

INVESTMENT FOR SALE



Free-Standing Office

Land O Lakes, FL 34638



COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

OFFERING

TWO-STORY OFFICE BUILDING

NOI: \$256,619
CAP RATE: 7.13%

PROPERTY SPECIFICATIONS

ADDRESS	20525 Amberfield Drive Land O Lakes, FL 34638
PARCEL ID #	25-26-18-0000-00500-0041
COUNTY	Pasco / Northern Tampa Bay
USE	Medical / Office / Institution
AVAILABLE SPACE	17,280 ± sf
PARCEL SIZE	Office Condo
YEAR BUILT	2007
ZONING	MPUD
UTILITIES	Pasco County Water/Sewer Duke Energy - Electric
TRAFFIC COUNT	67,000 VPD
PARKING	Shared Association - 4.3/1,000 sf
PRICE	\$3,600,000

**Sign Confidentiality Agreement for Financials
Ask Agent for more details*



DEMOGRAPHICS - 5 MILES



109,074

Population



3.5%

Population Growth



\$126,500

Average HH Income



40.9

Average Age

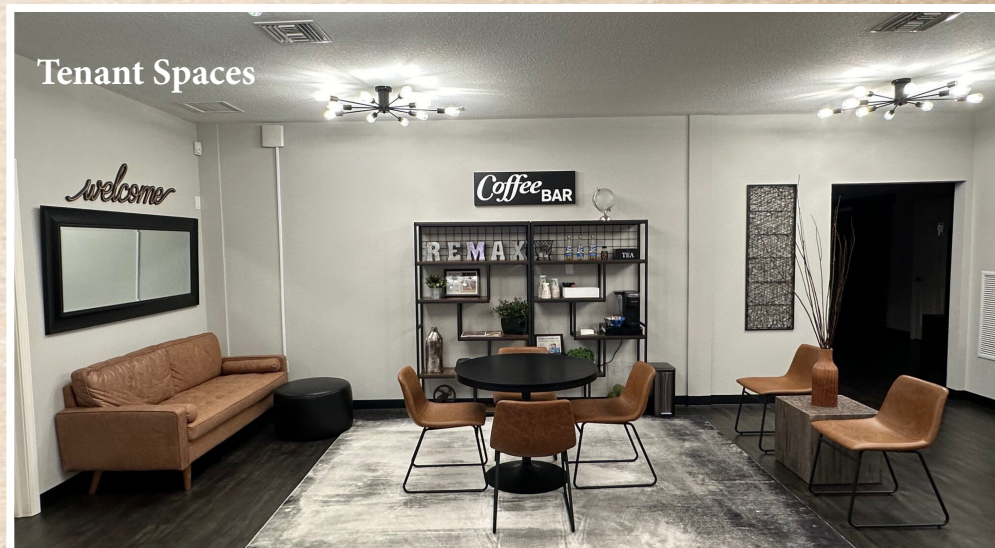


EXECUTIVE SUMMARY

Commercial Asset Partners Realty is pleased to exclusively represent this 2-story office investment property for sale. The building is part of the Devonwood Office Park and is extremely well-maintained. The building has had a history of sustaining 100% occupancy since its original construction in 2007. There are currently three tenants, one of which occupies the upstairs and exclusive elevator lobby for a total of 9,000 sq. ft. and two others that occupy the first floor. The second-floor tenant is the newest in the building and had signed their lease prior to the previous tenant's lease expiration and move. The location, access and limited comparable space have provided a continuous demand for this product in the market. The building is located in Land O Lakes on the State Road 54 corridor, just west of US 41. This area represents one of the most desirable areas of Pasco County, which is the 8th fastest growing county in the U.S. This growth is projected to continue for the next 25 years. While residential development is slowing down around the country, Pasco continues to grow at a pre-pandemic pace. This residential construction has allowed companies to establish their offices in the area where their employees live and no change is projected.



**Contact Listing Agent to Sign Confidentiality Agreement for additional information!*



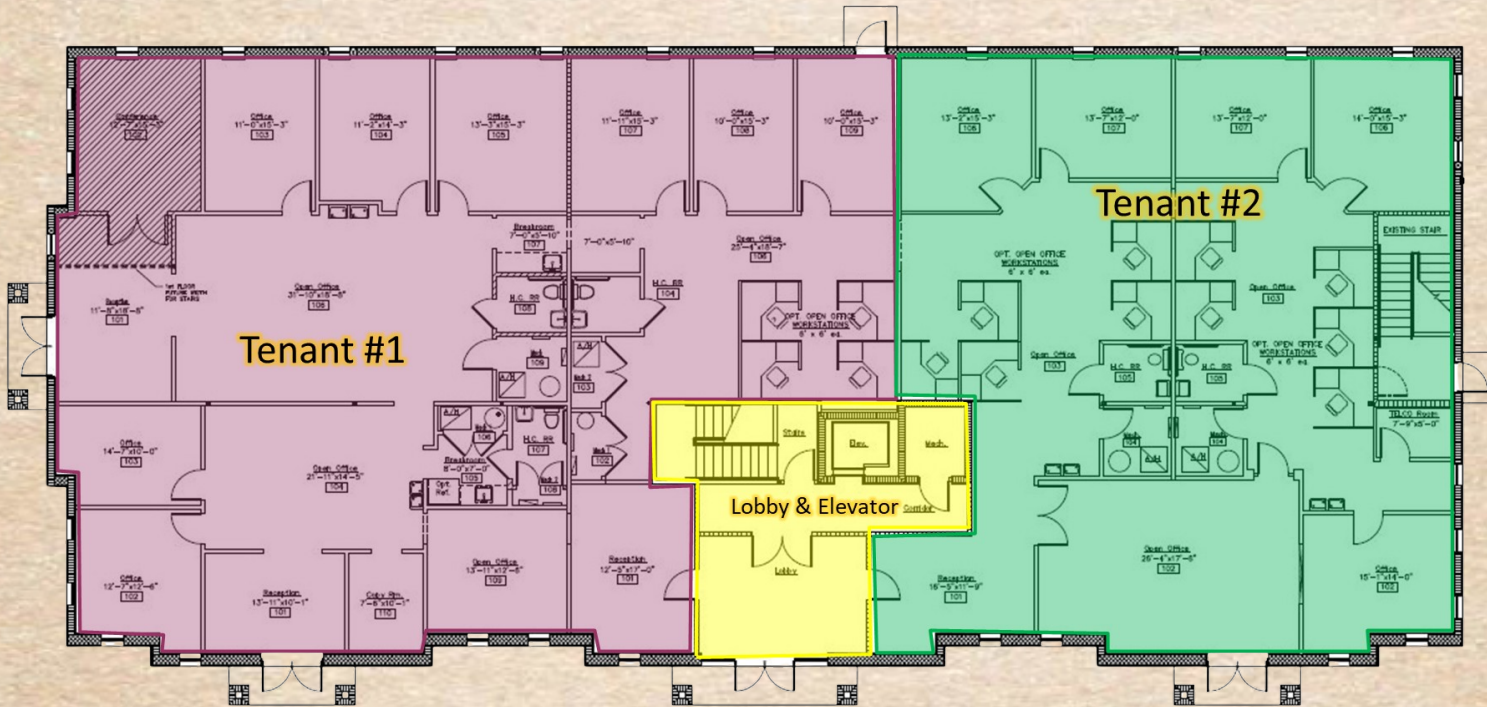
LOCATION SUMMARY

The *incredible* location of this office investment property on State Road 54 should give any investor a level of confidence that it will maintain a steady occupancy. It is conveniently located on the north side of SR 54 between US 41 and the Suncoast Parkway with three entrances into the office park, accessible to traffic both east and westbound. It is strategically located between many landmark facilities and roadways.

- ❖ Less than 5 miles to I-75
- ❖ Less than 2 miles to the Suncoast Parkway
- ❖ 23 miles to Tampa International Airport
- ❖ 11.5 miles to University of South Florida
- ❖ Less than 10 miles from 3 major hospitals

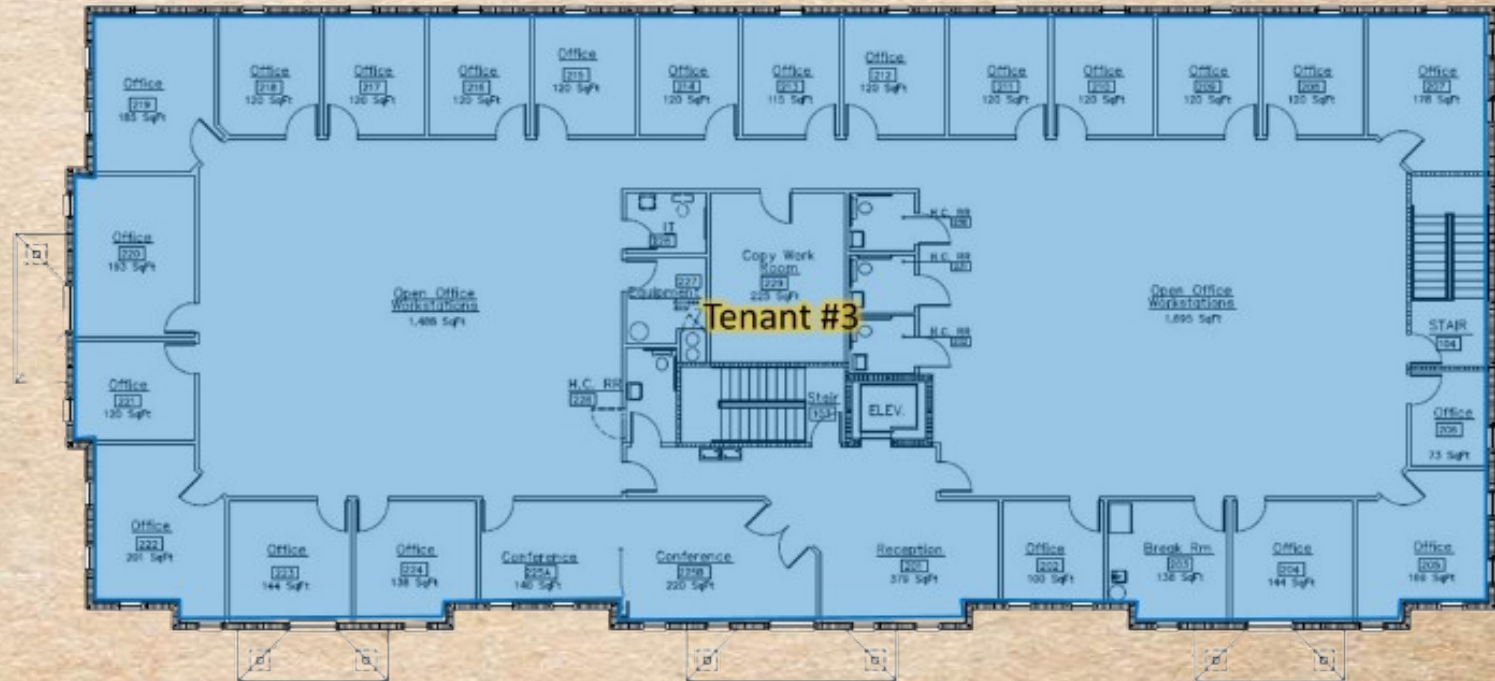
In 2023, Moffitt Cancer Center purchased 775 acres to build a new campus in Land O' Lakes between Suncoast Parkway and US 41, and SR 52 and SR 54, in very close proximity to this building. The campus will include 140 buildings, including housing, a hotel, veterans' facilities, and academic training space. The first phase of the project has broken ground and will continue to generate the interest of medically related industries in the market area in the future.

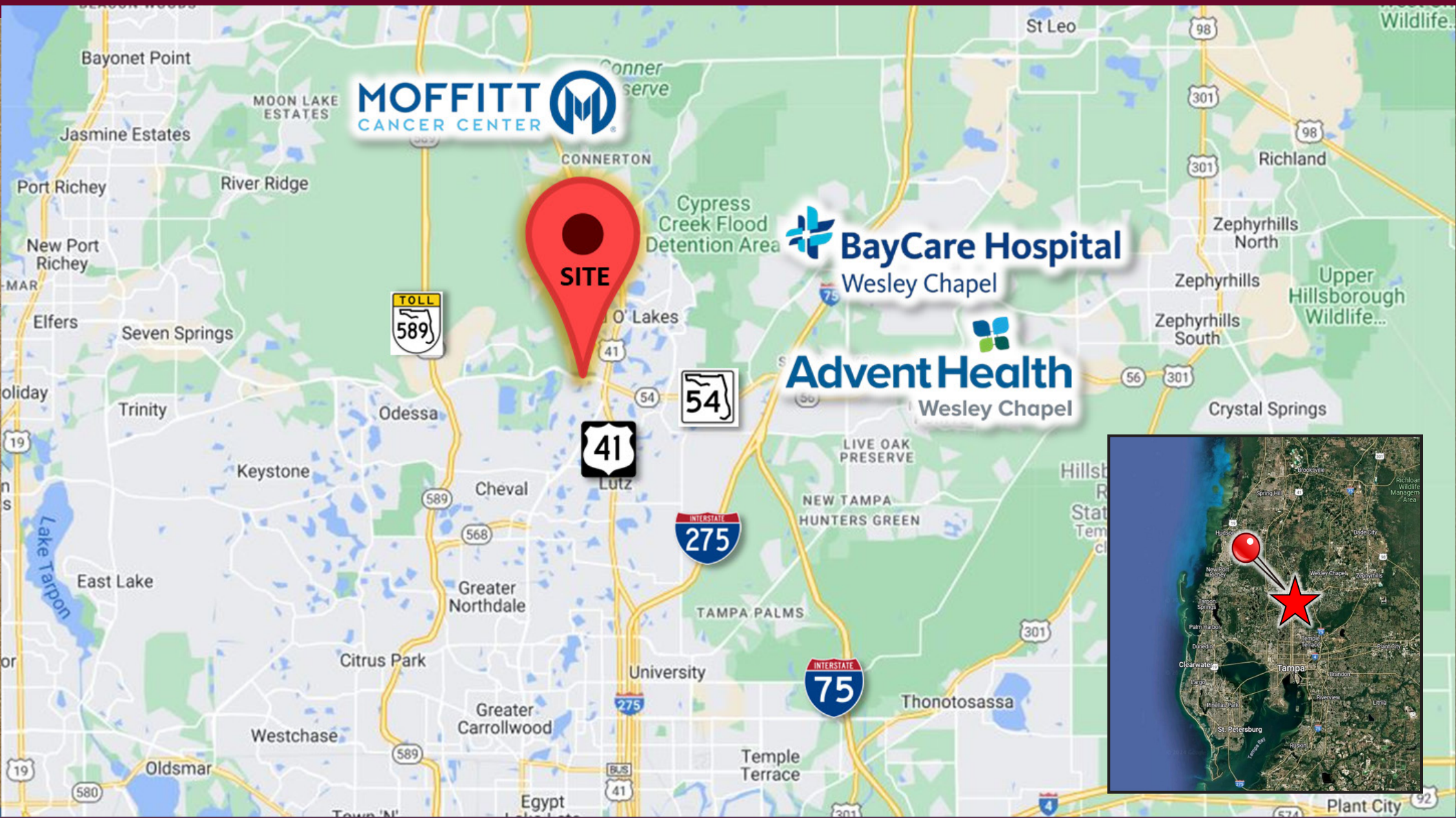




1st Floor:
Two Tenants

2nd Floor:
Single Tenant





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