

OFFICE SPACE : FOR LEASE

403-437 Lithia Pinecrest Road

Brandon, Florida 33511

Lease Rate:
\$21.00 SF
(modified gross rate)

Lithia Oaks Business Center

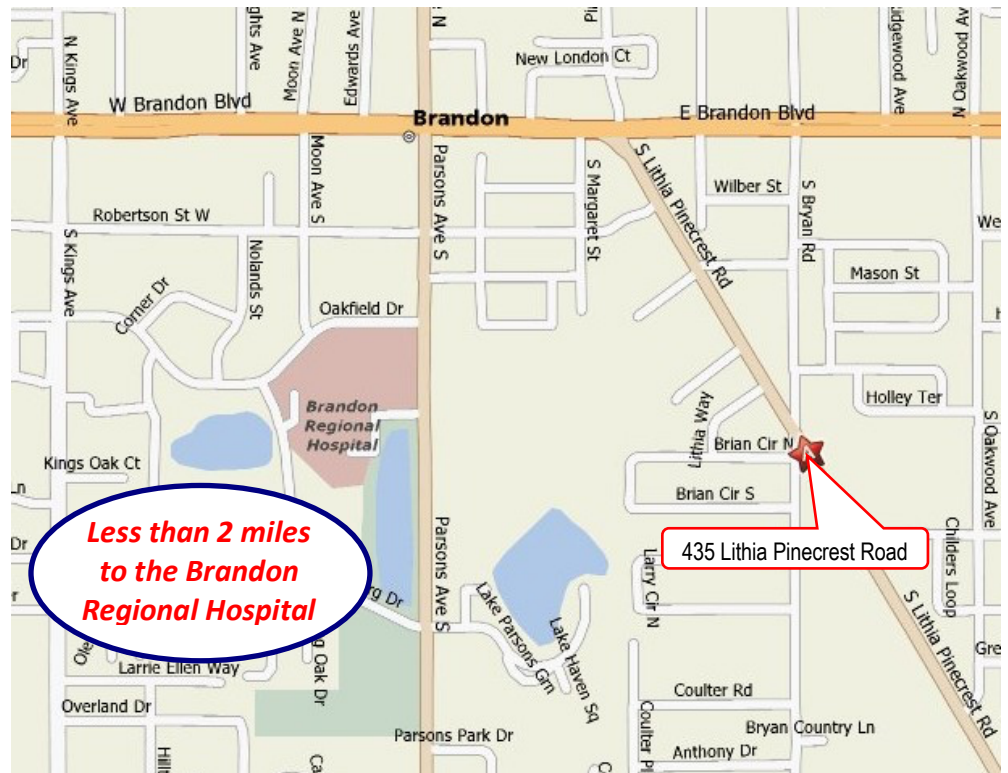
1,458 SF unit – available soon

Located on corner of Lithia Pinecrest and Bryan Roads

PROPERTY FEATURES include:

- built in 2006, office park close to home, yet minutes away from I-75
- inside units have been totally renovated with ceramic wood tile plank flooring, carpets updated trim, LED lighting, etc.
- office park is professionally landscaped, well-lighted park at night
- plenty of parking, (5:1,000 SF ratio)

office space available for November 1st, 2025 move-in!



For information, contact:

Carl Stickeler
(813) 390-0951

carl@turnercole.com



Hillsborough's Finest Real Estate Team

Let us work for you!



www.TurnerCole.com

Turner Cole Company

Real Estate Services

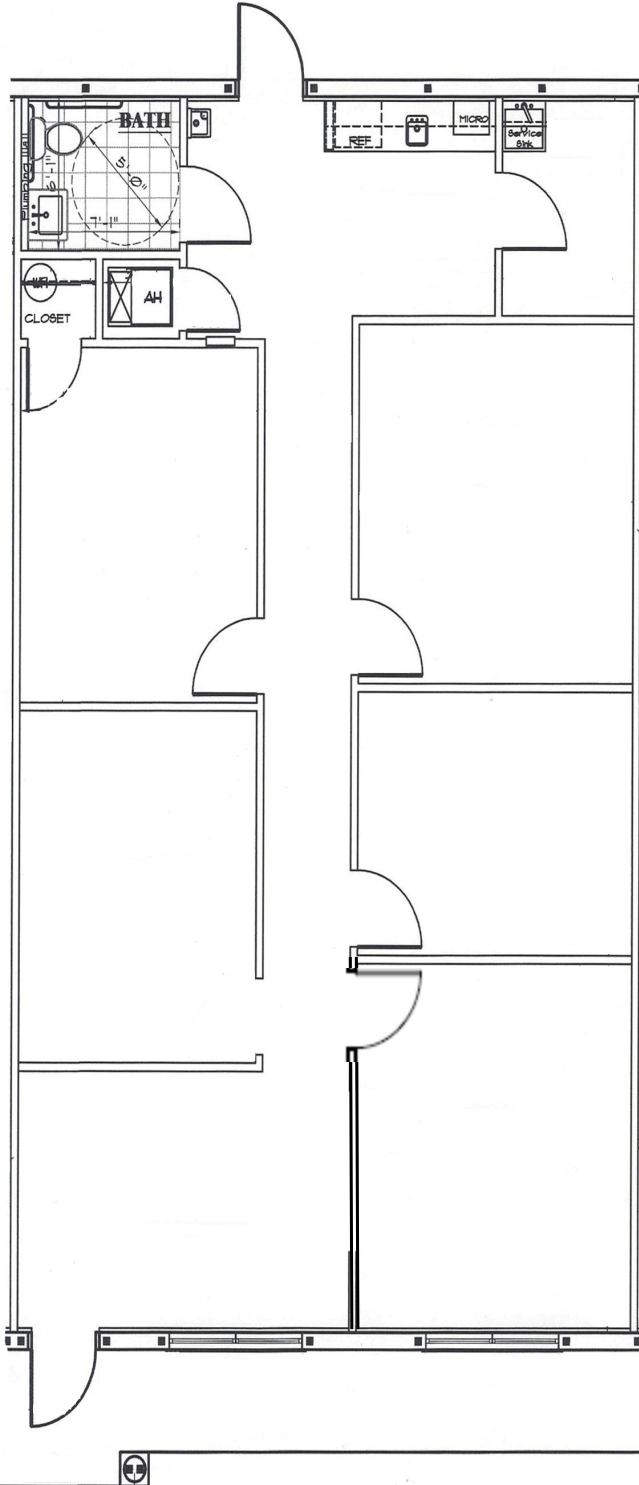
AVAILABLE UNITS

403-437 Lithia Pinecrest Road

Brandon, Florida 33511

403	405	407	409	411	413	415	417
-----	-----	-----	-----	-----	-----	-----	-----

421	423	425	427	429	431	433	435	437
-----	-----	-----	-----	-----	-----	-----	-----	-----



ANNUAL LEASE RATE:

\$21.00 PSF (MG)

UNIT 435: 1,458 SF

\$2,551.50 /month

(modified gross rate includes water/sewer, trash removal, all common area maintenance, real estate taxes and building insurance.)

Come join our family of tenants:

403: Girard & Johnson

405-407: Tectonic Engineering Consultants

409: Edward Jones

411: Valrico Therapeutic Massage

413-415: Law office of Dean Burnett, P.A.

417: ReMax Realty

421: JoinTech Labs

423: U.S. Deeds, P.A.

425: Law office of Chris Breton, P.A.

427: Life Center for Health Management

429: The Golden Law Group

431: Airquest Environmental

433: Bartlett Tree Experts

435: VACANT

437: Gulfside Healthcare Services

NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIFIC LISTING CONDITIONS, IMPOSED BY OUR PRINCIPALS.