



11541 Trinity Blvd. | Trinity, FL 34655

Professional Office

TWO-STORY OFFICE BUILDING FOR SALE

Heidi Tuttle-Beisner, CCIM

Broker/Owner

Cell: (727) 992-1674

Office: (727) 376-4900

htuttle@cap-realty.com

Visit us @ www.cap-realty.com



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OFFERING

Property Specifications

Address:	11541 Trinity Blvd. Trinity, FL 34655
Parcel ID:	29-26-17-0310-00000-0160
County:	Pasco
Market:	Trinity/Northern Tampa Bay
Use:	Professional Office/Medical
Building Size:	13,000± SF Two-story with direct elevator access
Parcel Size:	1.14 Acres
Year Built:	2020
Zoning:	MPUD
Utilities:	Duke Energy (electric) Pasco County Utilities (water/sewer) Clearwater Gas is available in the Corporate park
Traffic Count:	23,500 cars per day
Parking:	60 surface spaces



Training Room



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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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OFFICE BUILDING FOR SALE | TRINITY, FL

EXECUTIVE SUMMARY

Commercial Asset Partners is pleased to exclusively market this Class “A”, two-story beautiful, recently constructed office building for sale. The building has been occupied by the RE/MAX Champions since they had it custom built in 2020. They are one of the most successful residential real estate companies in the Tampa Bay area, and it is only being sold to accomplish consolidation. It is a perfect opportunity for a business that needs a strong presence in the 54-Trinity area that can occupy the entire gorgeous building or occupy half, and lease out the other to offset operating expenses.

This impressive two-story office building showcases exceptional architectural design and high-end finishes throughout. The exterior features a professional, modern façade with expansive windows that flood the interior with natural light. It is surrounded by a unique outdoor patio and tasteful landscaping that enhances curb appeal. This property offers premium visibility through a combination of striking building signage and an impressive monument sign at the main entrance. The building signage is designed to provide occupants with prominent branding opportunities, featuring clean lines, professional finishes, and high visibility from surrounding streets. Complementing this, the monument sign creates a strong first impression with a modern, well-lit design that captures attention and directs visitors with ease. Together, they provide exceptional exposure, reinforce the property’s professional image, and enhance tenant identity in a highly recognizable way. Inside, the building offers a grand two-story lobby, premium flooring, custom millwork, and designer lighting that immediately sets the tone for a professional business environment. Each floor is thoughtfully laid out, with spacious private offices, open work areas, and conference rooms designed for flexibility and collaboration. High-quality finishes include glass-walled offices, upgraded trim, modern fixtures, and energy efficient systems. This building is truly move-in ready and reflects a standard of excellence that will impress clients and employees alike.



LOCATION SUMMARY

The subject property is an Office Building built on 1.4± acres and is a part of Trinity Corporate Center. The site is situated on Trinity Blvd., just south of State Road 54. Trinity is an unincorporated part of the most southern portion of Pasco County, just across the Pinellas and Hillsborough County lines. This location provides easy access to significant roadways and transportation, a major University and endless entertainment (top-ranked beaches and year-round recreation, major sports teams, family communities with outstanding amenities, and parks and museums).

- 25 miles to Tampa International Airport
- 35 minutes to I-75
- 5 miles to Suncoast Parkway
- 30 miles to Port Tampa Bay
- 20 miles to University of South Florida
- 3 miles to Medical Center of Trinity (263 bed hospital and 75 medical offices)

Pasco County has a population of almost 700,000, the 10th most populous county in Florida and is in the Tampa Bay Region which is one of the fastest growing areas in the County. The excellent location also provides access to a large labor pool in the immediate surrounding area.

This parcel is in an area of entirely new commercial construction, comprised of professional offices, medical buildings, hotels, restaurants, and other various types of retail. The residential area consists of many single-family homes and is continuing to grow with more master planned communities, schools, and multifamily projects under construction.



Demographics | 5 Miles



79,144

Population



\$132,249

Average HH Income



1.94%

Population Growth
2025-2030



44.7

Average Age

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AERIAL OF SITE



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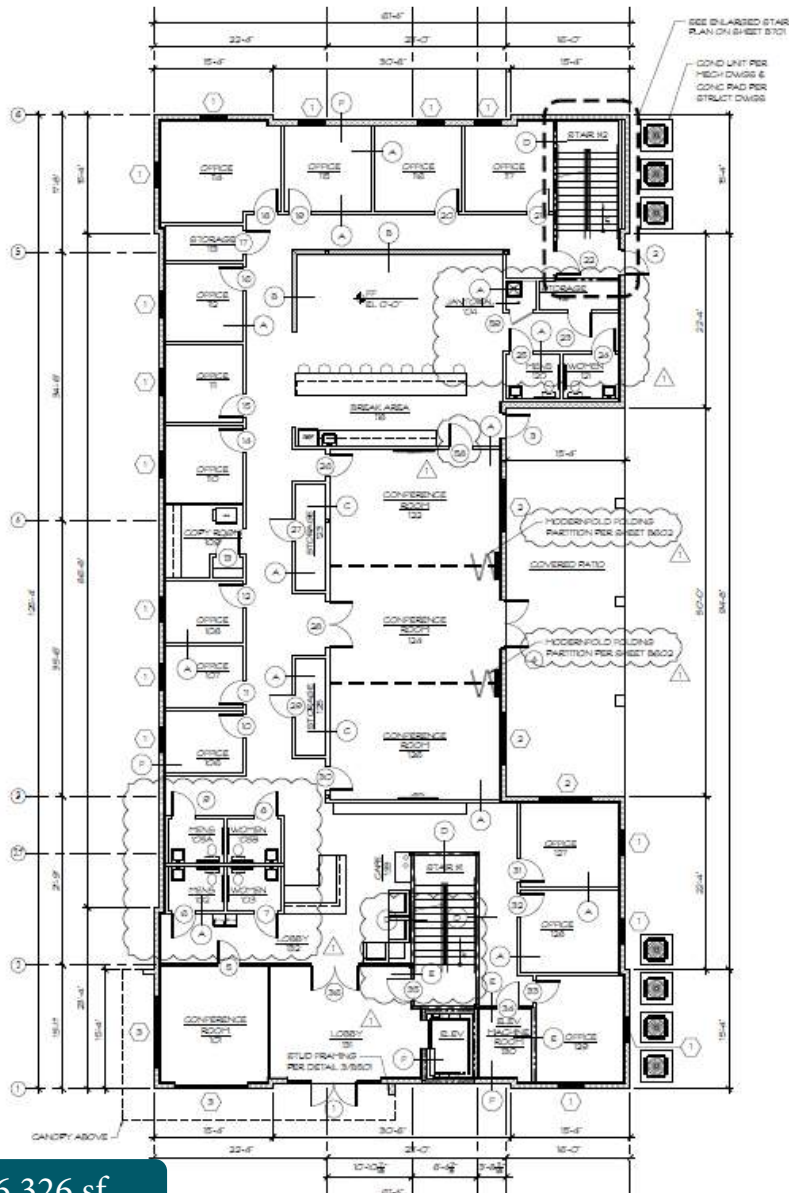
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FIRST FLOOR



6,326 sf



Reception



High End Breakroom



Conference Room

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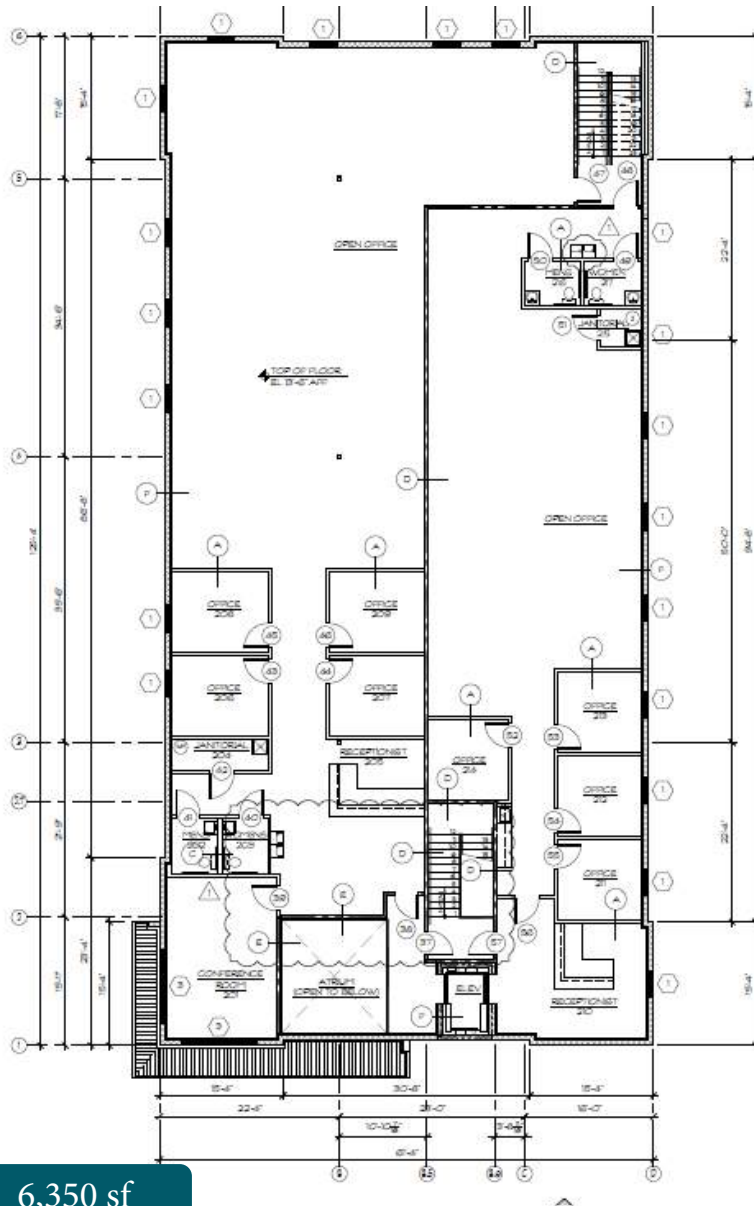
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OFFICE BUILDING FOR SALE | TRINITY, FL

SECOND FLOOR



6,350 sf



Large Open Workspace



Elevator Landing



Conference Room



Private Offices

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BUILDING SURVEY



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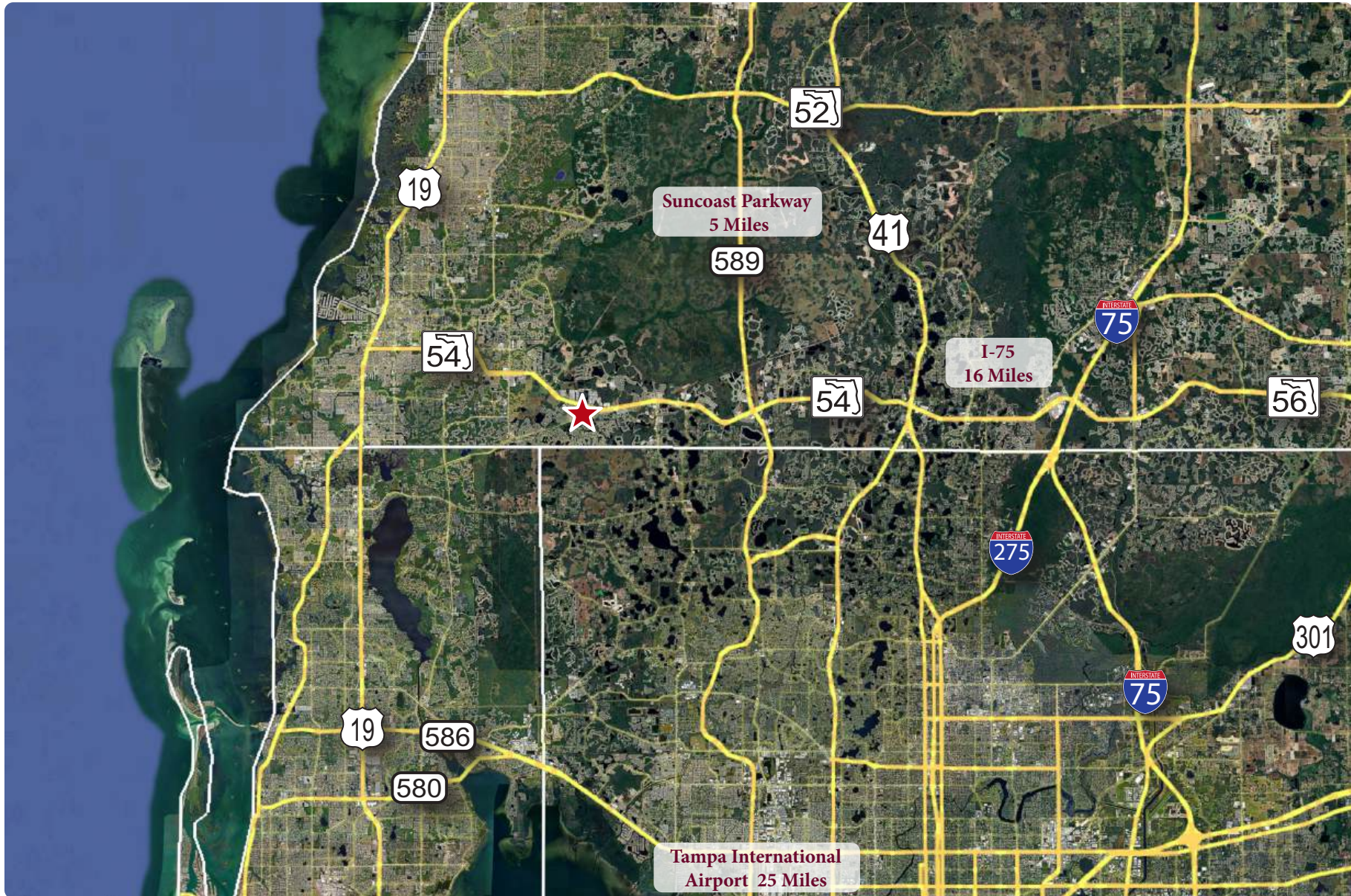
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OFFICE BUILDING FOR SALE | TRINITY, FL

REGIONAL MAP



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