



## 102 Flagship Dr unit 114

102 Flagship Dr, Lutz, FL 33549



### Sonya Fields

Doyle & McGrath Real Estate LLC  
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# 102 Flagship Dr

\$17.00 /SF/YR

Office/medical/retail units available with many leasing and size options. Ideally located off of US Highway 41 in Lutz, one block South of Sunset Drive in the Village Center. Easy access to I-275, I-75 and the Veterans Expressway via SR 54. High daily traffic count of 44,000+ vehicles per day. Various nearby restaurants, retail, and office support services. Dense residential surrounding. Brand new pylon sign to accommodate all tenants who want signage located on US 41, with additional monument signs conveniently placed outside of the units. Excellent parking throughout. The property has been recently updated including a brand new roof.

Suite...

- Ample parking
- Brand new pylon sign located on US 41
- High daily traffic count of 44,000+ vehicles per day
- Rental rate: \$17 NNN (\$5.34PSF) plus sales tax
- Contact Sonya Fields for more information: Cell (813) 317-8730



Rental Rate:	\$17.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	14,023 SF
Year Built:	1980
Walk Score ®:	46 (Car-Dependent)
Rental Rate Mo:	\$1.42 /SF/MO

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1st Floor Ste 114

Space Available	1,295 SF
Rental Rate	\$17.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Building has been newly painted for more curb appeal. This space is located in the rear corner of the plaza for a quieter setting, no main road frontage. Plenty of large pilon signage available and plenty of parking.





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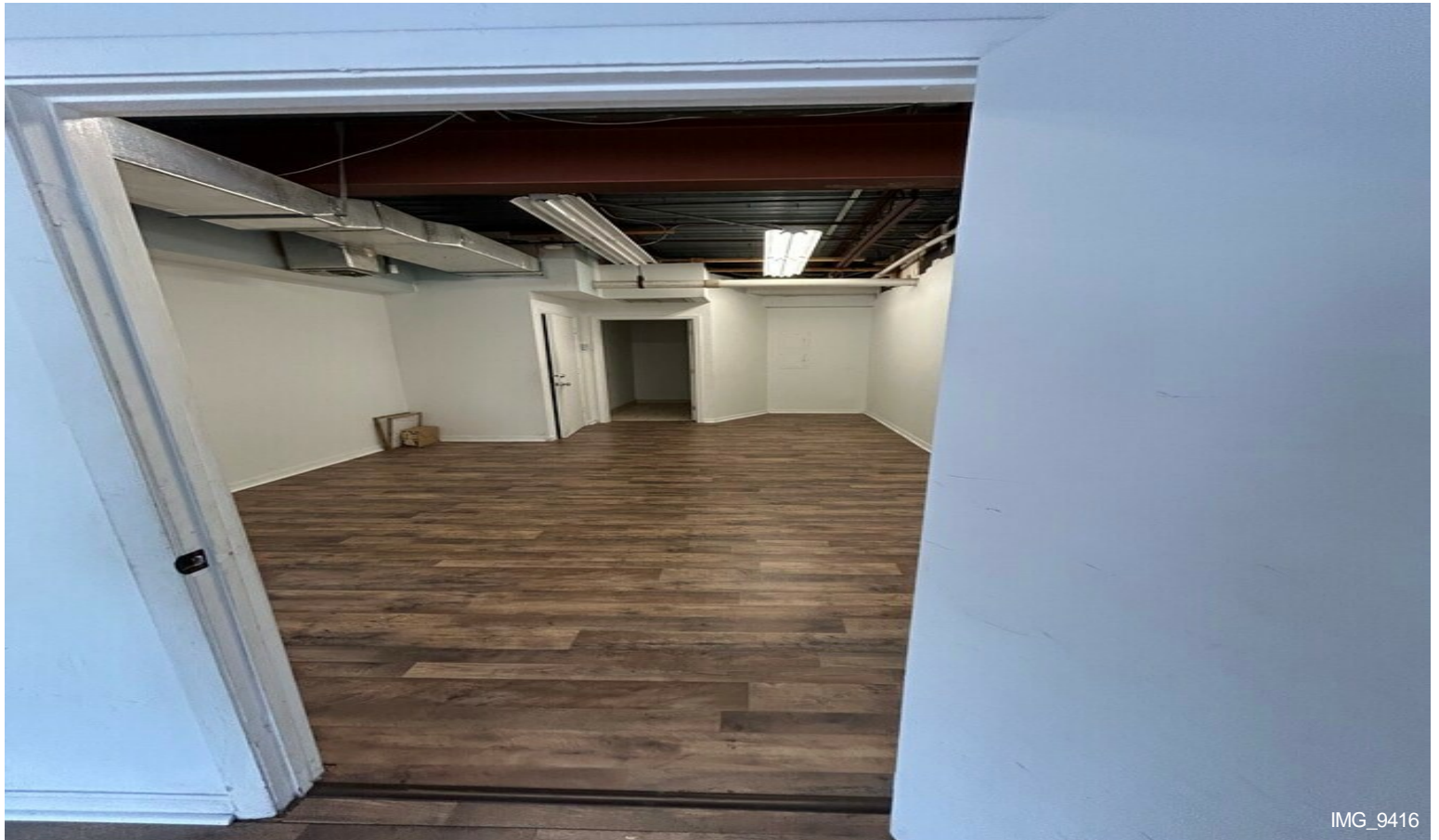
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Suite 114 1295 sf available.

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## Property Photos





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Building Photo



Building Photo



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