

OFFICE FOR LEASE



7601-7625 Little Road  
New Port Richey, FL 34654

Counsel Square Office Park



COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

## OFFERING SUMMARY

**ADDRESS** 7601-7625 Little Road  
New Port Richey, FL 34654

**USE** Professional Office / Institution

**LEASE RATE** Starting at \$15 psf Modified Gross

**PARKING** 4/1,000

**AVAILABILITY** 1,000 sf up to 4,500 sf Contiguous

**TENANTS** 3 months FREE on a 5 year lease  
Landlord has ability to fund TIA  
without lender approval



*\*Landlord is willing to finance TI's above the TIA*

3-Story office buildings located directly across from the West Pasco County Government Center, Judicial Center and Sheriff's Office. Counsel Square is a multi-tenant "campus style" professional office park.

Suite	Sq. Ft.	Rate	Available TIA	Suite Notes
300A-1	2,044 sf	\$15.00	\$20.00 psf	3rd floor. New spec buildout underway. Available within 60 days. 6 private offices, open work space, and coffee bar/break countertop. <b>LEASE PENDING</b>
300A-2	1,757 sf	\$15.00	\$20.00 psf	3rd floor. New spec buildout underway. Available within 60 days. 5 private offices, open work space, and coffee bar/break countertop. <b>LEASE PENDING</b>
325C	1,000 sf	\$15.00	N/A	3rd floor. Ready for immediate occupancy. 2 private restrooms, break room area, conference room, open work space and a private office.
103E	4,500 sf	\$15.00	N/A	1st floor end unit. Available for immediate occupancy. Reception, 2 entrances, 3 restrooms, open work space, large break room and 6-7 private offices.
100E	3,939 sf	\$15.00	\$20.00 psf	1st floor end unit. Demo underway. Customize your floor plan. Available within 30-60 days.



**Landlord Renovations and Improvements Include:**

ITEM	AMOUNT SPENT
Roofs	\$296,249
Parking Lot	\$58,795
Painting	\$98,126
HVAC Systems	\$161,594
Elevator Modernization	\$342,021
Restroom Updates	\$72,878
Signage	\$15,641
<b>Total</b>	<b>\$1,045,305</b>
<b>Tenant Improvements</b>	<b>\$1,550,176</b>
<b>Total Improvements</b>	<b>\$2,595,481</b>



- ❖ Located at the signalized intersection of Little Road and Citizens Drive, directly across from the West Pasco County Government Center providing traffic counts in excess of 45,000 vehicles per day
- ❖ 4 of the buildings are connected by an open-air atrium with water fountains, breezeways, and outdoor seating in a park-like setting
- ❖ Ample parking surrounds the office park's buildings providing plenty of shaded spots and easy access
- ❖ Tenants can enjoy the benefit of having an on-site coffee shop, salon and property maintenance office!



# Counsel Square Office Park



**WATCH THIS VIDEO!**  
Click [HERE](#) for Drone Footage!

# DEMOGRAPHICS - 5 MILES

# Counsel Square Office



159,818

Population



3.4%

Population Growth



\$68,936

Average HH Income

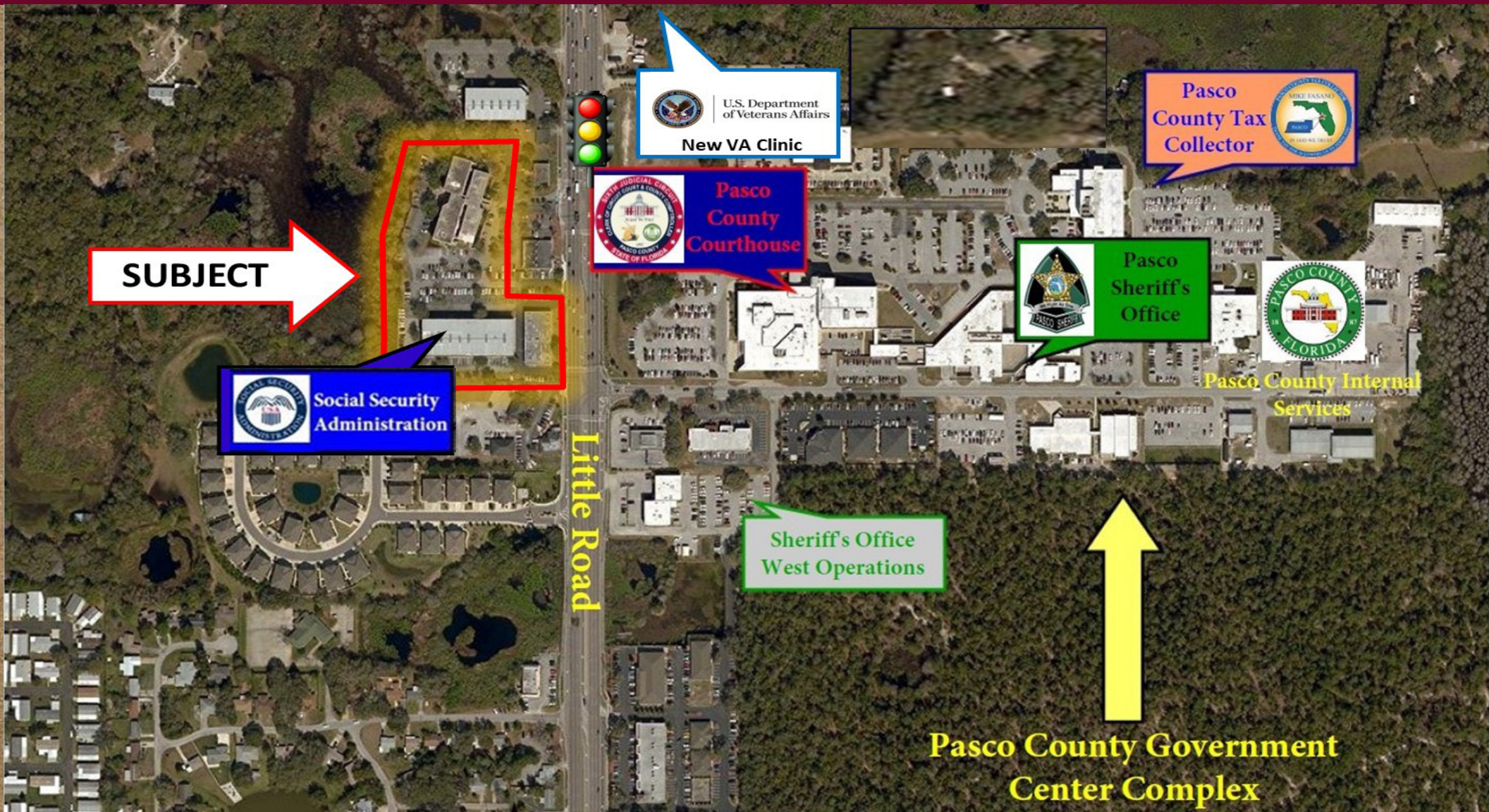


45.3

Average Age



# Counsel Square Office Park



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