



# COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

## Little Road Professional Office

4117 Little Rd. Ste. 102 • New Port Richey, FL 34655

### OFFICE FOR SUBLEASE



Beautiful Conference Room

- ◆ 2,038 sf office available for immediate occupancy
- ◆ Three-year sublease to expire 9/30/26 with potential option to renew
- ◆ Flexible floor plan with built-in reception area, break room, conference and 6 private offices

- ◆ Fully air-conditioned attic for storage
- ◆ Lots of windows and trees in a very well-maintained office park
- ◆ Traffic Counts in excess of 50,000 vehicles per day on Little Road
- ◆ Busy road with great access, ample parking and excellent signage
- ◆ Located on Little Rd., just north of SR 54 where units rarely come available



Prominent Monument Sign

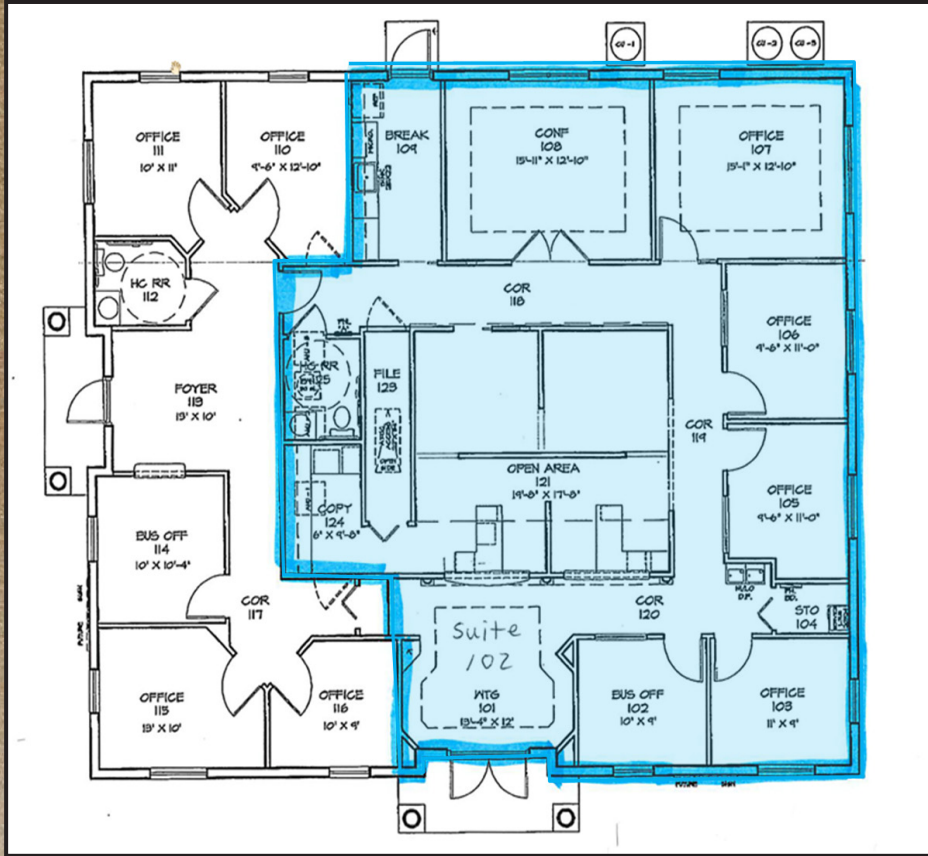
Lease Price:  
\$23 psf  
Modified Gross

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# PROPERTY INFORMATION

## Floor Plan: 2,038 sf Available



Aerial Map

## Demographics - 5 Miles



**Population:** 145,959



**Median Age:** 46.7



**Average HH Income:** \$72,056



Large offices all have glass walls/windows for a light and bright workspace



For more information, please call Heidi Tuttle-Beisner, CCIM  
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