

FOR LEASE

- ◆ 1,157 - 11,069 sf office space available for immediate occupancy
- ◆ Opportunity to occupy the entire 3rd floor (9,869 sf) office. 3-4 private offices, conference room, break room, and open cubicle work space
- ◆ Located directly on US Hwy 19 at the signalized intersection of Regency Park Blvd.
- ◆ Excess of 55,000 cars per day
- ◆ Multiple access points provide easy egress / ingress from both Regency Park Blvd. & US Hwy 19
- ◆ On-site maintenance manager
- ◆ Ample parking in both the front and rear of the building



OFFICE SPACE FOR LEASE

10220 US Hwy 19 • Port Richey • FL • 34668

Lease Rate: \$20 psf Modified Gross

Marc Pfleger
Commercial Associate

Cell: (727) 262-5998

Office: (727) 376-4900

mpfleger@cap-realty.com

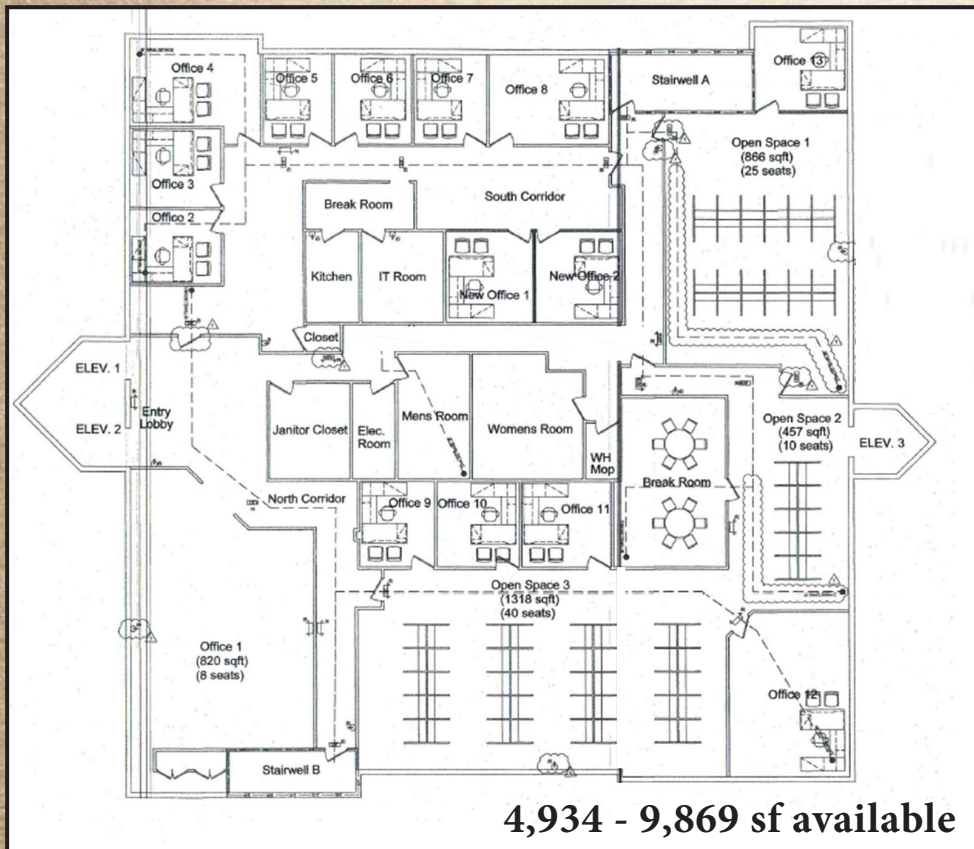
www.cap-realty.com



COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

Floor Plan - 3rd Floor

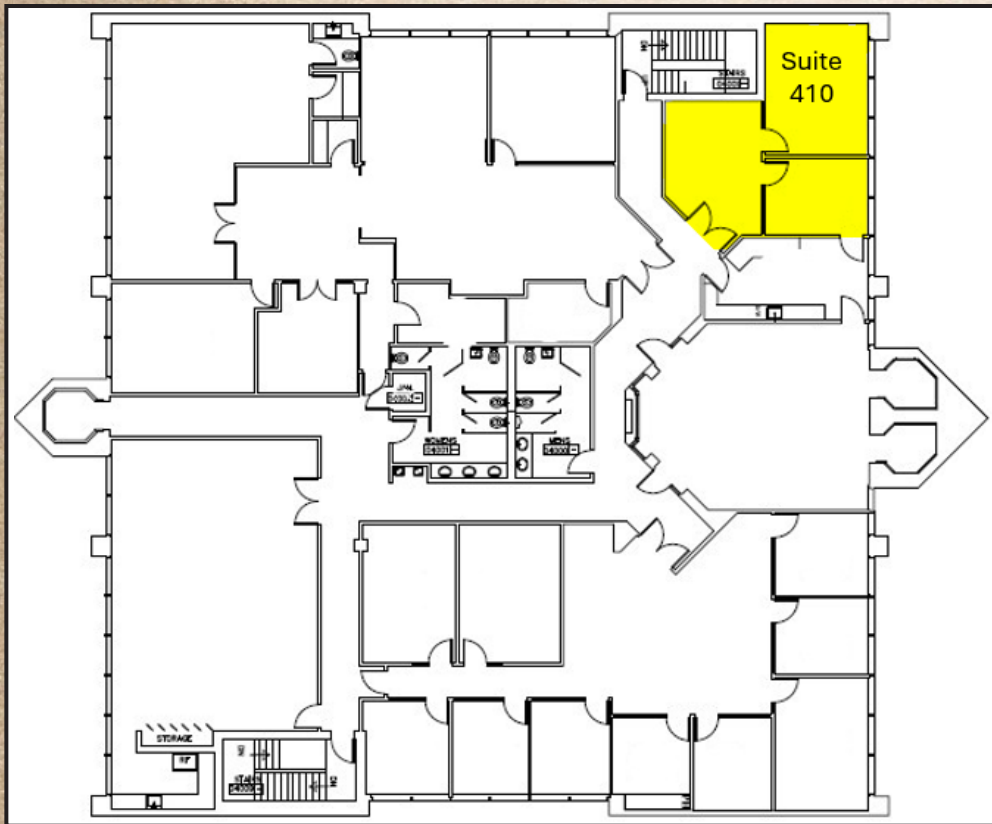


COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

Floor Plan - Suite 410

1,157 sf available

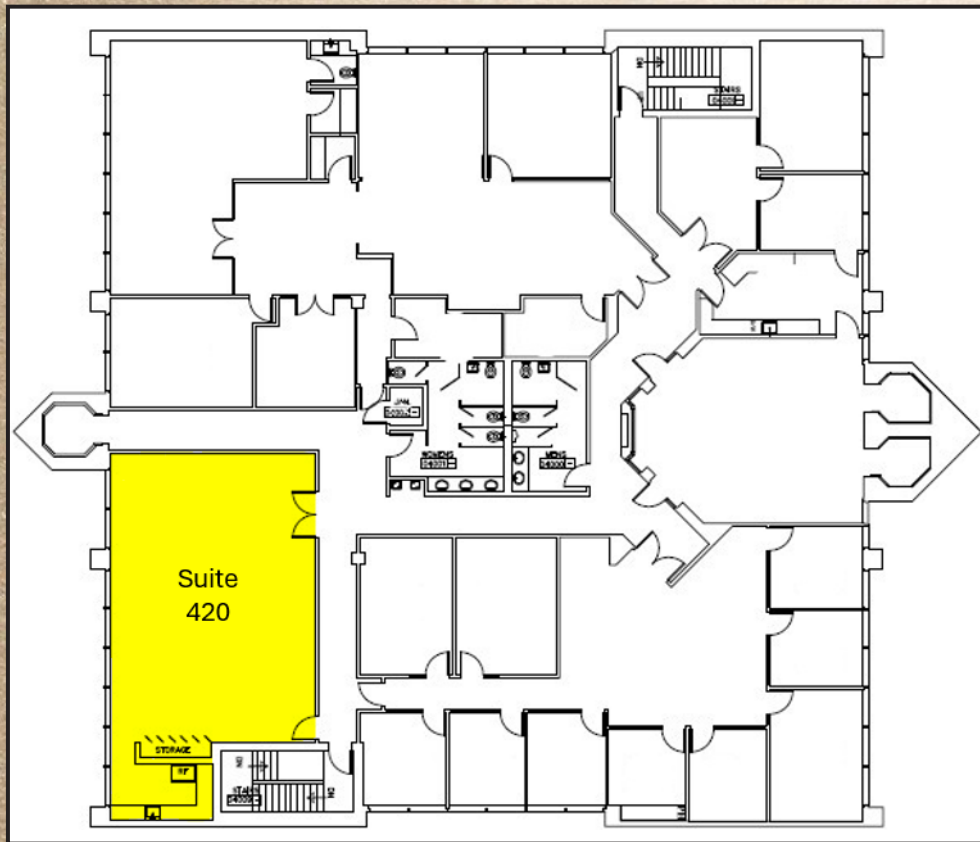


COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

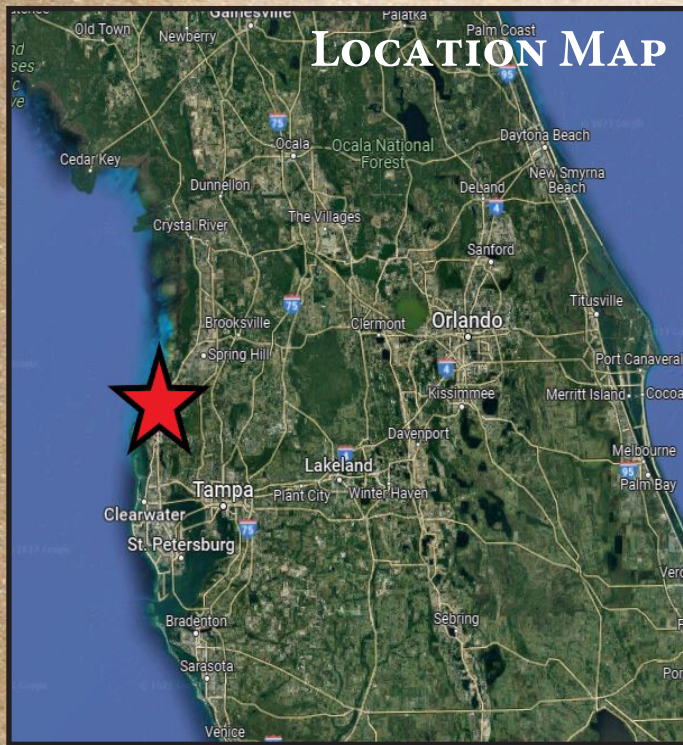
Floor Plan - Suite 420

1,235 sf available



COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection



LOCATION SUMMARY

The subject property is located on US Hwy 19 with easy access to much of the Tampa Bay Area:

- * 11 miles to Suncoast Parkway/Veterans Expressway
- * 30 miles to Tampa International Airport
- * 32 miles to USF
- * Major Retailers like Publix, Carrabba's, The Home Depot, Walmart, Aldi & many more located within 2 miles of the subject property



DEMOGRAPHICS - 5 MILES



Median Age: 46.5



Pop. Est.: 124,704



Avg HH Inc.: \$58,405