

Commercial Real Estate Advisors

A marketing company licensed to broker real estate



Charlotte County Center 18501 Murdock Circle Port Charlotte, Florida 33948

**Executive Office Suites For Lease
\$15-\$22/SF plus \$8/SF NNN**



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18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

18501 Murdock Circle, Port Charlotte



300 – 5,319 SF Available
Lease Rate: \$15-\$22/SF NNN
(depending on location, tenant improvements and length of term)
Lease Term: 36 months

This solid office building made it through Hurricane Ian and Charley. We have space immediately available with power and AC. Located in the core of Murdock's Central Professional District, this Class "A" full-service office building features several amenities which include incredible floor-to-ceiling window views of Port Charlotte, on-site property manager and maintenance staff, security cameras, two elevators with keypad elevator security, and janitorial services nightly. NNN (full service) lease includes utilities, maintenance and janitorial services as well as standard inclusions in the lease. Units available from 300 SF - 5,319 SF. The drive-thru parcel (800 SF) is available as a build-to-suit in a separate lease and could be combined with the previous bank branch on 1st floor in main building (6,042 SF). This location could have many uses. There are 4 turn lanes to this outparcel which can be built out for office space or a retail location. Landlord will build to suit on either of these spaces. (Lease rate does not include utilities, property expenses or building services. Office intensive layout.) Premium office space located on the 1st floor and potential building signage opportunities. Put your company name on the tallest building in the county!! Several suites are being offered for lease from \$19/SF to \$20/SF plus \$8/SF NNN. Suite 309 on the third floor is available and offers 1,292 SF of office space @ \$14-\$15/SF. We have the conference room available per hour or on a half-day basis for those who just need a meeting place for their customers or their team to help rebuild our strong community. Reach out today. The location, amenities and quality will impress your customers/clients as well as stimulate and motivate your employees. Property fronts the busy corner of Tamiami Trail (US-41) and Murdock Circle. The building is directly across the street from the County Administration Complex and is surrounded by an adjoining regional shopping mall, retail strip malls and several bustling restaurants.



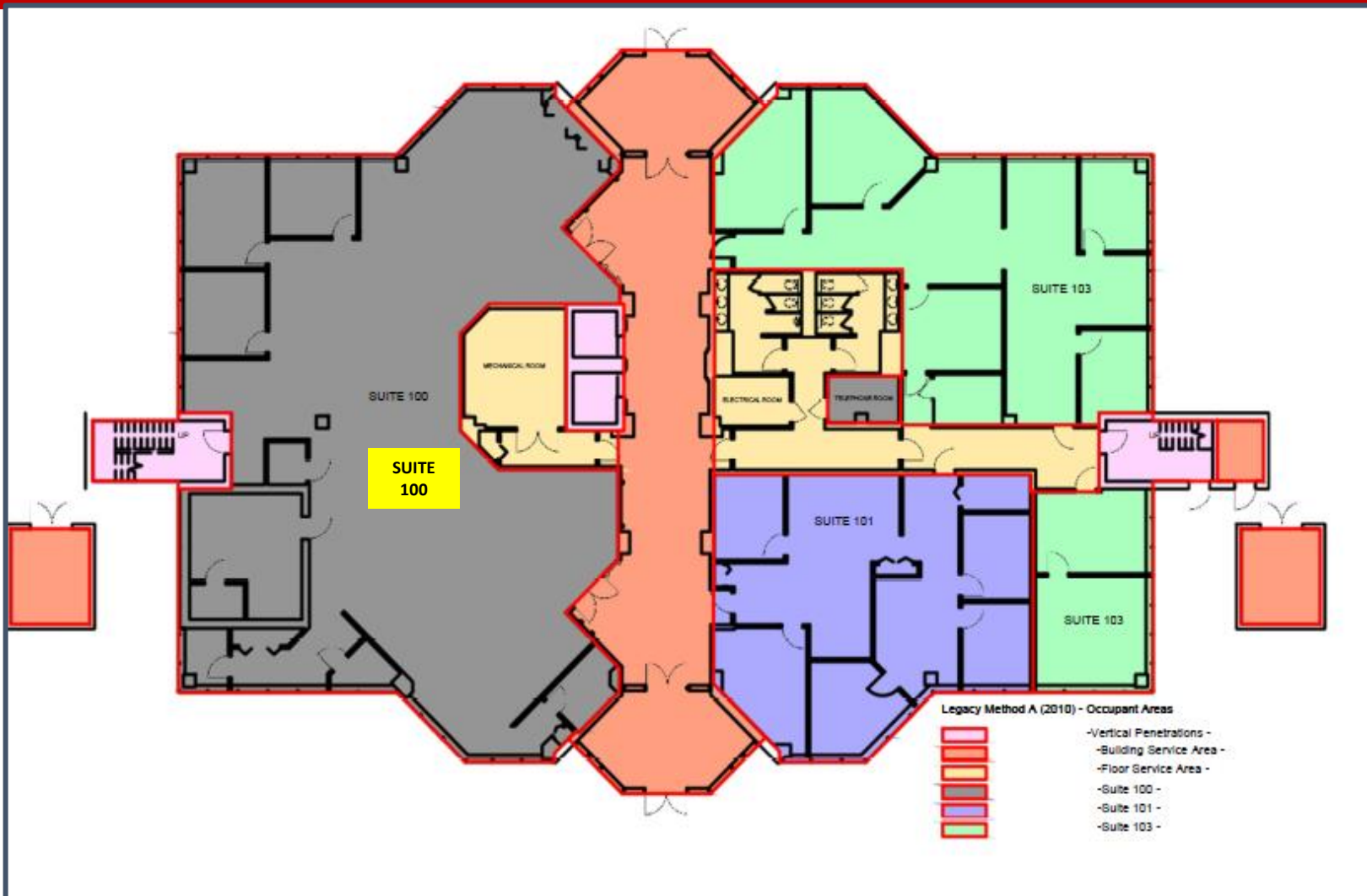
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Floor Plan – Suite 100

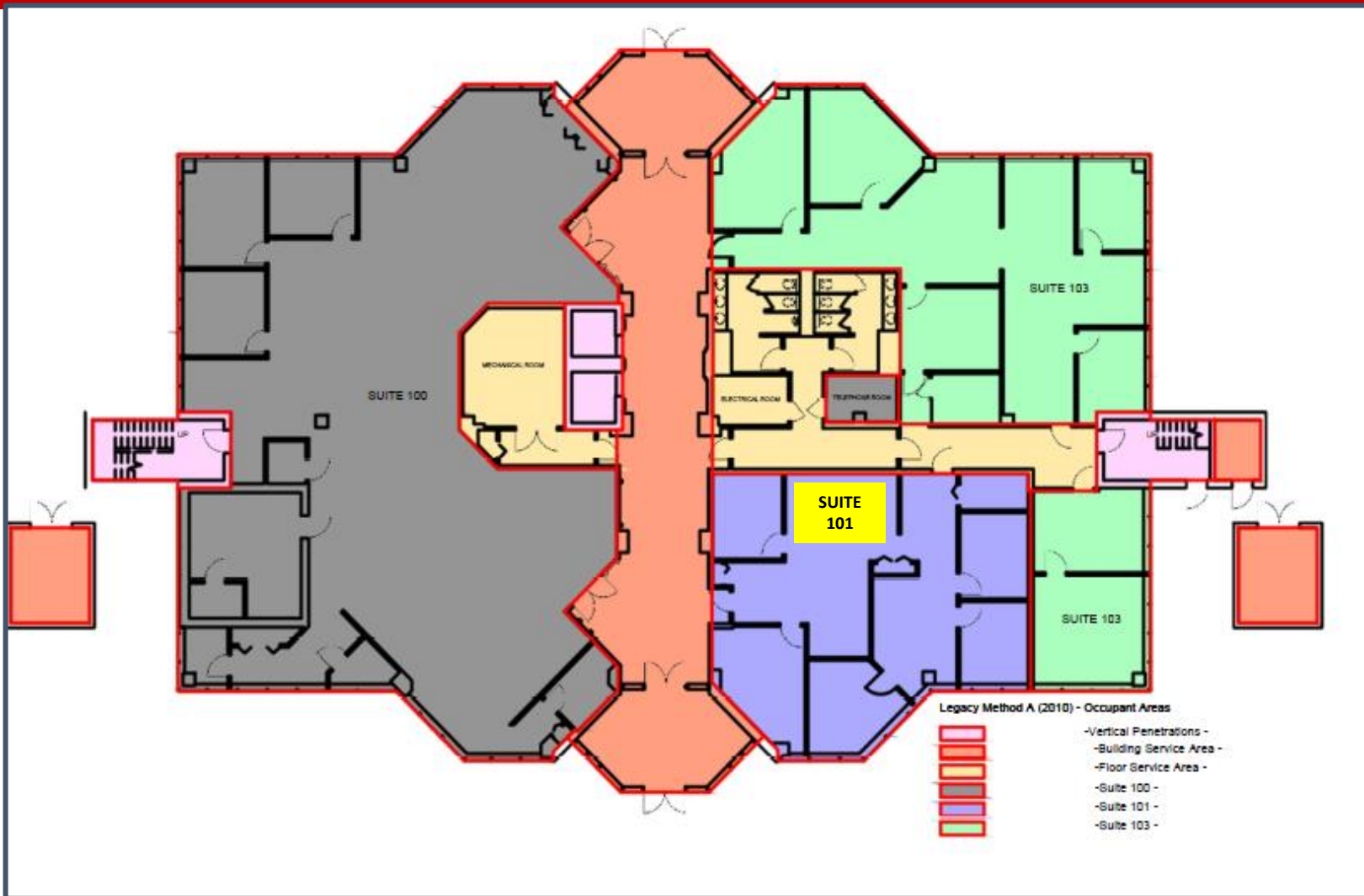
5,319 SF (can be divided)



Suite #	SF	Rental Rate	Service Type	Description
100	5,319 (can be divided)	\$22/SF/YR	NNN (Full Service)	Former location of SunTrust Bank. 800 SF drive-thru also available as Build-To-Suit. Directly in front at the main entrance. Building signage rights for a long-term good-credit tenant.

Floor Plan – Suite 101 B or C

300/600 SF



Suite #	SF	Rental Rate	Service Type	Description
101 B or C	300/600 SF	\$22/SF/YR	NNN (Full Service)	Located at the northeast entrance to the building.



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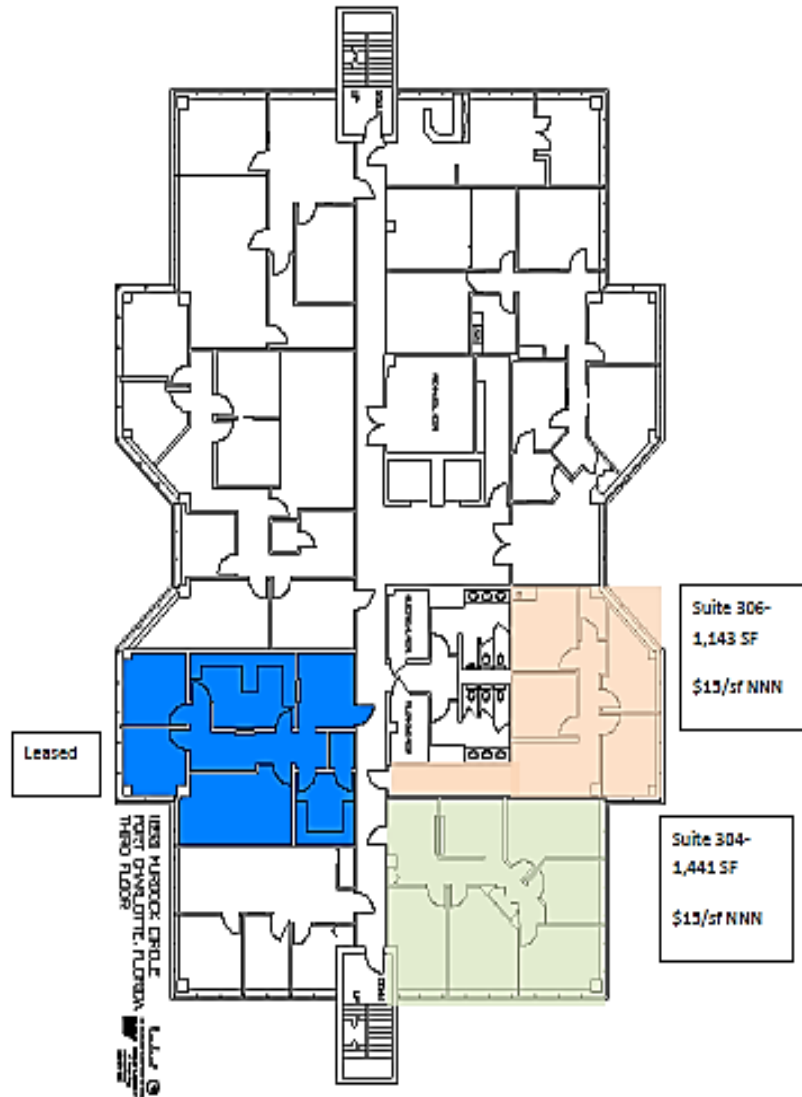
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Floor Plan – Third Floor

Suite 304 – 1,441 SF

Suite 306 – 1,143 SF



Suite #	SF	Rental Rate	Service Type	Description
304	1,441	\$15/SF/YR	NNN (Full Service)	Located on the 3 rd Floor.
306	1,143	\$15/SF/YR		Can be combined for a 2,584 SF opportunity.



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Floor Plan – Drive Thru 800 SF – Build-To-Suit



Suite #	SF	Rental Rate	Service Type	Description
Drive Thru	800 SF	\$22/SF/YR	NNN	800 SF Drive Thru available as Build-To-Suit (negotiable).



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Floor Plan – Suite 309

1,292 SF



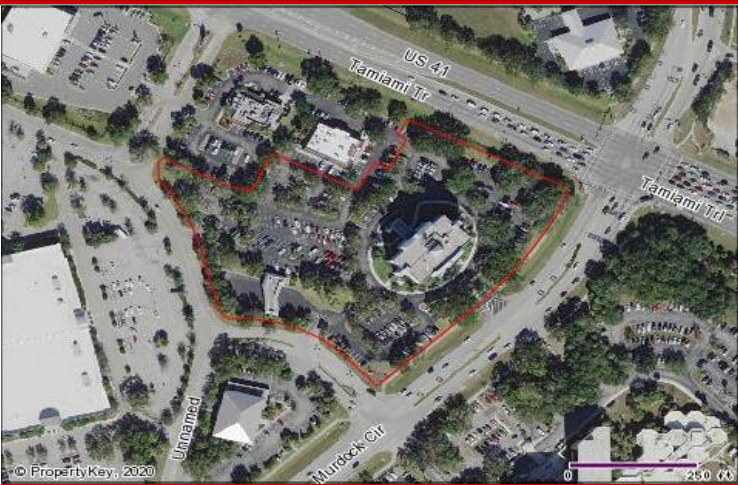
Suite #	SF	Rental Rate	Service Type	Description
309	1,292	\$14-15/SF/YR	NNN (Full Service)	Located on the third floor just off the elevator lobby.



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PROPERTY DETAILS

Address:	18501 Murdock Circle, Port Charlotte, Florida 33948
Available Suites:	Suite 100: 5,319 SF (can be divided) Suite 101 B or C: 300/600 SF Suite 304.306: 1441/1,143 SF Suite 309: 1,292 SF Drive-Thru: 800 SF (build-to-suit)
Land Area – SF:	53,000 SF
Lease Price:	\$14- \$22/SF NNN
Zoning:	CG – Commercial General

SITE SUMMARY

Property fronts the busy corner of Tamiami Trail (US-41) and Murdock Circle. The building is directly across the street from the County Administration Complex and is surrounded by the adjoining regional shopping mall, retail strip malls and several bustling restaurants. \$14.00-\$22.00 per square foot NNN (depending on location, tenant improvements and length of term)

Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	4,272	37,063	90,709
Median Age:	58.1	50.6	49.5
Households:	2,039	15,841	37,367
Median Household Income:	\$45,465	\$47,959	\$51,088
Per Capita Income:	\$26,241	\$27,051	\$27,991



Traffic Volume

Collection Street	Cross Street	Traffic Volume	Year	Mile Radius
Tamiami Trail	Murdock Circle	32,000	2019	At the site
Tamiami Trail	Cochran Boulevard	51,000	2019	1 mile
Tamiami Trail	Port Charlotte Blvd.	45,500	2019	3 miles





Found along Florida's welcoming Gulf Coast, Port Charlotte is located about halfway between Sarasota and Fort Myers, perfectly positioned to offer every manner of water-borne activities. Port Charlotte, with more than 165 miles of waterways, provides access to Charlotte Harbor and the Gulf of Mexico and many more miles of natural shoreline bordering Charlotte Harbor and the Peace and Myakka Rivers. But that's not all. Seven of the 21 golf courses located in Charlotte County are found in Port Charlotte. Charlotte Sports Park is home to spring training for the Tampa Bay Rays. Tippecanoe Environmental Park in Port Charlotte offers hiking trails and wildlife viewing through 380 acres of scrub and pine flat-woods.

The new planned community of West Port has broken ground and is just minutes from the Port Charlotte Town Center. The master planned community is creating excitement by developing 2,000 new homes and thousands of commercial square footage.

The Atlanta Braves have spent 72 consecutive years in Florida for Spring Training and will continue their Florida legacy by committing to a 30-year Facility Operating Agreement in West Villages Florida, with the option to extend the term in two five-year increments. In 2019, the Braves began Spring Training in the team's new state-of-the-art spring training complex in West Villages Florida, a master-planned community in the City of North Port in Sarasota County which is boasting an additional 35,000 new rooftops.





Corr Commercial Advisors was built on the values the Corr name instituted almost 70 years ago. Built on entrepreneurship, integrity, creativity, and excellence, Corr Commercial Advisors, LLC was established, serving communities from Sarasota to Fort Myers in the southwest Florida region. Corr Commercial Advisors is your only choice in commercial real estate.

Howard J. Corr CCIM, Managing Broker of CCA, is determined to set the example and lead the way of how commercial real estate is conducted in SWFL. The concept of listing your property and waiting for it to sell is a thing of the past. CCA is a marketing company with a broker's license that is accountable, collaborative, and knowledgeable, prepared to be your full-service real estate and property management brokerage. With CCA, a team of committed and enthusiastic professionals not only understands the business but has been a pivotal part of its growth and development over the last several decades and will completely manage your real estate transaction. Over the last 35+ years, Corr has had the opportunity to own and manage several real estate companies including CCA. Corr was a partner in the development company responsible for creating a 6,000-acre community known as Apollo Beach, Florida. This included the development, management and operation of infrastructure, utilities and 55 miles of interconnecting waterways with direct access to Tampa Bay. Corr Commercial Advisors, LLC is committed to delivering unparalleled service, knowledge, and experience to SWFL. If you are looking to conduct a real estate transaction or need property management, choosing CCA will be one of the most important decisions you will make. Thank you for entrusting us with your real estate needs!



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MISSION STATEMENT

The mission of Corr Commercial Advisors is to provide custom-designed commercial real estate solutions which exceed the expectations of our clients.

EXPECTATIONS

Today's transactions involve specific skills for managing and solving multifaceted real estate challenges. We meet these challenges head-on by remaining current and knowledgeable of the markets we serve. We commit ourselves and resources to provide professional quality service to address the specific needs of our clients.

CERTIFICATIONS

Howard Corr attained his CCIM designation in 1985. A CCIM, Certified Commercial Investment Member, is a recognized expert in the commercial and investment real estate industry. CCIMs have completed a designation curriculum that covers essential skill sets including ethics, interest-based negotiation, financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. CCIMs have completed a portfolio demonstrating the depth of their commercial real estate experience. Finally, they have demonstrated their proficiency in the CCIM skill sets by successfully completing a comprehensive examination. Only then is the designation candidate awarded the coveted CCIM pin.



CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this document is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Corr Commercial Advisors LLC and should not be made available to any other person or entity without the written consent of Corr Commercial Advisors LLC. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Corr Commercial Advisors LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Corr Commercial Advisors, LLC has not verified, and will not verify, any of the information contained herein, nor has Corr Commercial Advisors LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all the photographs contained within may have been altered from their original format. All potential buyers must take appropriate measures to verify all the information set forth herein.