

OFFICE FOR LEASE

- ◆ Beautifully renovated 2-story building at the corner of Grand Blvd. and Missouri Ave. in downtown New Port Richey
- ◆ Newly constructed 3,850 sf office with stunning features and high-end finishes on the 2nd floor
- ◆ Functional floor plan includes 10 private offices, beautiful kitchen, large glass conference room, video conferencing rooms, open work areas, plenty of storage and a platform lift to the 2nd fl
- ◆ Located directly above the contemporary restaurant, “Estuary”
- ◆ Exclusive Missouri Ave. entry lobby featuring a custom oak staircase leading to a bright and welcoming reception area
- ◆ Ideal for a creative, professional company that appreciates a unique loft style office
- ◆ Benefit from a prime location in the heart of Downtown, surrounded by amenities, restaurants, and public transportation options for easy access
- ◆ Experience the best of both worlds: a distinctively modern building in a historic, walkable downtown
- ◆ Golf Cart Friendly Community



Downtown New Port Richey Office

Corner of Missouri Ave. & Grand Blvd.
New Port Richey, FL 34652

Lease Rate: \$18 psf NNN

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COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

EXECUTIVE SUMMARY

Commercial Asset Partners is pleased to present this one-of-a-kind office for lease in the vibrant and growing Downtown New Port Richey. The Missouri Grand Building has been thoroughly renovated into a stylish and up-to-date mixed use building that fits right in with the blend of historic buildings around it. The all-new stucco and tile facade is punctuated by ample windows with clever awnings. All the glass is hurricane impact-rated for safety and security, and low-E for energy efficiency and comfort. This office space has its own dedicated, covered entrance, with distinctive signage space for your company's logo.

Step into a brand-new space amid the timeless charms of this downtown setting. Enjoy the variety of restaurants, shops, parks, and nightlife all within strolling distance. Elevate your company's image with New Port Richey's premier building.

The ground floor features Estuary, an outstanding New American cuisine restaurant by renowned Chef James Renew.

Be a part of an Exciting Downtown Renaissance!

Private Entrance with GORGEOUS tile facade



Enjoy beautiful views of Downtown
from your office windows!



Construction almost complete!

**Must See - everything is NEW!*



Designer Kitchen



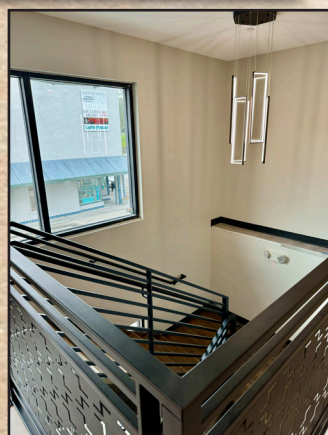
Light and Bright!



High-End Finishes



Beautiful Wood Staircase



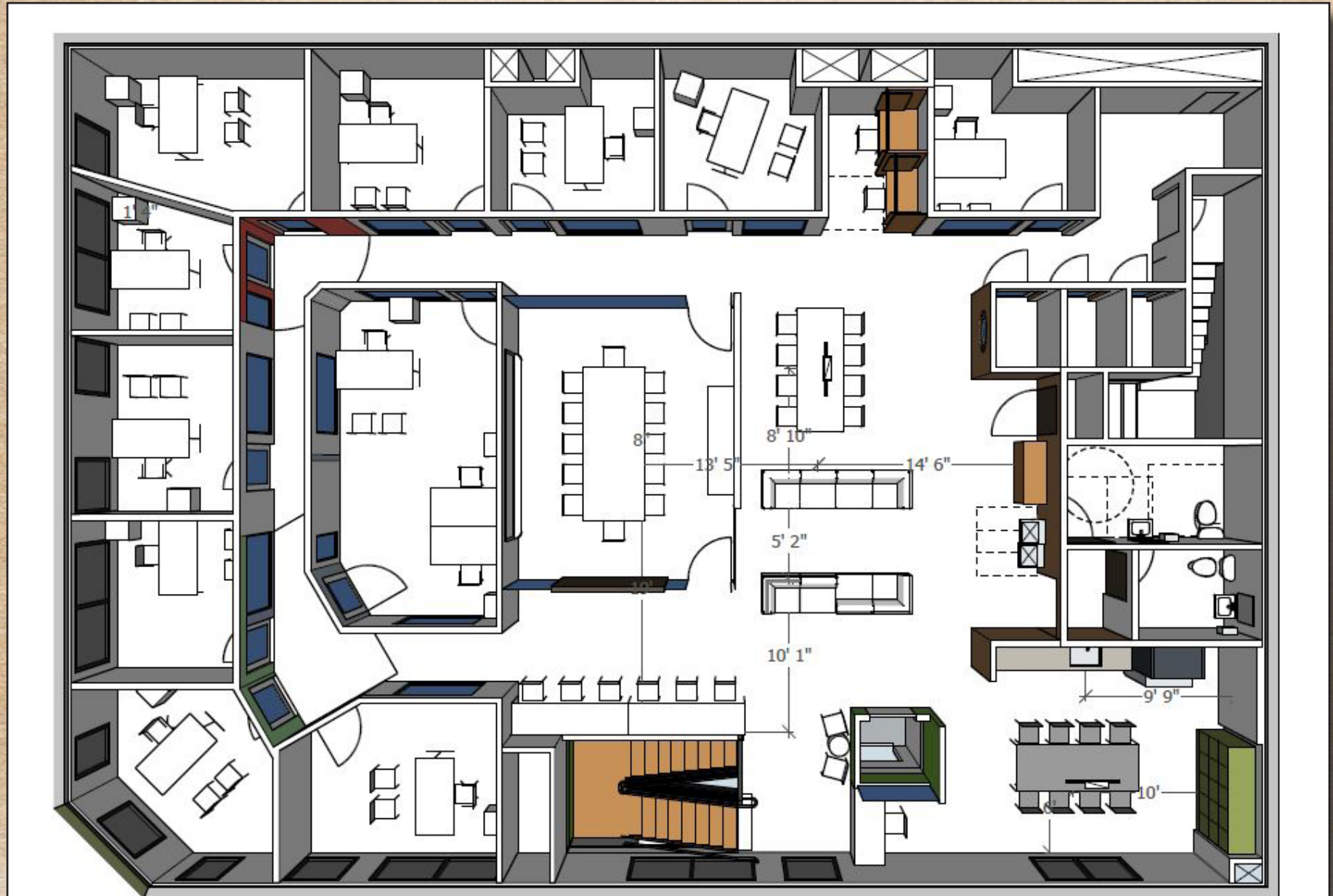
All offices have glass partition windows



Platform Lift (not an elevator)



FLOOR PLAN - 3,850 SF AVAILABLE



*Furniture sketch for representation purposes only



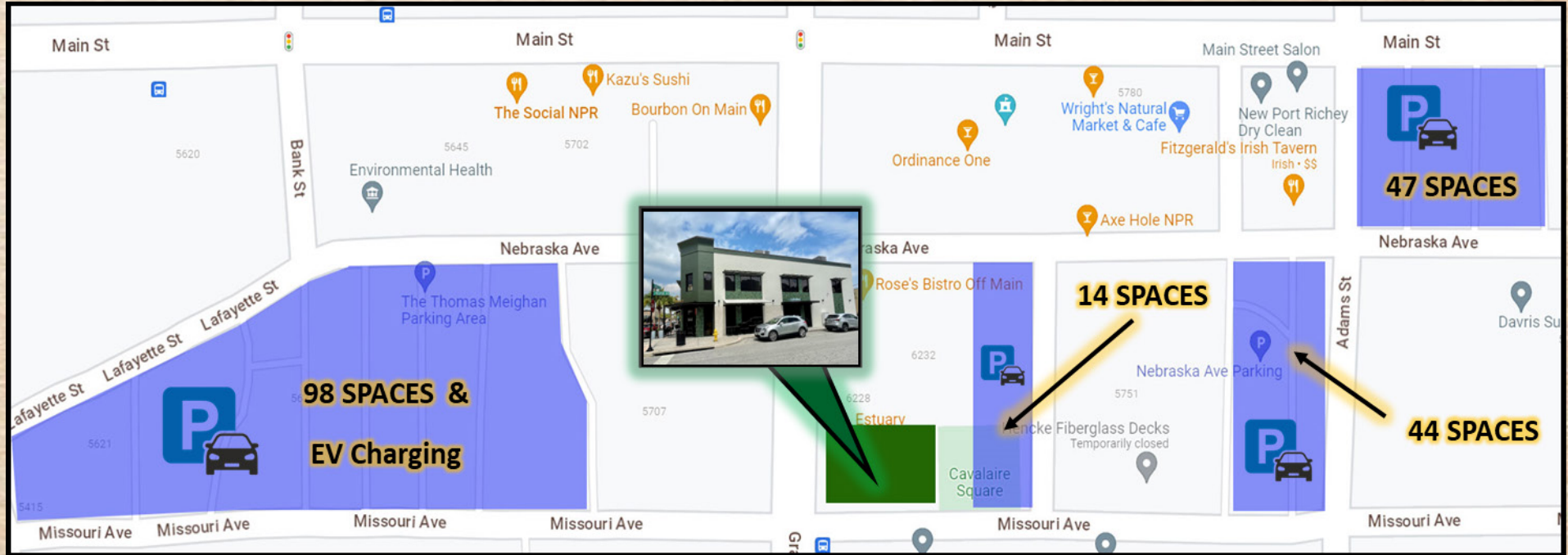
DOWNTOWN PARKING MAP



Additional on-street parking throughout the area too!



= Available Parking



DOWNTOWN
**NEW PORT
 RICHEY**





LOCATION SUMMARY

New Port Richey borders the Gulf of Mexico coastline on the west side, and the Cotee River runs through the heart of the City. New Port Richey is considered part of the Tampa Bay area, a popular tourist destination with major attractions, recreation, and winning sports teams. It is located about 30 miles from the Tampa airport with good road access. Since its incorporation in 1924, the City is most recognized for its cultural heritage and unique riverfront.



Demographics - 5 miles

Population Estimate: 164,885



Median Age: 44.4



Average HH Income: \$59,973



This information is believed to be accurate, Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all information.