2nd Floor Office For Lease

11541 Trinity Boulevard | Trinity, FL 34655

Lease Rate | $28.50 psf Full Service

6,350 SF Available on 2nd Floor

- Class "A" professional office building constructed in 2020
- Grand two-story lobby entrance with elevator access
- Light and bright workspace with abundant windows & LED lighting
- Flexible layout with private offices, conference rooms & open workspace
- Opportunity for building signage and prominent monument sign panel
- Located just south of SR 54 on Trinity Blvd in a high-growth corridor
- Surrounded by rapidly growing residential communities, retail, hotels & services
- Excellent access to Suncoast Parkway and major Tampa Bay employment centers
- Rate includes all Operating expenses, including utilities!

Full Floor Opportunity

Trinity Professional Office

Heidi Tuttle-Beisner, CCIM
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Office (727) 376-4900
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CAP REALTY
Commercial Asset Partners

PROPERTY SPECIFICATIONS

Conference Room

Shared Courtyard

Kitchen

Demographics | 5 Miles

82,198
Population

4.0%
Population Growth

$108,162
Average HH Income

40.9
Average Age

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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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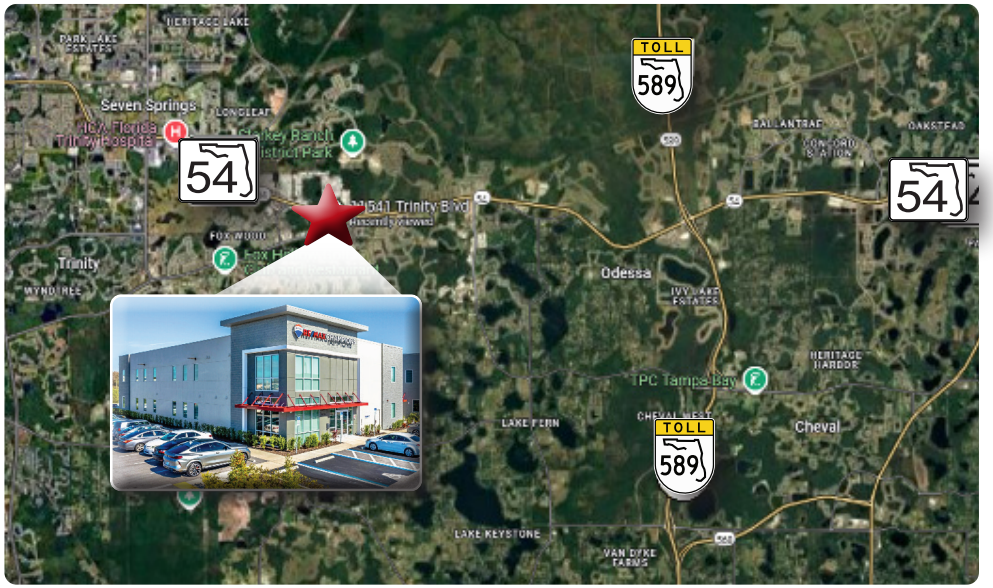
LOCATION FEATURES

Space Plan | 6,350 sf



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