

FOR SALE

- ◆ Rare opportunity to purchase a unique 8,191 sq. ft. office building on .9 acres in a very peaceful environment
- ◆ Outstanding floor plan includes beautiful reception area, big conference/training room connected to kitchen, 12 private offices with stunning views, large open work areas and much more
- ◆ Incredible location in south Pasco county, off Perrine Ranch Road, just north of the Pinellas border
- ◆ Building has upscale finishes throughout and has been extremely well-maintained
- ◆ Constructed as a single user building, with 3 separate entrances which could potentially allow a Buyer to offset expenses by leasing a portion of the building
- ◆ Sale includes a contiguous .53 acre pad site which was designed for an additional 3500 sf building or could accommodate additional parking



Free-Standing Professional Building With Extra Lot

2523 & 2533 Permit Place · Trinity, FL 34655

Sale Price: \$2,000,000

Heidi Tuttle-Beisner, CCIM

Broker/Owner

Office: (727) 376-4900

Cell: (727) 992-1674

htuttle@cap-realty.com

www.cap-realty.com



COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

OFFERING SUMMARY

ADDRESS	2523 & 2533 Permit Pl. Trinity, FL 34655
COUNTY/MARKET	Pasco / Tampa Bay Area
PARCEL ID#	28-26-16-0000-01100-0020 28-26-16-0000-01100-0030
AVAILABLE SPACE	8,191 SF
TOTAL ACREAGE	1.43± AC
USE	Professional Office
ZONING	MPUD
YEAR BUILT	2005



DEMOGRAPHICS - 5 MILES



Population Estimate: 166,740



Median Age: 45.8



Average HH Income: \$70,869



EXECUTIVE SUMMARY

Commercial Asset Partners Realty is pleased to exclusively market this beautiful south Pasco office building. It was constructed in 2005 as the headquarters of a national lighting company. The lighting and fixtures, as well as the rest of the finishes present that upscale image. Aside from the outstanding location, with easy access to all major area roadways, it is sitting amidst mature trees in the most tranquil office environment you could imagine. The building has a very workable floor plan with executive offices along the perimeter surrounding large, open work areas. There are workstations currently positioned in those areas that can be left in place. This building also offers the benefit of a 2-car garage and an air-conditioned storage area between the garage and the office. This layout and park-like feeling make it perfect for many different types of medical, life-science and professional uses. The property also has a pad site that is approved for 3,500 sq. ft with utilities in place. Because there are three separate entrances, there is the potential to lease out a portion of the space. A tenant currently occupies approximately 1,163 sf on the south side of the building that would love the opportunity to stay. An adjacent .53 acre parcel could be purchased separately to provide more space or parking for this unique campus. Take the "hustle and bustle" feeling out of your workplace and settle in this wonderful place to work.



Beautiful Finishes



Large Conference



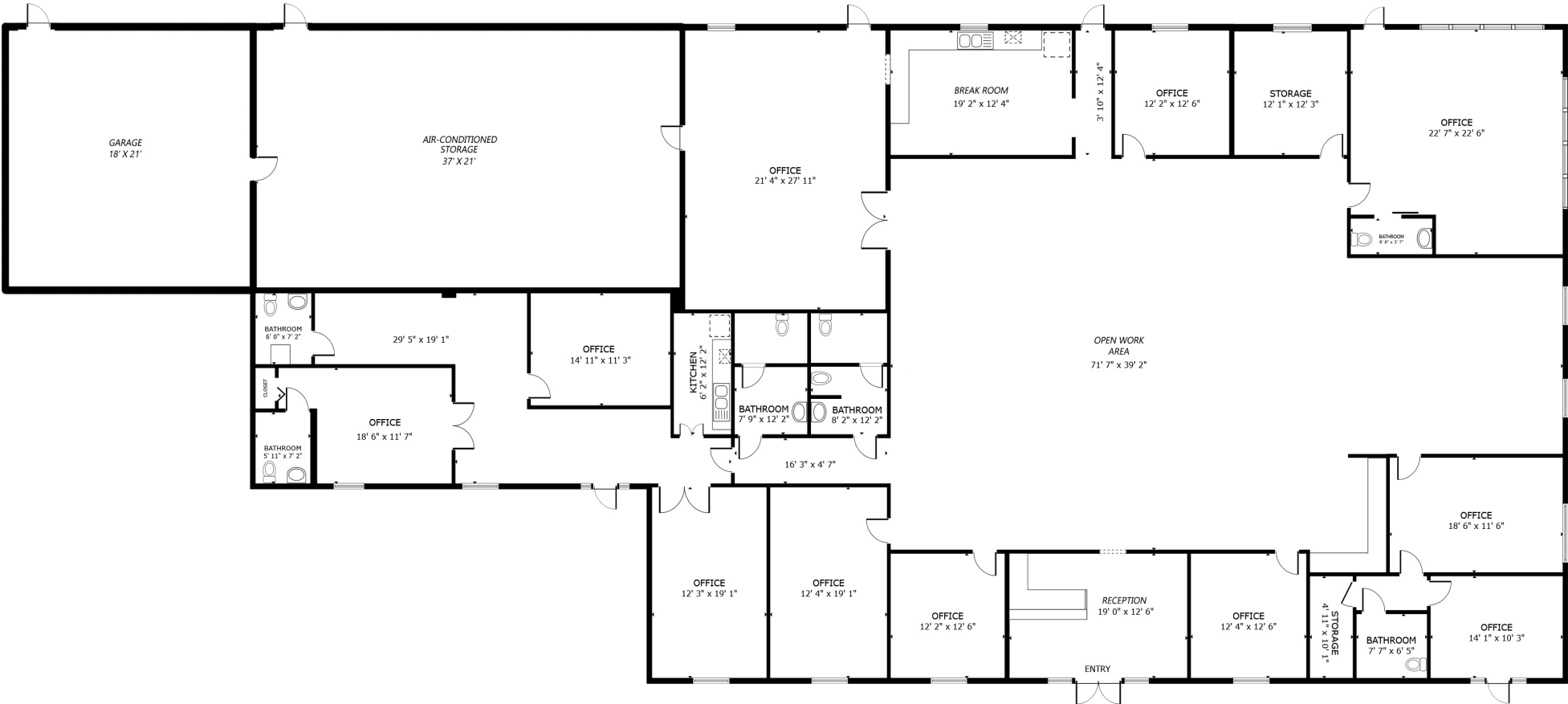
Workstations



2-Car Garage & Storage

FLOOR PLAN

8,191 SF AVAILABLE



FLOOR PLAN

[CLICK HERE](#) 

For Virtual 3D Tour!



 Matterport



LOCATION SUMMARY

The subject property is part of the Oaks at Perrine Ranch, a uniquely tranquil, small office park with an upscale, residential vibe. Located just north of East Lake Road and south of SR 54 in Pasco County, it has great access to all of the surrounding Tampa Bay Region which has been recognized as one of the fastest growing areas in the country.

- ❖ 25 miles to Tampa International Airport
- ❖ 25 miles to University of South Florida
- ❖ 2.5 miles to Pinellas County
- ❖ 13 miles to Suncoast/Veteran's Expressway/Toll 589
- ❖ Less than 2 miles to US Hwy 19

This building's proximity to Pinellas, Pasco and Hillsborough amidst the mature trees in a serene park-like setting provides the perfect work environment.

