

FOR LEASE

3,500 SF or 2 (Two) 1,750 SF Units

- Available for occupancy following construction completion
- Eight (8) private offices per suite for a total of sixteen (16) private offices for the building in its entirety
- Large, welcoming reception areas are ready to welcome new clients to your business
- Featuring new and modern finishes throughout with 9 (nine) foot tall ceilings, recessed lighting, and a brand new A/C unit
- Breakroom with in-counter sinks, and filtered drinking water sources located in each suite

Under Construction

23104 Tabak Lane | Land O Lakes, FL 34639

Lease Rate | \$30 psf NNN

Collier Professional Park

Heidi Tuttle-Beisner, CCIM

Broker/Owner

Office (727)376-4900

Cell (727)992-1674



**COMMERCIAL ASSET
PARTNERS**

PROPERTY SPECIFICATIONS

Address: 23104 Tabak Lane
Land O Lakes, FL 34639

County: Pasco/Northern Tampa Bay

Use: Medical/Office/Institution

Available Space: 3,500 sf or two (2) 1,750 sf units

Parcel Size: 6.09 AC

Year Built: 2025

Zoning: C1

Utilities: Pasco County - Water/Sewer
Duke Energy - Electric
TECO - Natural Gas

Price: \$30.00 psf NNN



Demographics | 10 Miles



446,807

Population



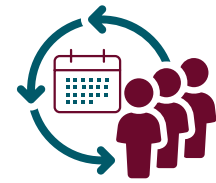
2.9%

Population Growth



\$108,449

Average HH Income



38.2

Median Age

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.



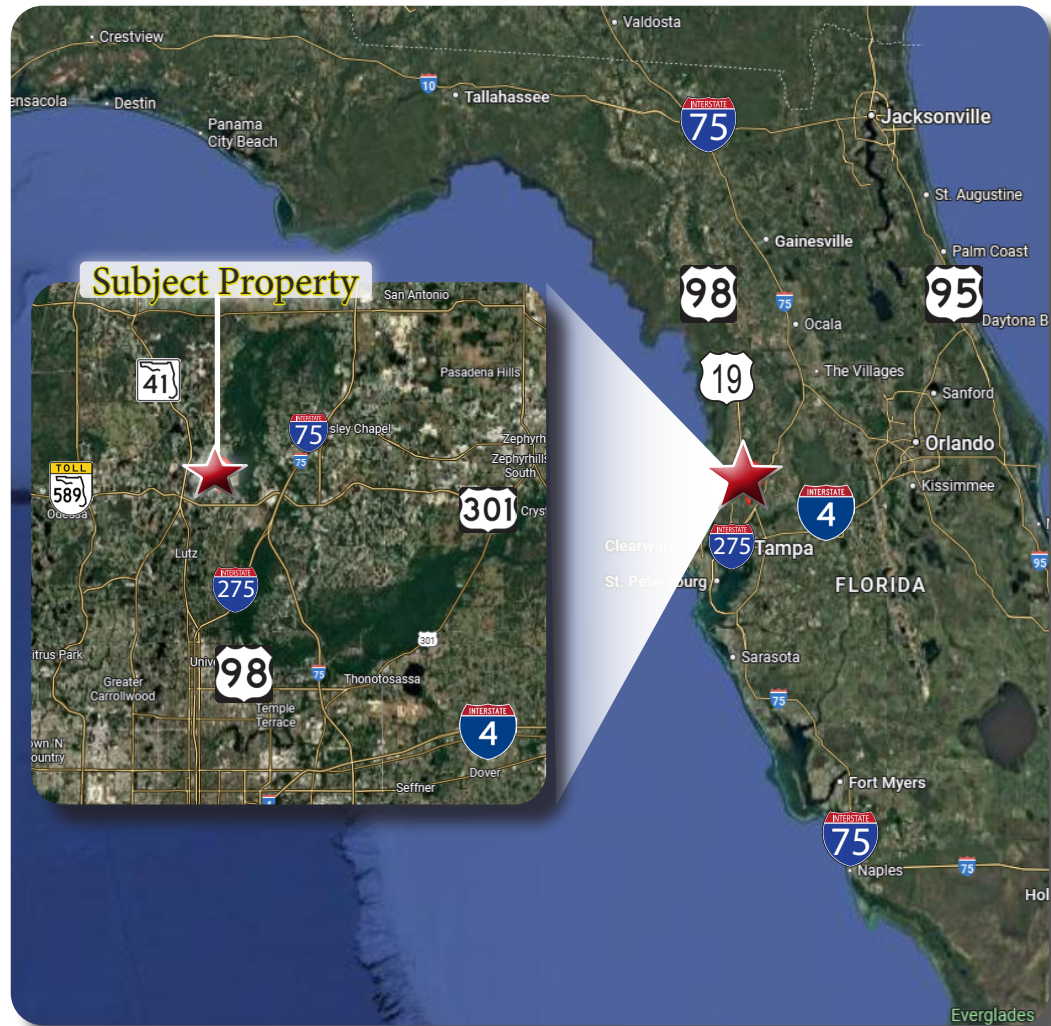
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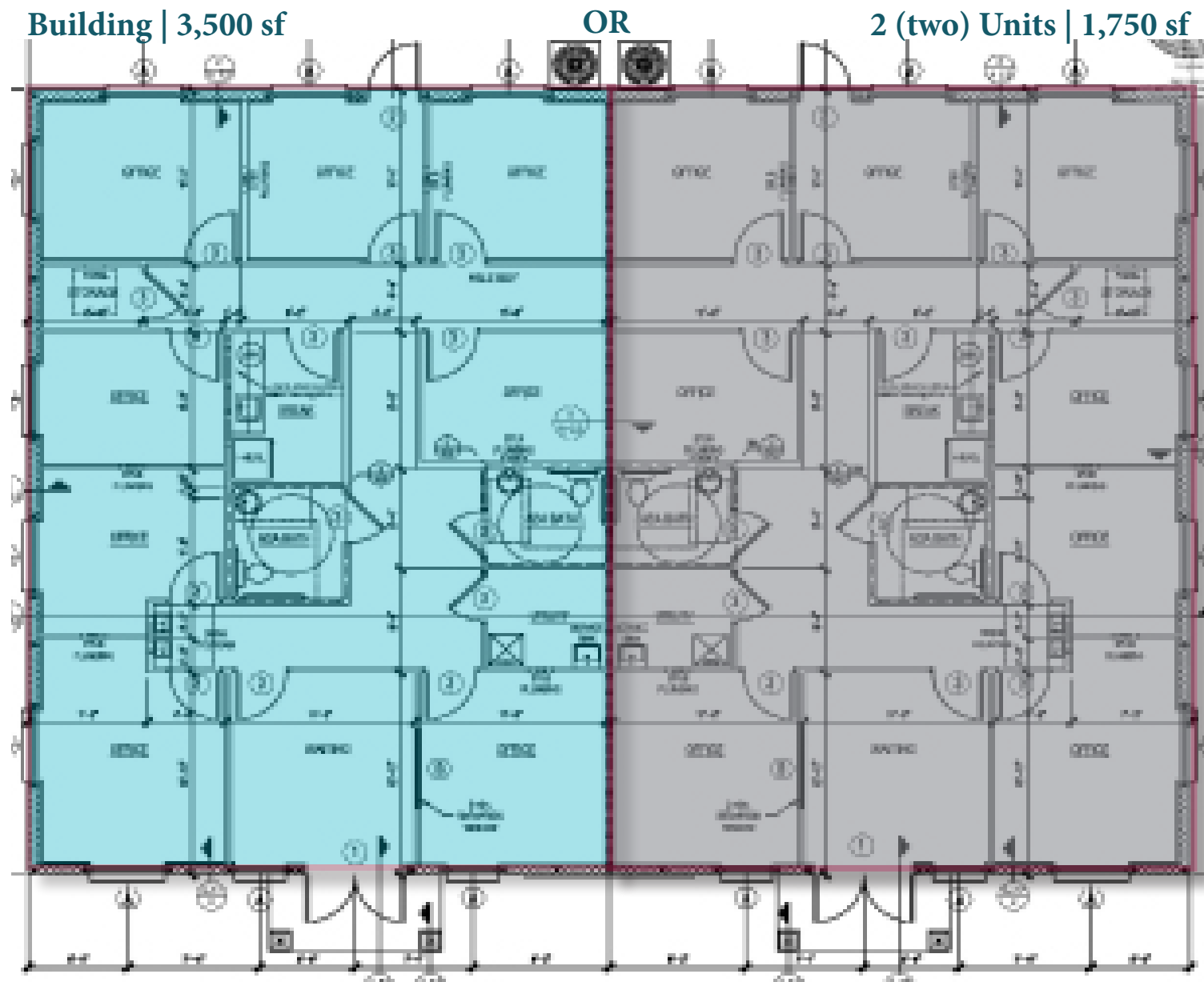
LOCATION SUMMARY

The site is beautifully located on the West side of Collier close to amenities of Pasco County and the rapidly growing retail area at State Road 56 and I-75. The explosive growth in this area of Greater Tampa Bay on the Gulf Coast of Florida is indicative of how your business is set up to be prosperous there.

- 25 miles to Tampa International Airport
- 30 miles to University of South Florida
- Direct connectivity to Tampa, Pasco County, and the broader Tampa Bay region
- Healthcare facilities nearby
 - Florida Hospital Zephyrhills
 - AdventHealth Wesley Chapel
 - Baycare Health
- Benefits from ongoing infrastructure improvements and regional investment
- Located in a thriving commercial corridor with strong demographics



FLOOR PLAN



23104 TABAK LANE | LAND O LAKES, FL 34639



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