

OFFICE SPACE : FOR LEASE

3113 Lithia Pinecrest Road

Valrico, Florida 33596

Lease Rate:
\$22.00 SF
(modified gross rate)



1,410 SF office space available!

PROPERTY FEATURES include:

- built in 2001, this office building complex is nestled under beautiful oak trees and is a well-maintained and landscape property.
- Upscale housing communities surround the office park – one of the most affluent markets in the Tampa Bay area.
- plenty of parking, (4:1,000 SF ratio)
- **office space available for move-in March 1st, 2026!**



For information, contact:

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(813) 390-0951

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Hillsborough's Finest Real Estate Team

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www.TurnerCole.com

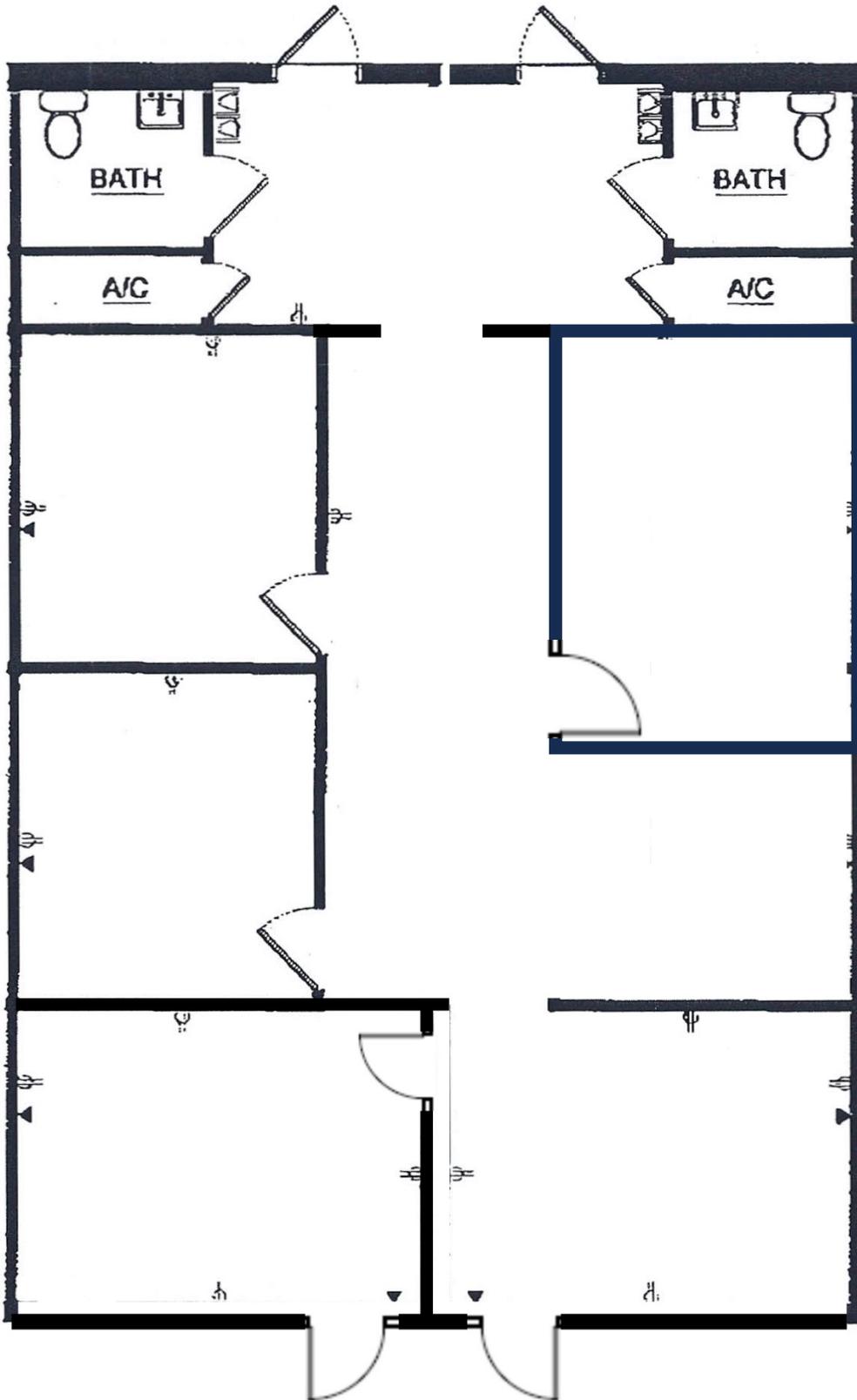
Turner Cole Company

Real Estate Services

3113 Lithia Pinecrest Road

Valrico, Florida 33596

1,410 SF FLOOR PLAN



ANNUAL LEASE RATE:

\$22.00 PSF (MG)

UNIT 3113: 1410 SF

\$2,585.00 /mo

(modified gross rate)

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

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