

# FOR LEASE

2,980 sf & 6,681 sf

- Two (2) office suites available for immediate occupancy
- Ste. 101: 6,681 sf office space with 16 private offices, built-in reception, conference rooms, 4 restrooms, break room, & a grand double-door entry
- Ste. 104: 2,980 sf medical office with 5 exam rooms, private offices, reception / lobby, nurse's station and 3 restrooms
- Excellent roadway visibility with signage directly on US Highway 19
- Phenomenal access at lighted traffic intersection
- Well-maintained building with ample on-site parking and easy ingress/egress from both directions



11031 US Highway 19 | Port Richey, FL 34668

Lease Rate | \$14.50 - \$16 psf Modified Gross

## Prime US 19 Office & Medical Space

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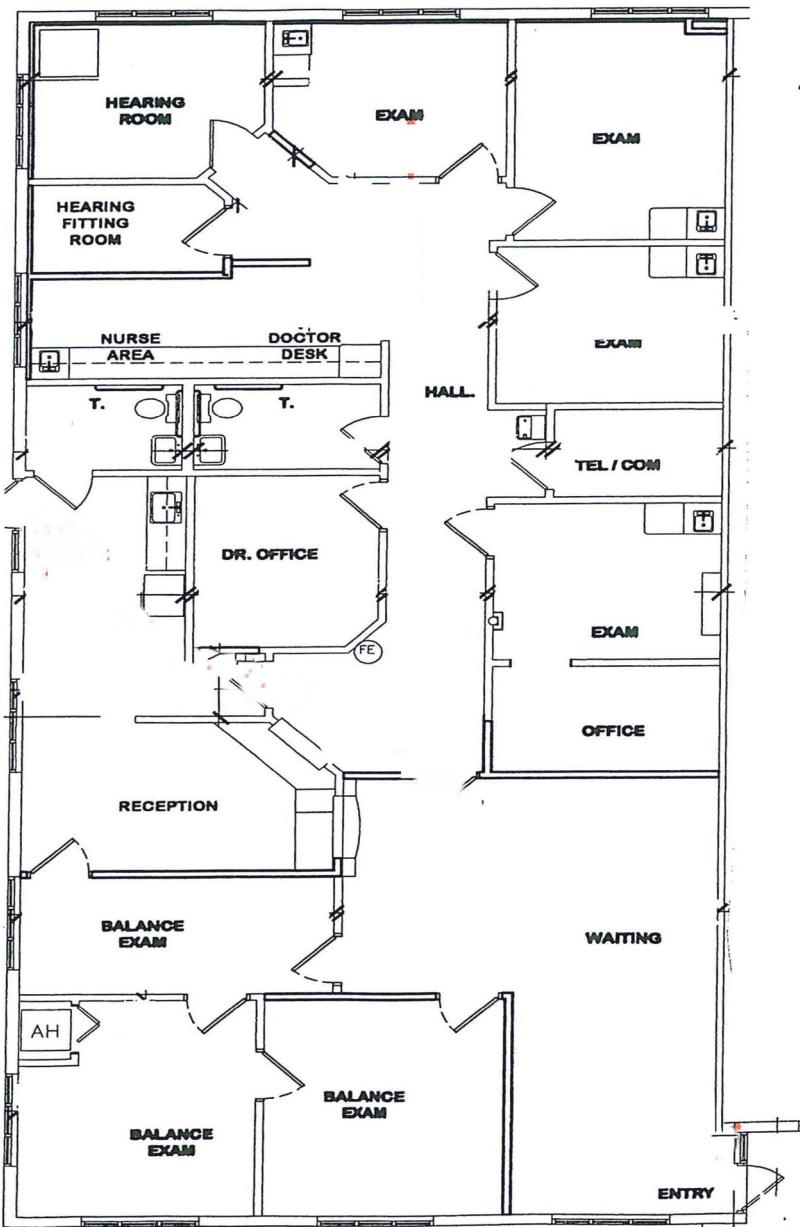
**COMMERCIAL ASSET  
PARTNERS**

# PROPERTY SPECIFICATIONS

- 2,980 sf medical office available for immediate occupancy
- Floor plan provides 5 exam rooms w/ sinks, 5 private offices, nurse's station, 3 restrooms and private entry
- Recently remodeled and newer plank floors throughout



Ste. 104: 2,980 sf Available - \$16 psf



[cap-realty.com](http://cap-realty.com)

(727)376-4900

This information is believed to be accurate. Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all information.

 **COMMERCIAL ASSET  
PARTNERS**

11031 US HIGHWAY 19 | PORT RICHEY, FL 34668

# PROPERTY SPECIFICATIONS

- 6,681 sf professional office available for immediate occupancy
- Flexible layout includes 16 private offices and open workspace, large reception & waiting area with a secure rear door for deliveries or secondary access
- Abundant natural light with windows in all private offices



Private Offices



Large Built-in Reception

## Ste. 101: 6,681 sf Available - \$14.50 psf



# LOCATION SUMMARY

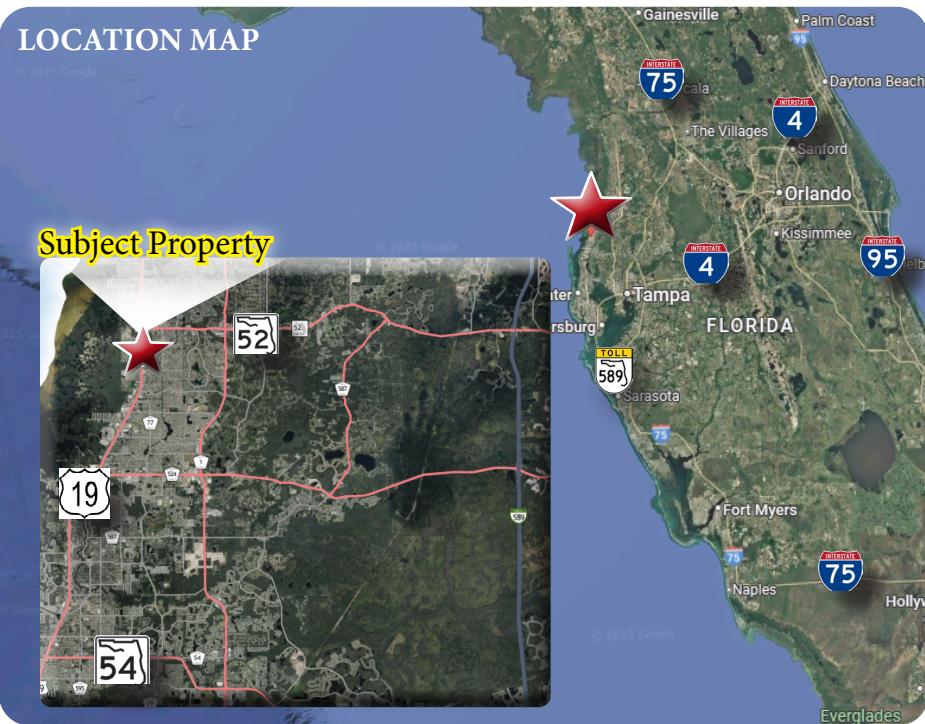


Highly Visible Signage

- Situated on US Highway 19, one of Florida's highest volume roads
- Less than 1 mile from State Road 52
- Consistent daily traffic with a daily traffic count of 52,000 vehicles per day



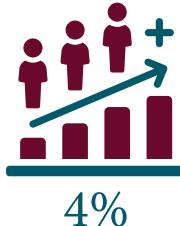
Ample Parking



## Demographics | 5 Miles



118,478  
Population



4%  
Population Growth



\$58,068  
Average HH Income



48.6  
Average Age