



2420 Brunello Trace Lutz, FL 33558 For Sale / For Lease

For Sale/For Lease
\$3,700,000 | **\$23 SF**
+ \$7 SF Opex



PREMIER CLASS A OFFICE BUILDING

For Sale or Lease | 2420 Brunello Trace, Lutz, FL 33559

This is not just office space—it's a statement.

Situated on a stunning **1.04-acre lot** with direct frontage on State Road 54, this **9,850 SF** two-story, **freestanding** Class A office building offers an unparalleled blend of sophistication, functionality, and natural beauty. From the moment you arrive, the **private gated entrance**, expansive **40-space surface parking lot**, and striking architectural presence set the tone for a premium business environment.

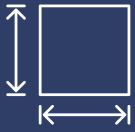
Inside, the space boasts high-end finishes, thoughtfully designed layouts, with over **16 offices** throughout; **15 cubicles** and **5 restrooms** (with showers!), a **gourmet catering kitchen** and conference space and **private gym** area and a **private executive office** with its own **private bathroom** with shower and private **WALK-IN WINE/HUMIDOR** and **private kitchen**.

*This is truly a space you have to **see to believe**.*

*Contact us today to schedule your private tour and experience the unmatched **quality** and **character** of 2420 Brunello Trace.*

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19006 1ST STREET SW | LUTZ, FL 33548

Key Features:



9,850 SF



Gated Entry



Class A Office



Ample Parking



49,000 Vehicles
Per Day Traffic
Counts

Address:

2420 Brunello Trace
Building 4 - Sienna Village
Lutz, FL 33558

Zoning: PO2

Land Use: Professional
Offices

Flood Zone: X

For Sale: \$3,700,000

For Lease: \$23 SF + \$7
SF Opex

Allowable Use: Offices

Present Use: Office Space

Year Built: 2008

Heated/Rentable SF: 9,850

Agent: John Bast

Signage: YES

Showing Information: By
appointment only, please call or
text John Bast @813-728-6757

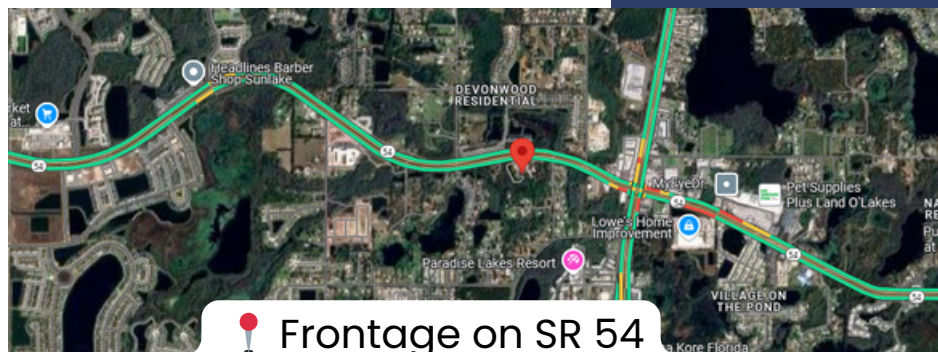
Outside, the 1.04-acre private grounds offer something rare: an environment that fosters both productivity and peace. Mature oak trees shade the secluded, gated parking area, while the custom covered bridge and boardwalk invite moments of calm overlooking scenic wetlands alive with wildlife. It's a space that balances business with serenity—a retreat your employees and clients will never want to leave.

This location connects you to everything: booming residential developments with Crystal Lagoons, top-tier institutions like The Moffitt Research Park and Johns Hopkins All Children's Hospital, and future developments, including major sports and entertainment communities.

Pasco County is among the fastest-growing counties in the United States, and properties like this—where elegance meets function—simply don't come around often. For the visionary owner looking to give their team and clients the very best, 2420 Brunello Trace is waiting for you. Come experience this extraordinary property for yourself



🌳 Enjoy your own covered bridge + boardwalk overlooking scenic wetlands 🌿



📍 Frontage on SR 54

✈️ Just 23 miles to Tampa International Airport

🔒 Gated, high-end, and unforgettable.

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Demographics



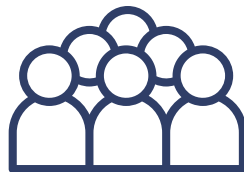
Average HH
Size



Median Age



Average HH
Income -
\$128,288

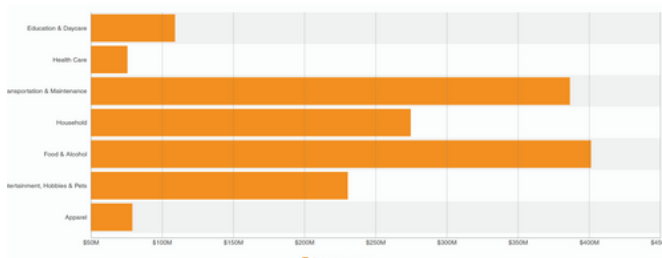


2025
Population -
(5 mile)
109,789

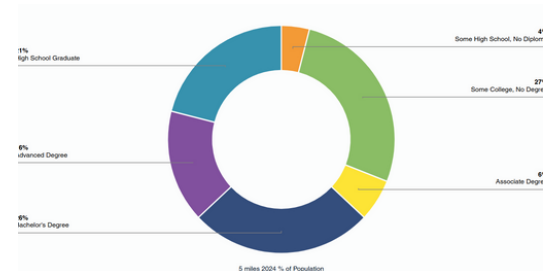


Leading Industry -
Service Producing

Consumer Spending



Educational Attainment



*Graphs + Demographics are gathered from CoStar

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Discover Lutz, Florida

Lutz is a vibrant suburb located just 15 miles north of downtown Tampa, offering a harmonious blend of natural beauty, upscale living, and community charm. With a population of approximately 23,827 residents, Lutz boasts a median household income of \$114,516, reflecting its status as one of the Tampa area's most desirable and affluent communities .



Lifestyle & Amenities

Lutz is renowned for its scenic landscapes, featuring numerous lakes, parks, and nature trails that provide residents and visitors with ample recreational opportunities.

The area is home to top-rated schools, family-friendly neighborhoods, and a variety of dining and shopping options, making it an ideal location for both families and professionals .



Accessibility

Strategically situated along State Road 54, Lutz offers convenient access to major highways, including Interstate 275 and U.S. Route 41, facilitating easy commutes to Tampa and surrounding areas. The community is also just 23 miles from Tampa International Airport, ensuring seamless connectivity for business and travel needs.



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Demographics & Economic Profile

Population: Approximately 26,700 residents (2023), up 8.1% year-over-year

Median Household Income: \$114,516 (2023), a 13.2% increase

Age & Education: Median age ~40; nearly 50% of adults hold a bachelor's degree or higher; poverty rate 5.5%

Homeownership: 79.4% owner-occupied, with median property value \$451,800 (up 12.1% in one year)

Community Character & Lifestyle

"Small-town" feel but upscale: Quiet streets, large lots, equestrian enclaves and a replica historic depot in "Beautiful Downtown Lutz."

Family-oriented: Top-rated schools (15 total: 10 public, 5 private) and abundant parks (Lake Park, Idlewild, Turtle Lakes, Robert Barnes Memorial)

Safety & Quality-of-life: Crime rates 58% below Florida average; cost of living ~19% above state average; strong housing market grades.

Education & Workforce

School Districts: Served by Hillsborough & Pasco public schools including Lutz K-8, Schwarzkopf Elementary, Sunlake High, plus private options like Tampa Christian Community School.

Workforce & Commute: Predominantly white-collar; average commute ~32 minutes; easy access to Tampa job centers.

Amenities & Retail Nodes

Nearby retail: Shoppes at Ballantrae (Taco Bell, Domino's, Dunkin'), Suncoast Crossings (Starbucks, Chili's), Tampa Premium Outlets a short drive away.

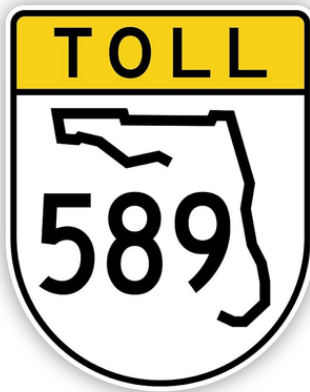
Dining & Leisure: Italian at The Sacred Pepper, craft beer at In The Loop, golf & tennis at The Club at Cheval, equestrian trails and wetlands boardwalks.

Development & Infrastructure along SR 54

High traffic counts: ~49,000 vehicles per day along SR 54 corridor

New projects: Residential communities (Ballantrae, Concord Station, Bexley Ranch), multi-family developments, and quick-service restaurants approved east of Sunlake Blvd.

Connectivity: Direct proximity to Veterans Expressway (Suncoast Parkway), quick drive to I-75 and Westshore/TIA.



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