

7601-7625 Little Road New Port Richey, FL 34654

Counsel Square Office Park



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OFFERING SUMMARY

ADDRESS 7601-7625 Little Road

New Port Richey, FL 34654

USE Professional Office / Institution

LEASE RATE \$15 - \$17.50 psf Modified Gross

PARKING 4/1,000

AVAILABILITY 1,000 sf up to 3,233 sf

TENANTS Landlord will consider improvements

for qualified tenants & has ability to fund

TIA without lender approval



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.

*Floor Plans Available Upon Request

CURRENT AVAILABILITIES

Bldg.	Suite	Min SF	Max SF	Rate	Suite Notes
					3rd floor. Ready for immediate occupancy.
					Conference room, private restroom, open work space
7619	325C	1,000 sf	1,000 sf	\$15.00	and a private office.
					2nd floor. 3,233 sf office that can be divided into two
					(2) units: 1,608 sf & 1,625 sf. Available within 60-90
7601	204	1,608 sf	3,233 sf	\$17.50	days.
					3rd floor. Ready for immediate occupancy. 8-9 private
7623	300-325B	2,489 sf	2,489 sf	\$17.50	offices, conference room and break room.





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!







Counsel Square Office Park













165,441

Population



Average HH Income



4%

Population Growth







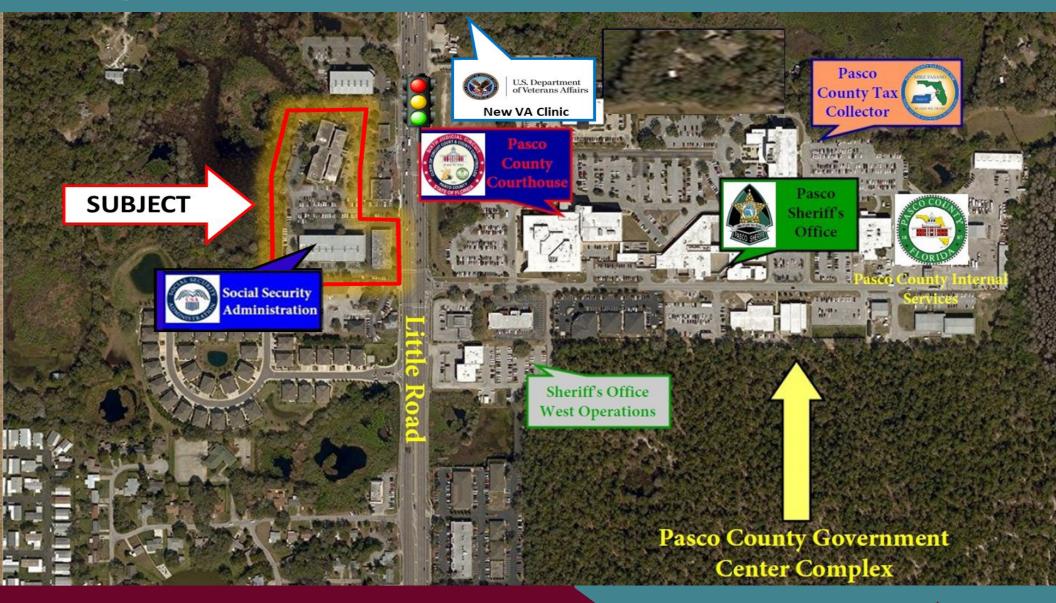








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