

OFFICE FOR LEASE

- ◆ Two-Story, office building with 6,580 sf available for immediate occupancy
- ◆ Suite 102: 1st floor unit with 10 offices, large therapy rooms, reception/lobby, break room and 3 private restrooms
- ◆ Unit has private entry/exit doors on both the east & west side of the bldg. in addition to the interior entry from 1st fl common lobby
- ◆ Ideal for various types of office or quasi-medical type users
- ◆ Lots of windows with views of heavily treed, serene surroundings
- ◆ Main lobby on 1st floor, common break room on 2nd floor, two elevators & restrooms on both floors
- ◆ Excellent Location on Little Rd. across from the West Pasco Government Center and new VA clinic
- ◆ Other tenants include BayCare Home Health and the Department of Education



Barrister West Office Building

7701 Little Road
New Port Richey, FL 34654

Lease Rate: \$13 psf NNN

Lisa Ingram
Commercial Associate

Cell: (727) 946-7973
Office: (727) 376-4900

Lingram@cap-realty.com
www.cap-realty.com



COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection



**Ste. 102
Interior Pics**



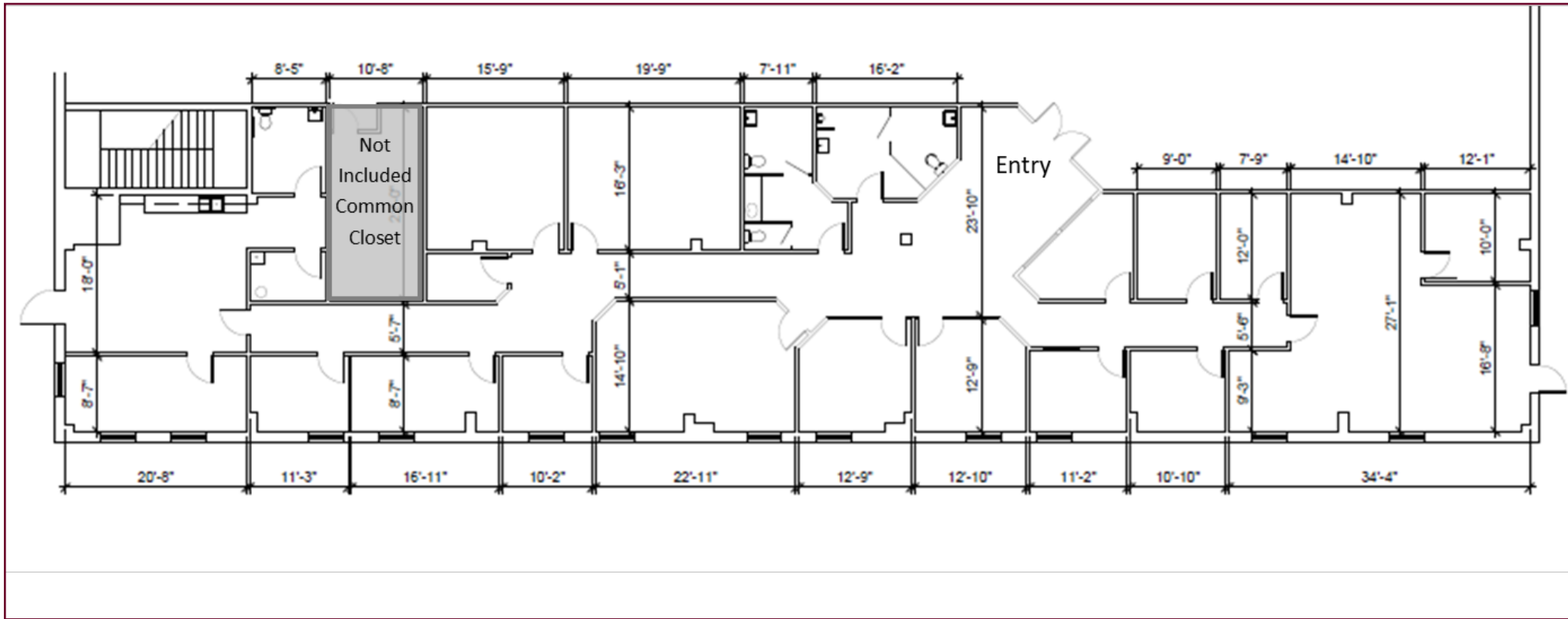
Surrounded by beautiful and mature landscaping



Built-In Reception



First Floor - Ste. 102



Suite
102

Size
6,580 rsf

Details
10 private offices, lobby, built-in reception, large therapy rooms, private restrooms, and break room



LOCATION

The Barrister West Building is conveniently located on Little Road, one of the main north/south arteries in west Pasco County with traffic counts in excess of 45,000 cars per day.

- New on-ramp to the Suncoast Parkway just opened and is less than 5 miles away
- The Suncoast Parkway is Florida's largest highway expansion in over 60 years

The County offices are located directly across the street and there is a new 114,000 sf VA Clinic down the street. Nearby big box retailers include Lowe's, Home Depot, Kohls, Hobby Lobby and many more. It is a great, central location with a strong and growing population.



Demographics - 5 miles

Population Estimate: 159,818



Median Age: 45.3



Average HH Income: \$68,936

