

# THE FAIRWAYS OFFICE CENTER

FULLY-RENOVATED 1,800 - 6,300 SF AVAILABLE



**FOR SUB-LEASE**

8250 BRYAN DAIRY RD, SUITE 100  
LARGO, FL 33777



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**VECTOR**  
COMMERCIAL REAL ESTATE SERVICES



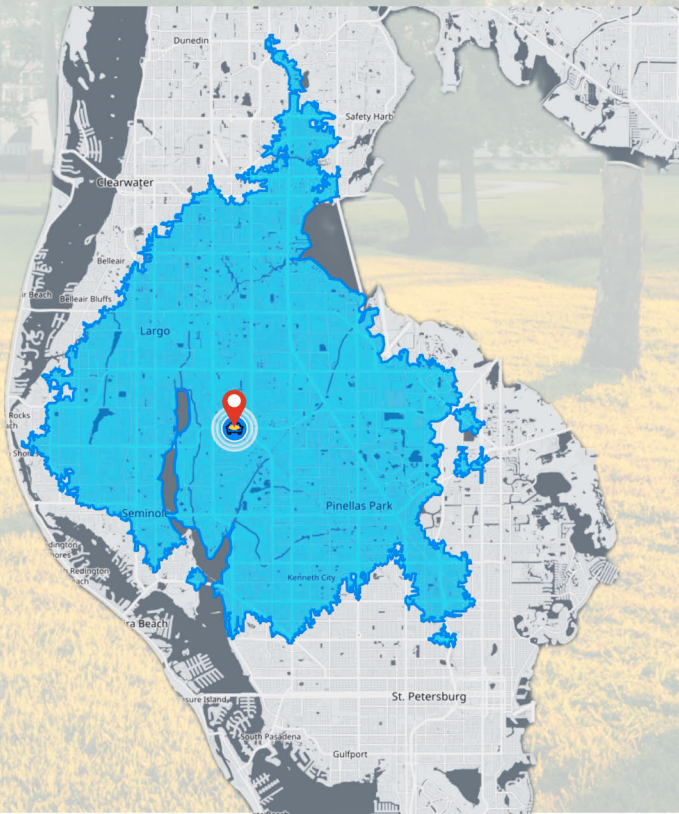
# SUMMARY

## DESCRIPTION

**Prime Sub-Lease Opportunity-** Discover the perfect blend of location, luxury, and convenience with this exceptional move-in-ready sublease opportunity at 8250 Bryan Dairy Road. We are offering a newly renovated 6,300 SF suite with the flexibility to divide the space (1,800 SF - 6,300 SF) to accommodate your needs. This prime space offers an unparalleled opportunity for businesses seeking a class-A, move-in-ready environment.

Don't miss the chance to secure this exceptional office space that combines a prime location, modern amenities, and a prestigious setting for your business.

### 15-Minute Drive Time



## HIGHLIGHTS

- **Central Location:** Prominently located on Bryan Dairy Road in an unbeatable mid-county location. 15-minute drive time to dense customer and employment base. The building backs up to the serene Bardmore Golf Course, providing a beautiful Work Environment.
- **Layout: Options from 1800 SF - 6300 SF**
  - Ask about various options for division of space
  - 11-12 Private Office
  - Large Conference Room
  - Fully Appointed Kitchenette and Break Room
  - Open Multi-Function Space
  - Prominent Building Lobby Entry & Separate
  - Private Exterior Entry
  - Waiting & Reception Area
  - Four Private exterior patios
- **Fully Renovated in 2023**
- **Furniture Available with Sub-Lease**
- **Sub-Lease Term Through November 2029**
- **\$22/SF Full Service First Year Rate**



# SUITE 100

