

OFFICE SPACE: FOR LEASE

1308 - 1326 E. Lumsden Road

Brandon, Florida 33511

LEASE RATE:

\$20.00 SF (MG)

No hidden CAM charges



Office Building with RETAIL exposure

1,227 SF Office Space FOR LEASE

PROPERTY FEATURES include:

- Well-maintained office building, built in year 2000, close to home, ready to occupy! (see floorplans on back of flyer)
- One size available at this time: 1,227 SF
- plenty of parking spaces, parking ratio 6 spaces / 1,000 SF
- modified gross rate: includes CAM charges, real estate taxes & insurance, plus water, sewer and trash pickup



For information, contact:

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Hillsborough's Finest Real Estate Team

Let us work for you!



Turner Cole Company

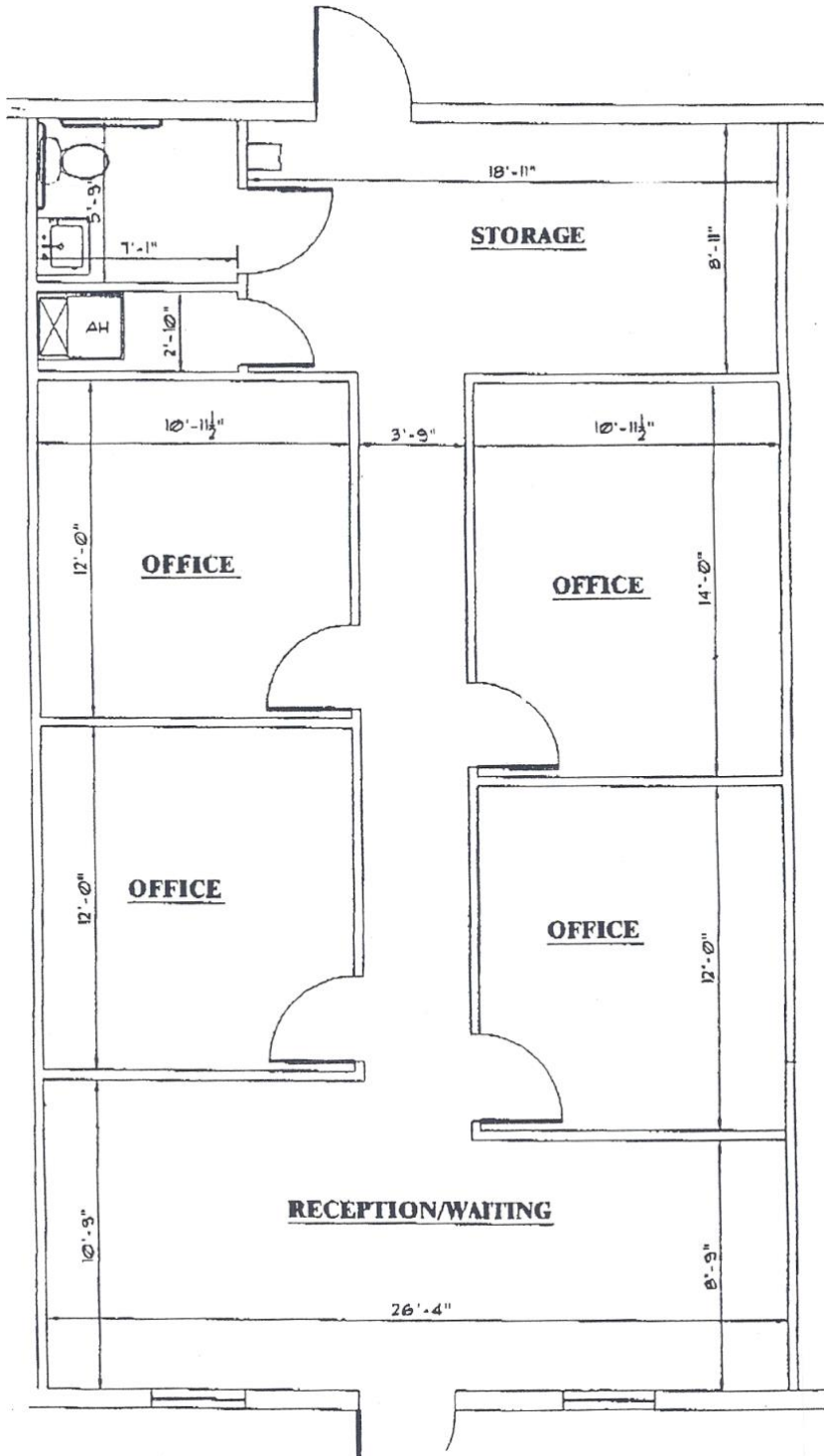
Real Estate Services

Available Floorplans

1308 - 1326 E. Lumsden Road

Brandon, Florida 33511

1,227 SF Floorplan



MONTHLY RENT:
(not including 3.5% sales tax)

Only 1 unit left

1,227 SF = \$2,045 /mo.