

# *Charlotte County Center, LLC*

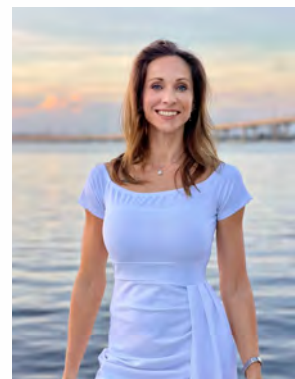
***18501 Murdock Circle Port Charlotte, FL 33948***



***Class A Image, Amenities & Service***

***Impress Your Clients. Motivate Your Employees.***

Listing Leasing Agent: **Stephanie Tromble**  
18501 Murdock Circle, Port Charlotte, FL 33948  
Cell: 941-467-0093  
[stephanie@TROMBLEMCMC.COM](mailto:stephanie@TROMBLEMCMC.COM)



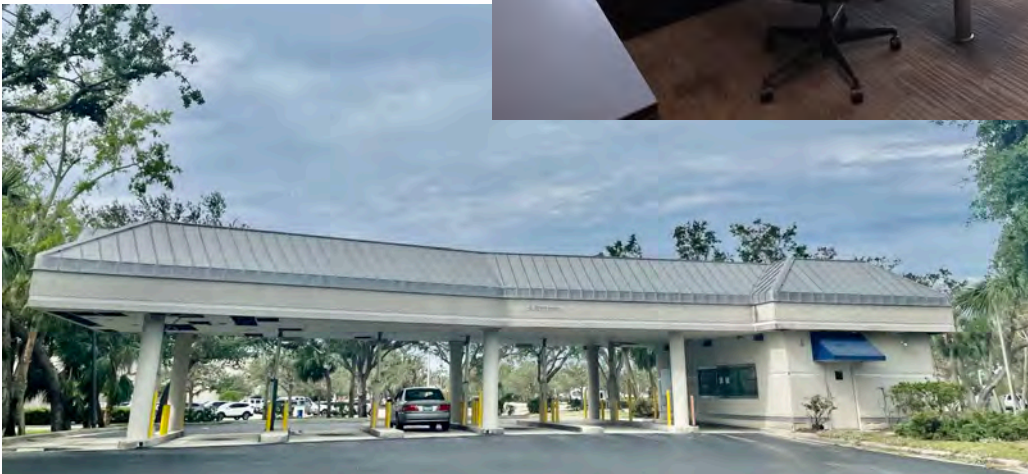


## Charlotte County Center, LLC

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<b>Property:</b>	<i>18501 Murdock Circle, Port Charlotte, FL 33948</i>
<b>Market Rent:</b>	<i>\$18- 20 per square foot NNN (depending on location and Tenant improvements and length of term)</i>
<b>Operating Expenses(NNN):</b>	<i>\$9.04 per SF CAM (utilities and Janitorial included)</i>
<b>Building Amenities:</b>	<i>"Class A" Full Service Building, plenty of Parking, 24/7 camera security, 1,500 SF conference room and kitchen, on-site building manager, janitorial services nightly, and maintenance.</i>

**Unit 602- 1919 SF\*(divisible)**  
**Unit 105 - Drive thru (TBD)**





*This solid office building located in the core of Murdock's Central  
The fact that a Starbucks next to it suggests that it's in a desirable and high traffic  
location.*

*Some key features and amenities of this office building include:*

*\*Incredible floor-to-ceiling windows with views of Port Charlotte, providing a pleasant  
and inspiring work environment.*

*\*On-site property manager and maintenance staff to address any building-related  
concerns promptly.*

*\*Security cameras for added safety and security.*

*\*Two elevators with keypad elevator security for controlled access.*

*\*Janitorial services provided nightly to maintain a clean and professional atmosphere.*

*\*NNN (Triple Net) full-service lease, which includes utilities, maintenance, access to a  
1,500 SF conference room, and janitorial services. It does not include data services.*

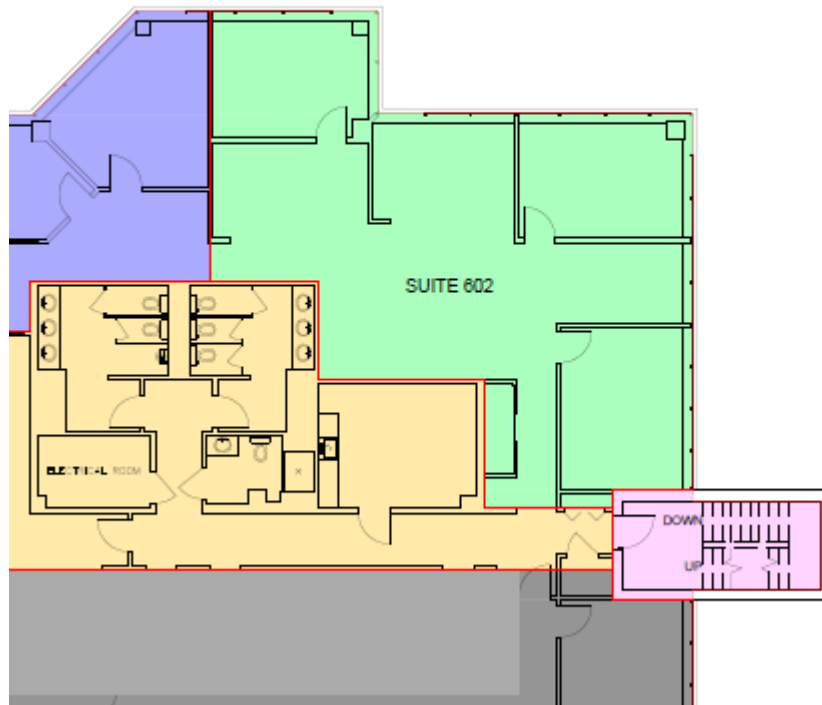
*\*Available units starting from 1919 square feet, with the option for an 800 square  
foot Drive Thru space as Build To Suit with signage and larger footprint.*

*\*Premium office space on the 1st floor, and there may be opportunities for building  
signage, making it a prominent location for your company.*

*\*The lease rate is offered at a range of \$18 to \$20 per square foot, plus an additional  
\$9.05 per square foot for the NNN full-service lease.*

*\*The location of this office building is highly advantageous, as it fronts the busy corner  
of Tamiami Trail (US-41) and Murdock Circle. Additionally, it is situated directly across  
the street from the County Administration Complex and is surrounded by an adjoining  
Starbucks, a regional shopping mall, retail strip  
malls, and several bustling restaurants. These amenities and the quality of the building  
are likely to impress your customers and clients, while also providing a stimulating and  
motivating environment for your employees. Additionally, the building offers an  
opportunity for your company to have its name on the tallest  
building in the county, which can provide a strong presence in the local business  
community.*

## Suite 602 - 1919 SF



## Drive Thru Office/Retail for Lease

18501 Murdock Circle, Port Charlotte, FL 33948.



*Work Where You Desire*

*Class A Image, Amenities & Service*

*Impress Your Clients. Motivate Your Employees.*



Commercial Advisor | 941-467-4322 | [Stephnie@Tromblemc.com](mailto:Stephnie@Tromblemc.com)



Stephanie Tromble

## Charlotte County Center, LLC

DRIVE-THRU OFFICE/RETAIL - MOTIVATE YOUR EMPLOYEES - WORK WHERE YOU DESIRE

### LEASE INFORMATION

**Property:** 18501 Murdock Circle, Port Charlotte, FL

**Market Rent:** \$18/ SF (NNN) (AS IS & Term Dependent)

**Operating Expenses (NNN):** \$9.04 per SF CAM (utilities and Janitorial Included See below)



### Class A Building Amenities



\*NWN (Triple Net) full-service lease which includes utilities, maintenance, access to a 1,500 SF conference room, and janitorial services nightly. High end Common Areas and more.

\*On-site property manager and maintenance staff

\*Security cameras & Two elevators w keypad elevator security for controlled 24/7 access.

\*Location: US-41 and Murdock Circle. Across from County Administration Complex and next to Starbucks, a regional shopping mall, retail strip malls, and several bustling restaurants.

\* Signage Rights to Building Available with certain conditions.

Stephanie Tromble | Commercial Advisor | 941-467-4322 | [Stephnie@Tromblemc.com](mailto:Stephnie@Tromblemc.com)

# Charlotte County Center, LLC

## ★ Site Location

