

OFFICE FOR LEASE

2% Broker Bonus!



7601-7625 Little Road
New Port Richey, FL 34654

Counsel Square Office Park



COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

OFFERING SUMMARY

ADDRESS 7601-7625 Little Road
New Port Richey, FL 34654

USE Professional Office / Institution

LEASE RATE Starting at \$15 psf Modified Gross

PARKING 4/1,000

BROKERS Additional 2% Broker Bonus

TENANTS 3 months FREE on a 5 year lease
Landlord has ability to fund TIA
without lender approval



**Landlord is willing to finance TI's above the TIA*

3-Story office buildings located directly across from the West Pasco County Government Center, Judicial Center and Sheriff's Office. Counsel Square is a multi-tenant "campus style" professional office park.

Suite	Sq. Ft.	Rate	Available TIA	Suite Notes
200D	4,000 sf	\$15.00	N/A	2nd floor. Ready for immediate occupancy. Break area with sink counter & cabinet, reception, 13 perimeter offices, designated IT room, open work space, and 2 entrance doors.
300A-1	2,044 sf	\$15.00	\$20.00 psf	3rd floor. New spec buildout underway. Available within 60 days. 6 private offices, open work space, and coffee bar/break countertop.
300A-2	1,757 sf	\$15.00	\$20.00 psf	3rd floor. New spec buildout underway. Available within 60 days. 5 private offices, open work space, and coffee bar/break countertop.
100E	3,939 sf	\$15.00	\$20.00 psf	1st floor end unit. Demo underway. Customize your floor plan. Available within 30-60 days.
150D	937 sf	\$15.00	\$20.00 psf	1st floor. New spec buildout just finished and available for immediate occupancy. Private restroom, 2 private offices, and open work space.



Landlord Renovations and Improvements Include:

ITEM	AMOUNT SPENT
Roofs	\$296,249
Parking Lot	\$58,795
Painting	\$98,126
HVAC Systems	\$161,594
Elevator Modernization	\$342,021
Restroom Updates	\$72,878
Signage	\$15,641
Total	\$1,045,305
Tenant Improvements	\$1,550,176
Total Improvements	\$2,595,481

- ❖ Located at the signalized intersection of Little Road and Citizens Drive, directly across from the West Pasco County Government Center providing traffic counts in excess of 45,000 vehicles per day
- ❖ 4 of the buildings are connected by an open-air atrium with water fountains, breezeways, and outdoor seating in a park-like setting
- ❖ Ample parking surrounds the office park's buildings providing plenty of shaded spots and easy access
- ❖ Tenants can enjoy the benefit of having an on-site coffee shop, salon and property maintenance office!





WATCH THIS VIDEO!
Click [HERE](#) for Drone Footage!



159,818

Population



3.4%

Population Growth



\$68,936

Average HH Income



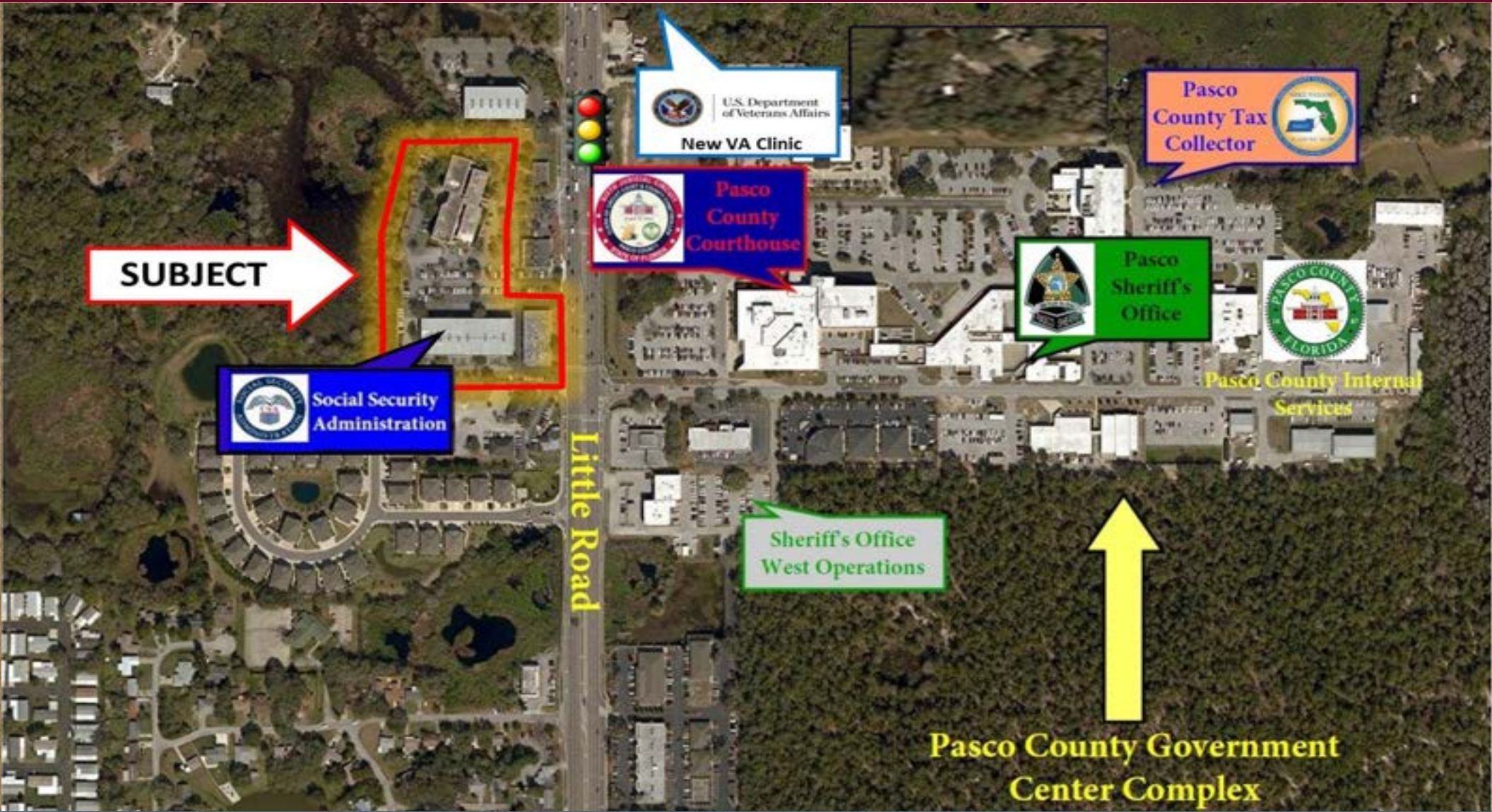
45.3

Average Age



Sample Spec Unit Finishes





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