

# FOR SUBLEASE

- ◆ 12,000 sf office space available for immediate occupancy
- ◆ Extremely desirable location on SR 54 near I-75 and SR 56 in highly sought after ComPark 75 Business Park
- ◆ Two-year sublease with potential option to renew (acceptable uses only)
- ◆ Tilt wall construction with 3 Phase electric and ESFR Sprinkler System
- ◆ No warehouse or overhead doors included
- ◆ Rent is full-service with all utilities and CAM charges included
- ◆ Flexible floor plan includes private offices, open workspace, production/storage area
- ◆ Park is extremely well maintained and professionally managed
- ◆ Ample parking and 2 sets of double doors to allow for deliveries



**ComPark 75**  
**4614 Pet Lane • Lutz, FL 33559**  
**Sublease Price: \$16 psf Full-Service**

**Heidi Tuttle-Beisner, CCIM**

Broker/Owner

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**COMMERCIAL ASSET PARTNERS**

Sales & Leasing • Investment • Property Management • Site Selection

COMPARK 75 has the distinction of being the only park of its type in the north Tampa Bay area. Multiple housing communities surround this contemporary business park as well as retail centers, restaurants and much more. ComPark75 is the smart solution for your business!



Glass throughout, lots of windows, wilderness area and adjacent small airport provide a GREAT place to work!



Light & Bright Lobby

Lots of Windows!



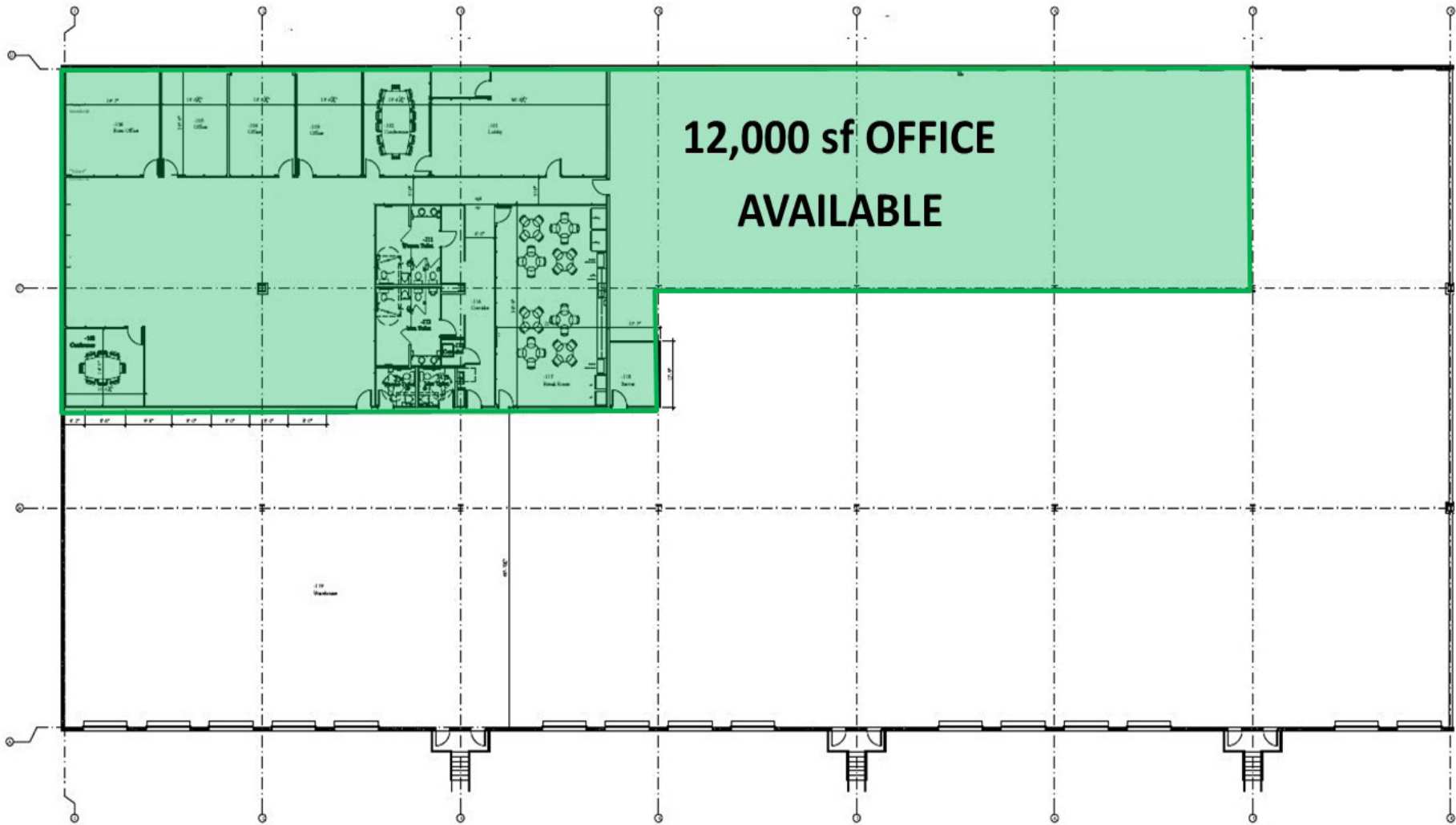
Large Break Room



Open Work Space

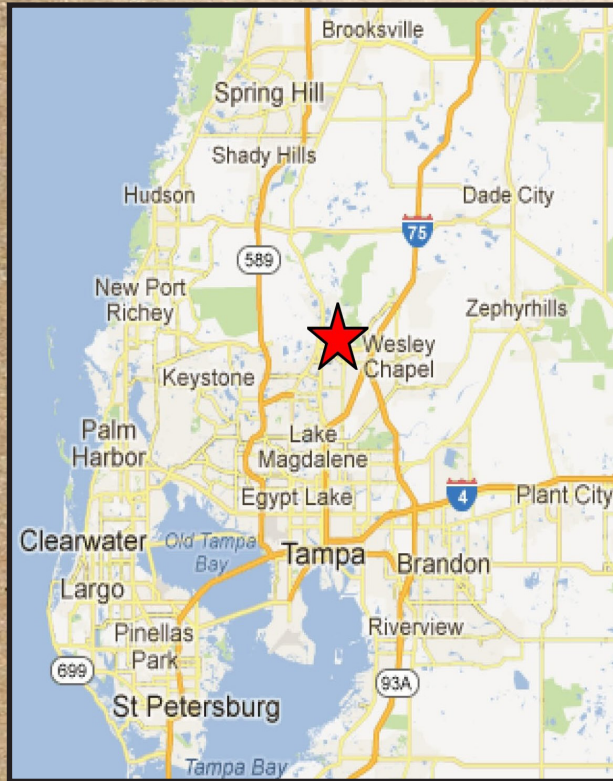
# Floor Plan

12,000 sf Available



\*POINTS AND LINES ARE APPROXIMATE

# Location Map



# Aerial - Bldg. D



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