

LEASE

OFFICE IN BOYETTE EXECUTIVE PARK

11904 Boyette Road Riverview, FL 33578



LEASE RATE

\$38.80 SF/month

Mousa Wakileh
(941) 960-9336

Stacy Rosenberg
(727) 488-4814

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OFFERING SUMMARY

Lease Rate:	\$38.80 SF / month (MG)
	\$5,500 / month
Number of Units:	1
Available SF:	1,700 SF
Building Size:	1,700 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	160	666	2,635
Total Population	452	1,900	7,510
Average HH Income	\$140,820	\$139,668	\$133,453

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PROPERTY DESCRIPTION

Prime office for lease in the well-maintained and professionally managed Boyette Executive Park. There are 12 buildings in total occupied by medical, dental and professional service businesses. The park is well maintained and a welcoming environment for clients. Tiled roof and high-end finishes. Ample parking with overflow available. Located on Boyette Road which provides direct access to I-75 and US 301. The property's state-of-the-art amenities, including high-speed internet and advanced security systems, ensure a seamless and secure work environment. Tenants will appreciate the professional atmosphere and the potential for customized signage opportunities. Elevate your business presence and productivity in this prime location, where every detail is tailored to enhance the tenant experience.

LOCATION DESCRIPTION

Discover the vibrant business environment surrounding Riverview, FL where convenience and opportunity converge. This bustling community offers an array of dining options such as The Alley at Southshore and The Barn at Winthrop, perfect for networking or client meetings. Retail therapy is within reach at nearby shopping centers such as Winthrop Town Centre and Shoppes at Southbay. Embrace the natural beauty of the area with a visit to the Alafia River State Park or the Campbell Park and Nature Center. With easy access to major roadways, the location provides a seamless commute for tenants. Welcome to a dynamic area primed for success.

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PROPERTY HIGHLIGHTS

- Located in a well-maintained and established medical/professional office park in Riverview, FL
- Modern design and customizable office spaces
- Ample parking for tenants and clients with overflow
- High-speed internet and advanced security systems
- Professional atmosphere and customization signage opportunities
- Strategic location with easy access to major roadways. Boyette Road provides direct access to I-75 and US 301
- State-of-the-art amenities for enhanced tenant experience
- Not far from the newly opened Advent Hospital.



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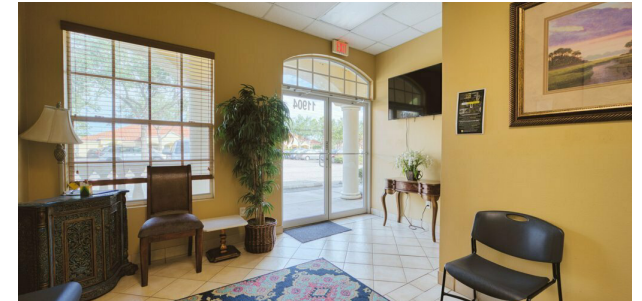


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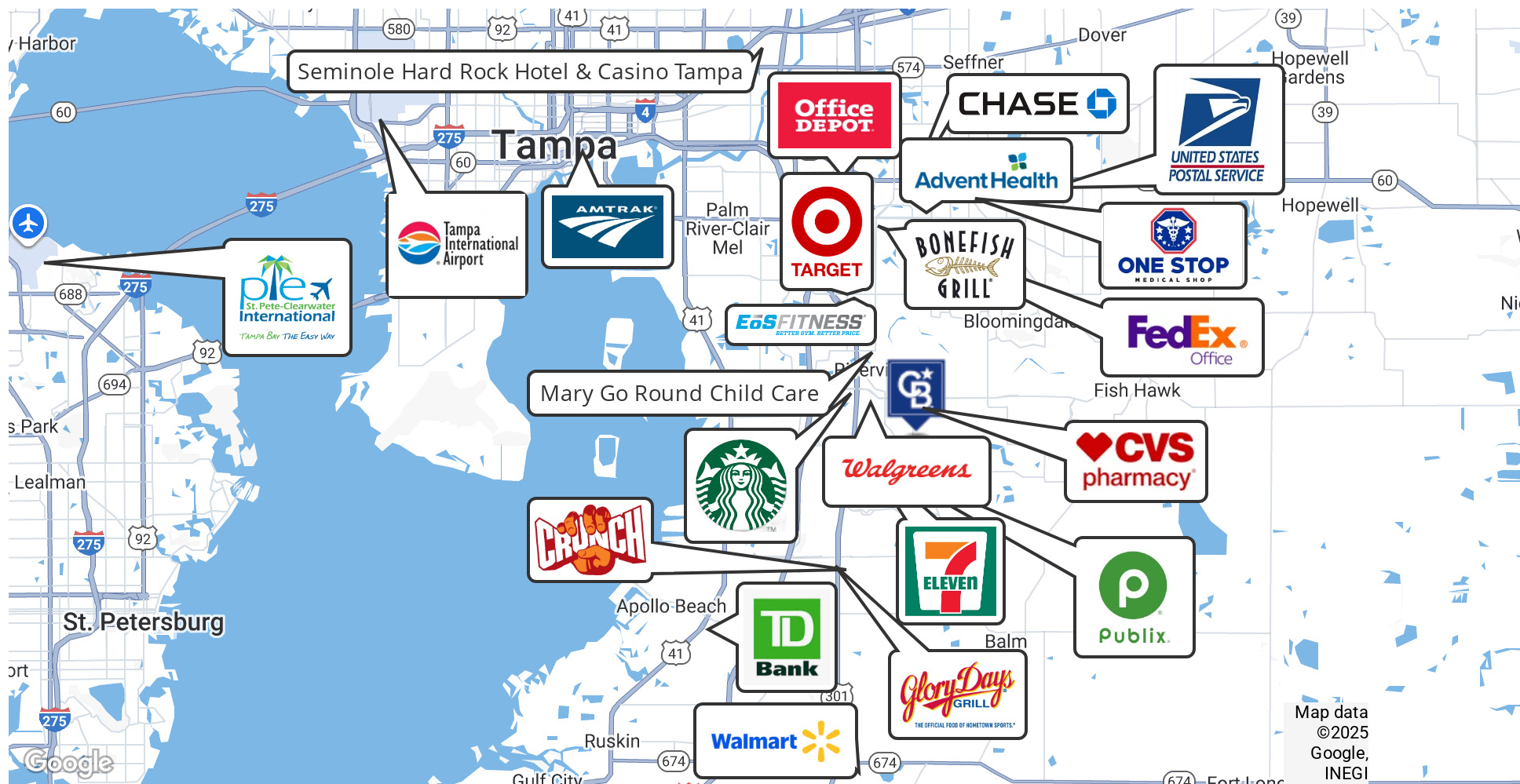


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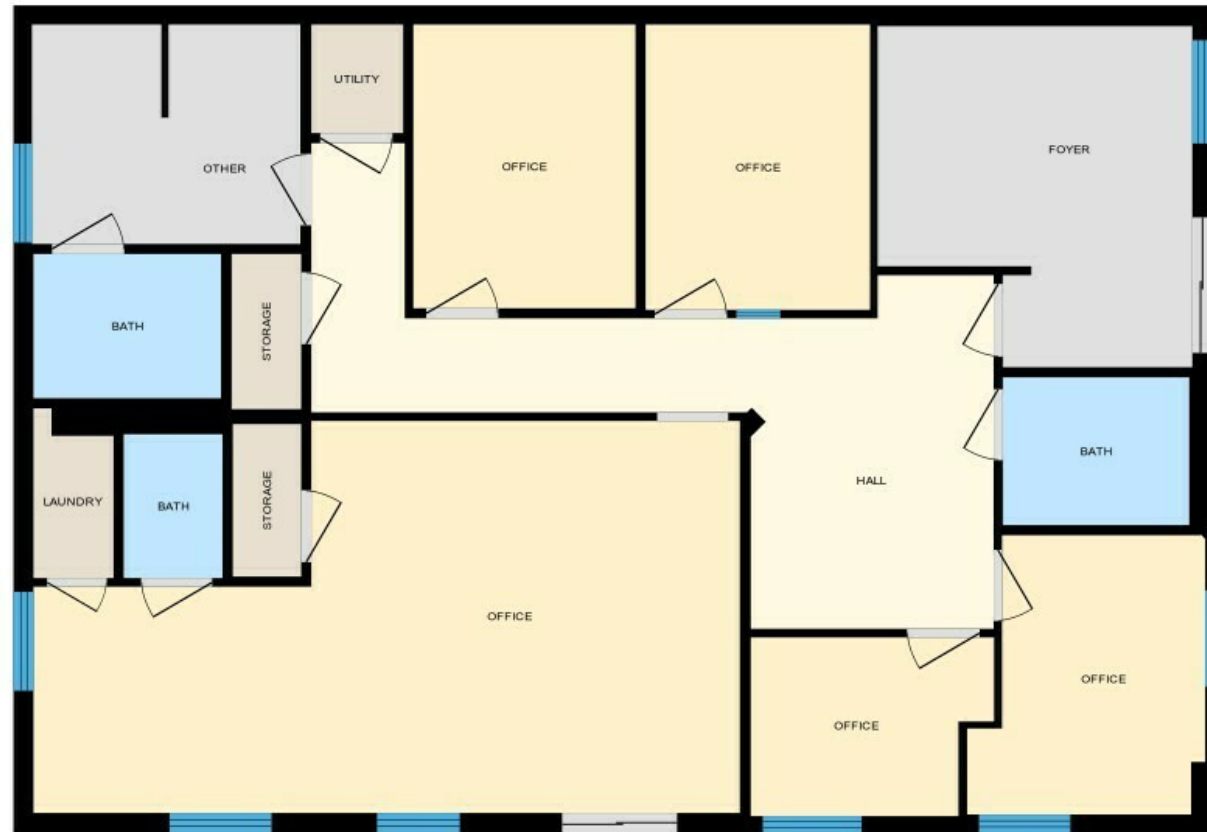
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11904 Boyette Rd, Riverview, FL

Main Floor



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MOUSA WAKILEH

Commercial Real Estate Advisor, Certified International Property Specialist

mousa.wakileh@cbrealty.com

Direct: (941) 960-9336

PROFESSIONAL BACKGROUND

Commercial Real Estate Professional specializing in Investment properties in Southwest Florida.

My background is in engineering and management which I have done on three continents. With this experience, I was able to gain knowledge to assist key decision makers at both large and small private firms in assessing their long-term strategies in various Acquisitions, Dispositions and Development Opportunities.

Affiliating with Coldwell Banker Commercial has provided me with great research and marketing tools to assist my customers both globally and locally.

I am active with the Board of Directors at Florida Realtors, RASM Global Business Council, CREW Tampa Bay and a Certified International Property Specialist.

Please contact if you are looking for creative solutions and guidance in Commercial real estate.

Coldwell Banker Commercial Realty

11215 E State Road 70 Ste 105
Lakewood Ranch, FL 34202
941.739.6777

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STACY ROSENBERG

Commercial Real Estate Specialist

stacy.rosenberg@cbrealty.com

Direct: (727) 488-4814

PROFESSIONAL BACKGROUND

Stacy Rosenberg has been in the commercial real estate industry for nearly a decade. She has extensive experience in sales and leasing within office, retail, industrial, and land sectors. Stacy specializes in office and retail in the Greater Tampa Bay area. Her previous career was in health care fundraising, which has greatly benefited her business dealings with clients in the medical marketplace.

Stacy is a native to the West Coast of Florida and grew up in St. Petersburg. She graduated from the University of South Florida and has been living in Lakewood Ranch with her family for the past sixteen years. Stacy volunteers for not-for-profit organizations within the community, is a PTO member of several Manatee County schools, is a member of Temple Emanuel in Sarasota, is a 2022 graduate of Leadership Manatee through the Manatee County Chamber of Commerce and serves on the Economic Impact Committee through the Lakewood Ranch Business Alliance. In her spare time, Stacy enjoys reading, traveling, and attending her three children's sporting events.

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