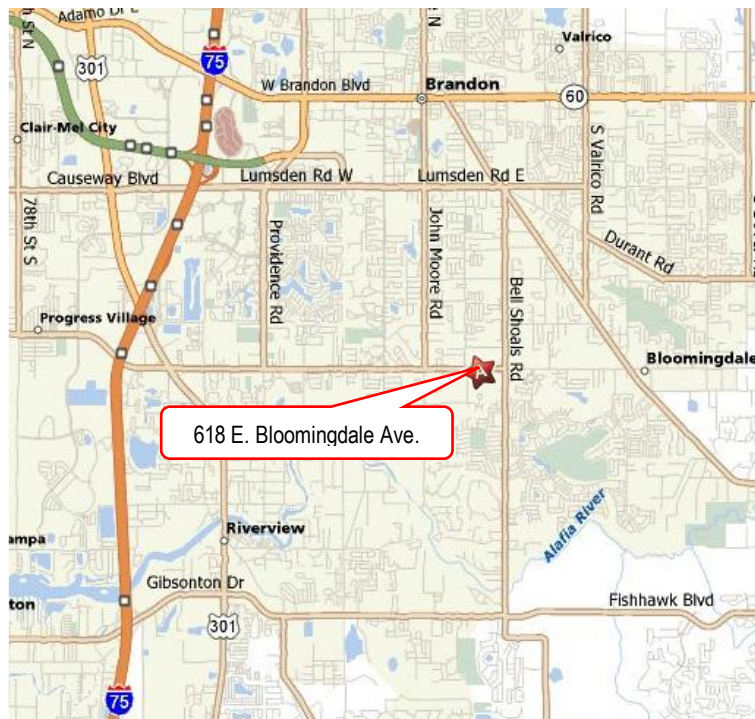
618 – 654 E. Bloomingdale Ave.

Brandon, Florida 33511



PROPERTY FEATURES include:

- total of 14,000 SF in two buildings constructed in 2008, broken into (14) suites (see floorplans on back of flyer)
- there are two different size suites available in the office park: 767 SF and 1,288 SF in size, only smaller size available now
- located just behind the new Stonewood Grille restaurant in the heart of Brandon's Bloomingdale subdivisions
- modified gross rate: includes CAM charges, real estate taxes & insurance, plus water, sewer and trash pickup



For information, contact:

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Turner Cole Company

Real Estate Services

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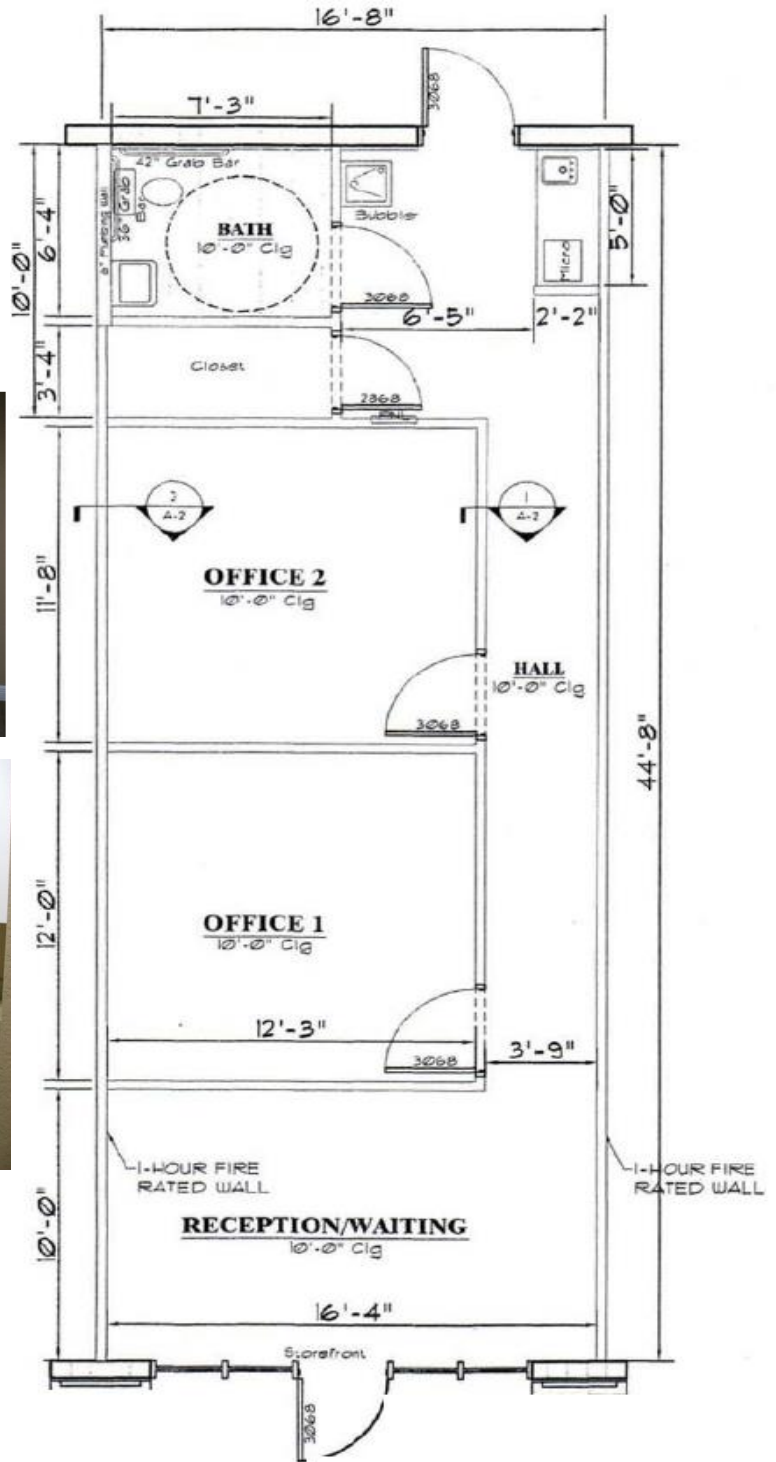
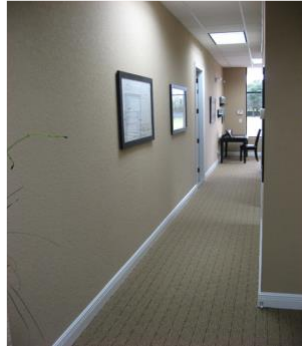
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767 SF Floorplan

MONTHLY RENT:

(not including 3.5% sales tax)

767 SF = \$1,407. /mo.



There is nothing like moving into a NEW office space...come see what a difference these upgrades make!

- ▣ 10 ft. high ceilings w/2'x 2' ceiling tiles
- ▣ ceramic tile entry way and bathroom floors
- ▣ walls painted in earth tone colors
- ▣ high-profile baseboards and wide door trim
- ▣ kitchen area with sink and a spot for refrigerator & microwave
- ▣ upgraded quality carpet throughout
- ▣ large office areas

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