

# OFFICE FOR LEASE

- ◆ Two-Story, upscale office building with suites available for immediate occupancy that range from 1,542 sq. ft. – 6,580 sq. ft.
- ◆ Only one remaining 2nd floor suite. Flexible floor plan, new HVAC, and modern finishes which include beautiful plank flooring & LED lighting
- ◆ 1st floor 6,580 sq. ft. unit was previously occupied by the VA with an ideal floor plan for various medical or professional uses
- ◆ Lots of windows with views of heavily treed, serene surroundings
- ◆ Common break room for tenants, main lobby on 1st floor, two elevators and restrooms on both floors
- ◆ Excellent Location on Little Rd. across from the West Pasco Government Center and new VA clinic
- ◆ Other tenants include BayCare Medical and the Department of Education



## Barrister West Office Building

7701 Little Road  
New Port Richey, FL 34654

Lease Rate: \$18 psf Modified Gross

**Heidi Tuttle-Beisner, CCIM**  
Broker Owner  
Office: 727-376-4900

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**COMMERCIAL ASSET PARTNERS**

Sales & Leasing • Investment • Property Management • Site Selection



**First Floor Common Area**



**2nd Floor Suites**



**Flexible Floor Plan Options**



**New Construction Offices**



# First Floor - Ste. 102

6,580 sf Available



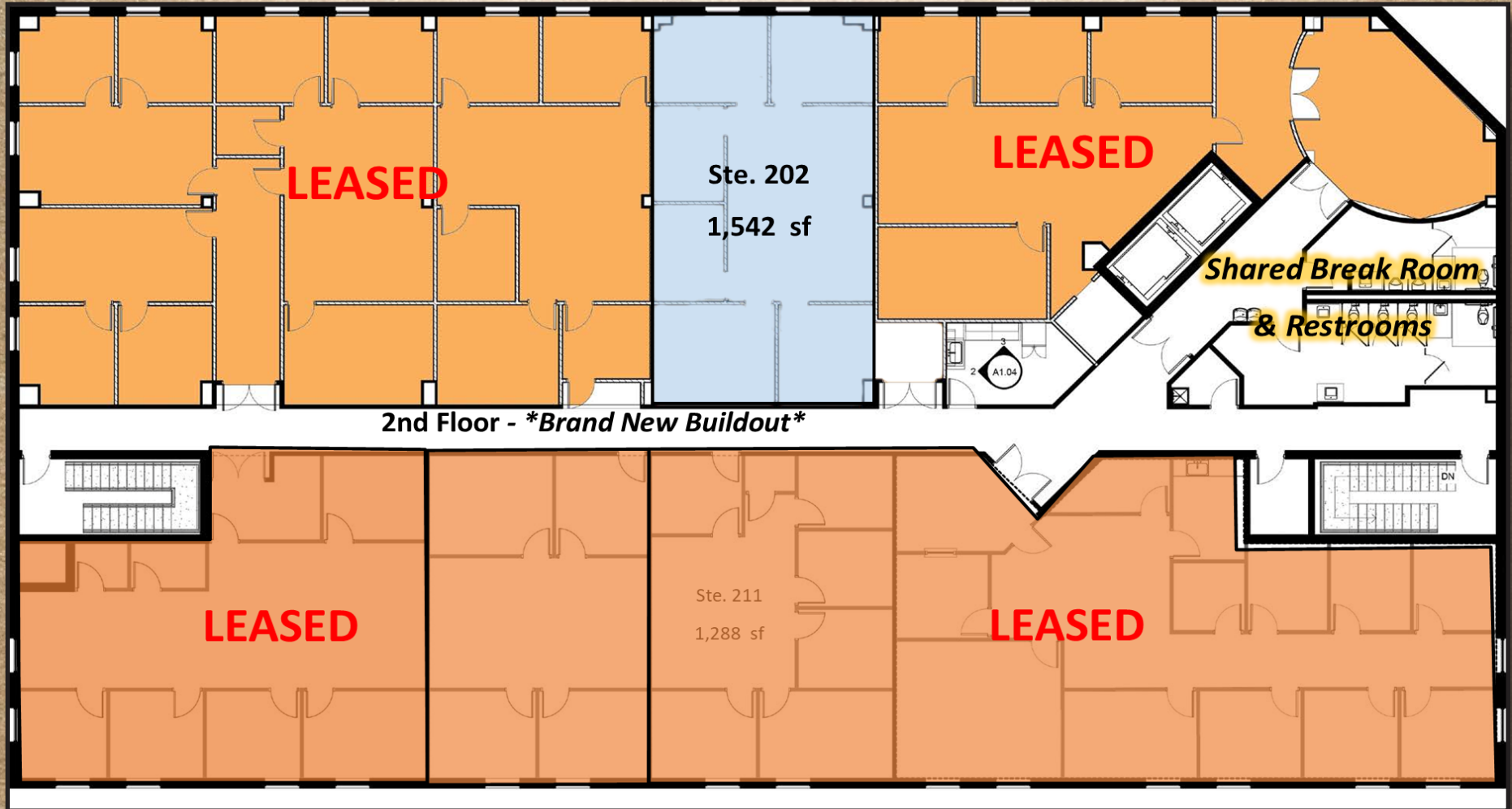
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# Second Floor - Availabilities



## Suite

202

## Size

1,542 sf

## Details

suite available in 30 days



# LOCATION

The Barrister West Building is conveniently located on Little Road, one of the main north/south arteries in west Pasco County with traffic counts in excess of 45,000 cars per day.

- New on-ramp to the Suncoast Parkway just opened and is less than 5 miles away
- The Suncoast Parkway is Florida's largest highway expansion in over 60 years

The County offices are located directly across the street and there is a new 114,000 sf VA Clinic down the street. Nearby big box retailers include Lowe's, Home Depot, Kohls, Hobby Lobby and many more. It is a great, central location with a strong and growing population.



## Demographics - 5 miles

Population Estimate: 159,818



Median Age: 45.3



Average HH Income: \$68,936

