

FOR SALE

- ◆ Class "A" Free Standing 3,064 SF Building for Sale
- ◆ Stylish building with beautiful interior finishes including custom granite reception desk, glass conference room, new flooring, paint and more!
- ◆ Incredibly well-designed floor plan with 9 individual offices, one with a private restroom
- ◆ All Offices have windows to provide a light and bright work environment. Situated on a beautiful pond in the back of the building
- ◆ Good visibility with plenty of parking. SR 54 has 2 entrances into office park with direct median break to provide easy access from east and west
- ◆ Traffic Counts in excess of 53,000

YOU JUST HAVE TO SEE IT - PICTURES AND DESCRIPTION DO NOT DO IT JUSTICE!



Devonwood Office Park

20625 Amberfield Drive • Land O Lakes, FL 34638

Sale Price: \$899,000

Heidi Tuttle-Beisner, CCIM

Broker/Owner

Cell: (727) 992-1674

Office: (727) 376-4900

htuttle@cap-realty.com

www.cap-realty.com



COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

OFFERING SUMMARY

ADDRESS 20625 Amberfield Drive
Land O Lakes, FL 34638

COUNTY/MARKET Pasco / Tampa Bay Area

PARCEL ID# 26-26-18-0000-00500-0110

AVAILABLE SPACE 3,064 SF

USE Professional Office

ZONING MPUD

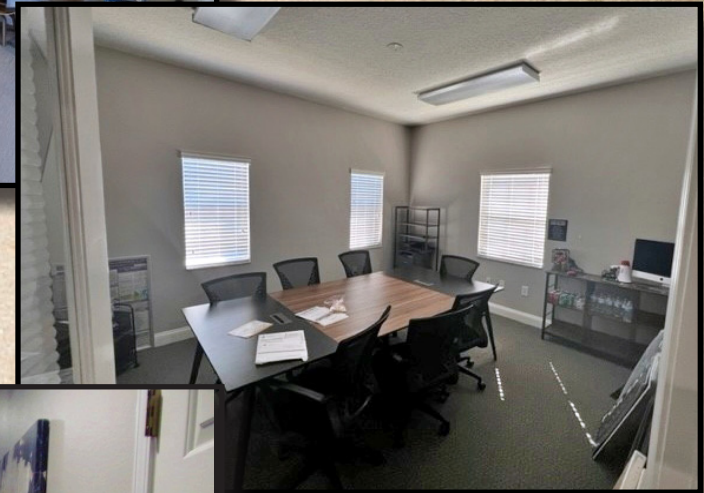
YEAR BUILT 2007

UTILITIES Pasco County Water/Sewer

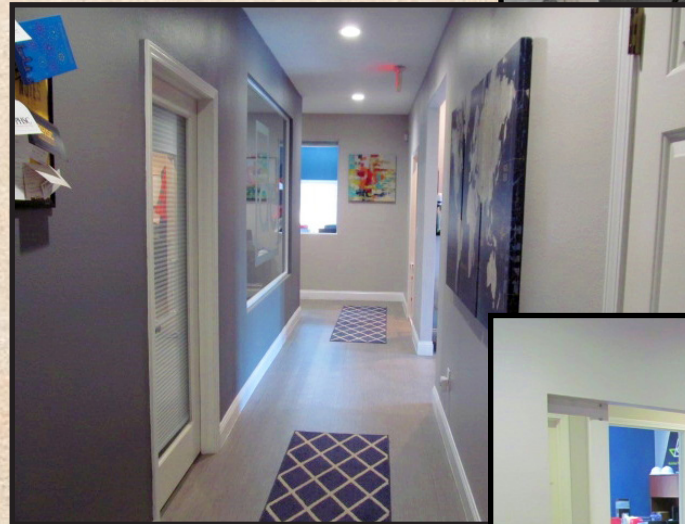
PARKING 10/1,000 sf



**Reception Desk
& Waiting Area**



Meeting Room



Hallway



Conference Room

DEMOGRAPHICS - 5 MILES



Population Estimate: 102,403

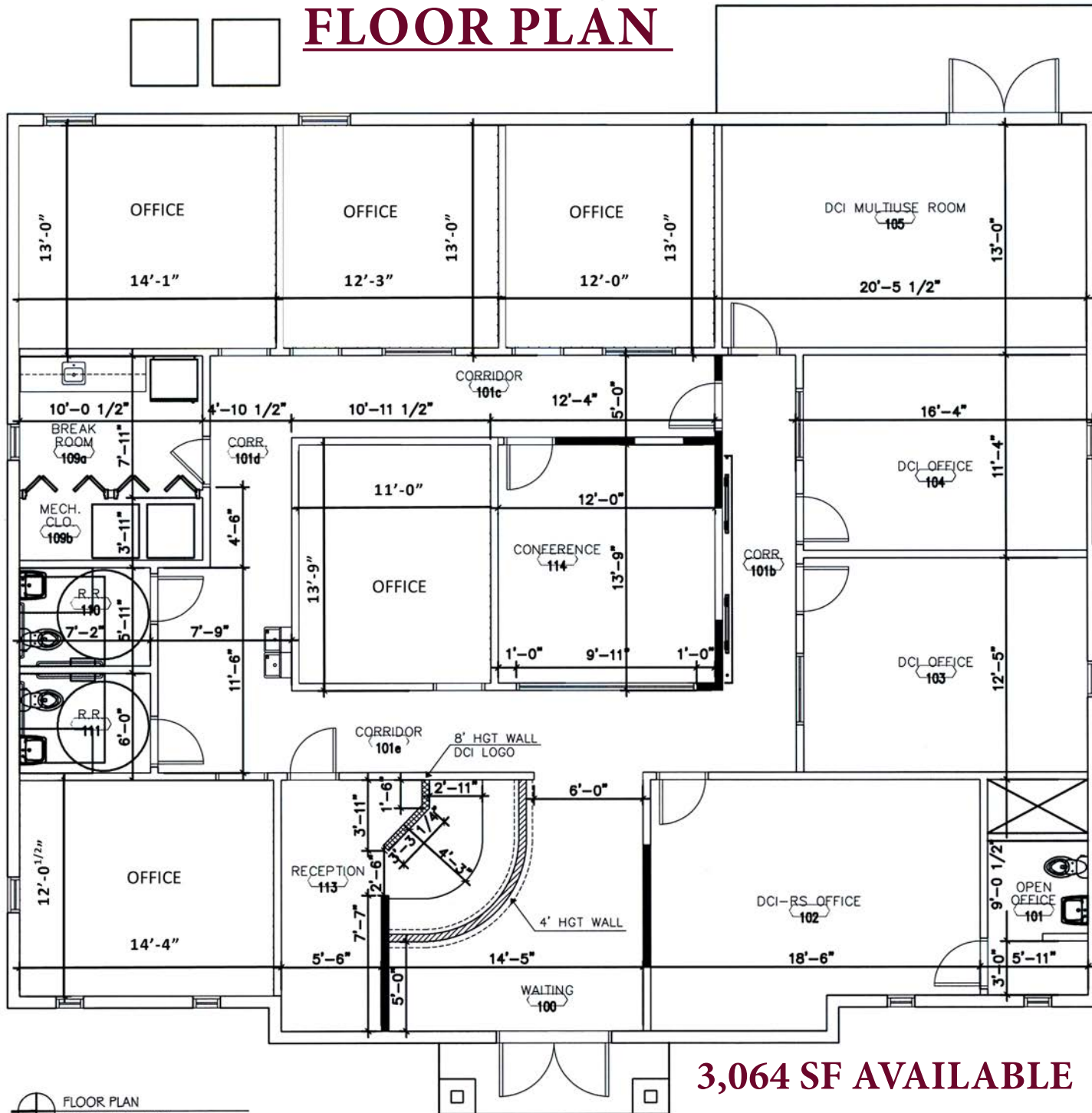


Median Age: 41.8



Average HH Income: \$133,438

FLOOR PLAN



3,064 SF AVAILABLE

FLOOR PLAN
SCALE 1/4" = 1'-0"

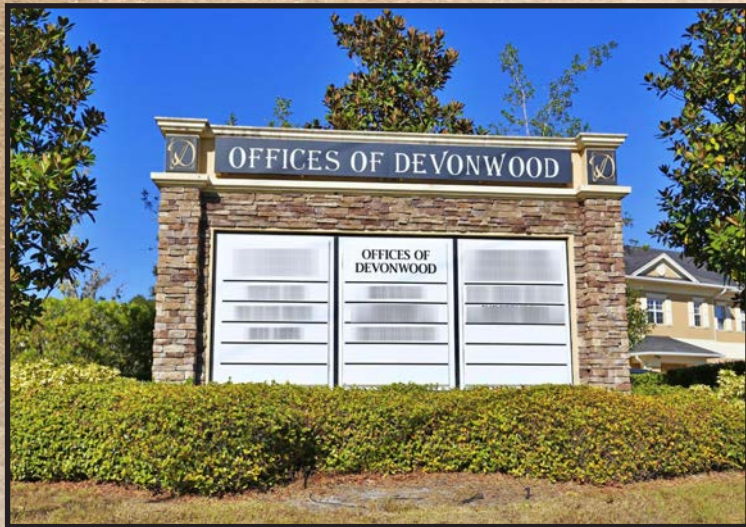


LOCATION SUMMARY

The subject property is part of Devonwood Professional Park, a Class A office park in Lake O Lakes, FL. Located directly on SR 54, just west of US Hwy 41. The site is part of Pasco County, the northern part of the Tampa Bay Region which has been recognized as one of the fastest growing areas in the Country.

- ❖ 24 miles to Tampa International Airport
- ❖ 4.6 miles to the east of the Suncoast Parkway
- ❖ The Suncoast Parkway is Florida's largest highway expansion in over 60 years
- ❖ 12 miles to University of South Florida

Adjacent to major retailers including, Lowe's, Walmart, Ross, Target, 5 Below and many more!



**Direct Median Break Provides
Easy Ingress/Egress**