

# NORTHPOINTE VILLAGE - HUDSON BUILDING

16540 Pointe Village Dr, Lutz, Florida 33558

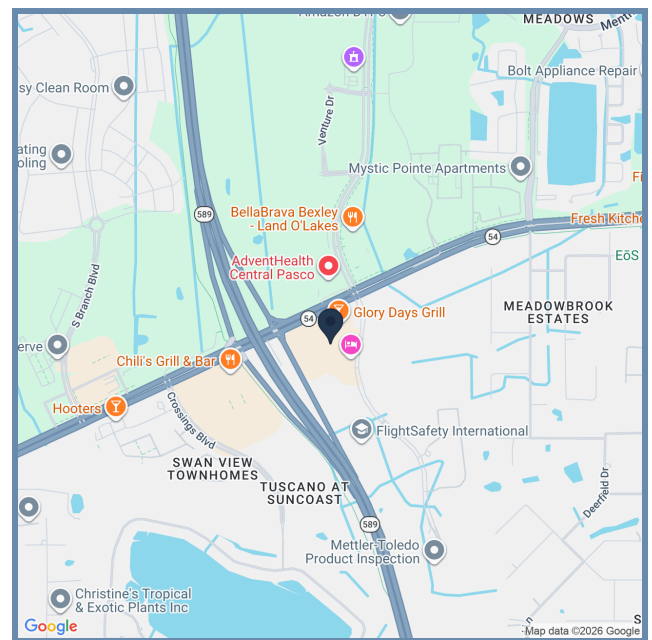


## Office | Mixed Use | For Lease

**Lease Rate: \$28.00 /sqft MG**

**1,236 SqFt Available**

Strategically located at the corner of the Suncoast Expressway and State Road 54 in Lutz, FL this 1,236 SF office is in the only park of its kind along SR54 in North Tampa Bay. Nestled in a quaint business park with Carrabba's, San Jose Tex-Mex, the Pasco Economic Development Council and Marriott Residence Inn, this project holds all of the charm of Hyde Park without the congestion. This unit has 4 spacious offices, a break area/kitchenette and interior restroom, plus a large open area. Perfect for a small firm looking for professional office space with multiple lunch options. Sublease can be converted to direct 3-5 year lease with landlord.



## Property Highlights

- Efficient Office Space
- Less than 5 miles from St. Joe's Hospital North
- Class-A Building amenities
- Professionally managed
- Ample Parking



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FOR LEASE | PRIME COMMERCIAL OPPORTUNITY

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16540 Pointe Village Dr, Lutz, Florida 33558



2nd floor Landing



Hudson 206 Interior



Hudson 206 Reception



Hudson 206 Entry

Market: Tampa/St. Petersburg  
Submarket: Pasco County  
Available: 1,236 SqFt  
Space Type: Mixed Use  
Year Built: 2007

Land Area: 1.8 Acres  
Zoning: MPUD  
County: Pasco  
OpEx: \$9.50/sqft

Service  
to a  
Higher  
Power®

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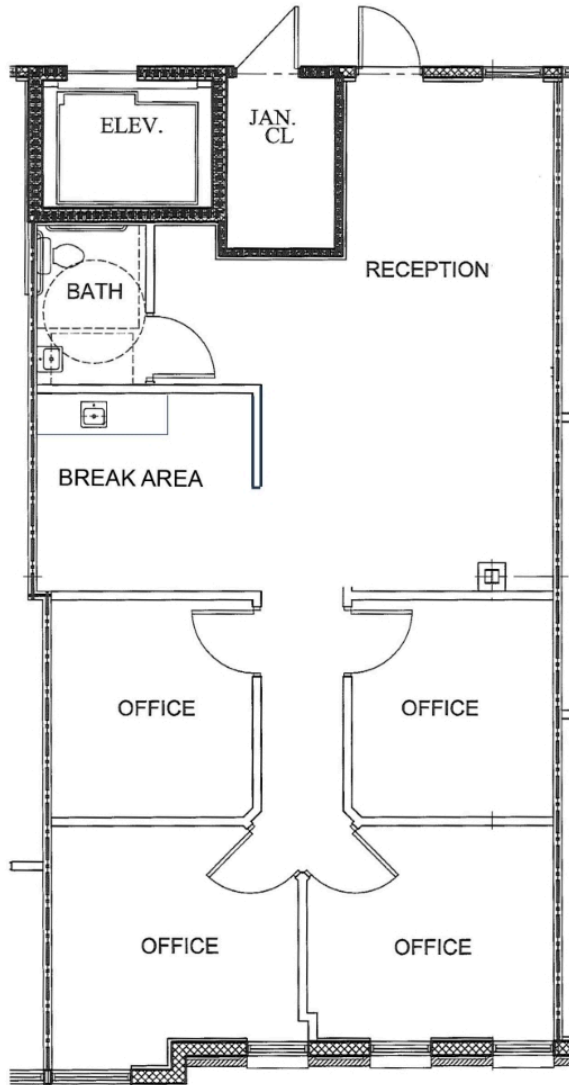
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Suite	Floor	Type	Avail	Lease Rate	Position
206	2	Administrative	1236sqft	\$28/sqft MG	

Very nice, efficient office space with 4 offices, a reception area, break area and a restroom. Move-in ready.



OPEN AIR CORRIDOR



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