

FOR LEASE



- Two-Story, upscale office building with suites available from 1,170 sf - 5,685 sf
- 2nd floor suites offer flexible floor plans, new HVAC , and modern finishes which include beautiful plank flooring & LED lighting
- 1st floor 5,685 sf unit was previously occupied by the VA with an ideal floor plan for various medical or professional uses
- Lots of windows with views of heavily treed, serene surroundings
- Common break room for tenants, main lobby on 1st floor, two elevators and restrooms on both floors
- Excellent location on Little Rd., across from the West Pasco Government Center and new VA Clinic
- Other tenants include BayCare Medical and the Department of Education

7701 Little Road | New Port Richey, FL 34654
Lease Rate | \$13 psf NNN

Barrister West Office Building

Lisa Ingram
Commercial Associate
Cell (727)946-7973
lingram@cap-realty.com

Office (727)376-4900
www.cap-realty.com



**COMMERCIAL ASSET
PARTNERS**

PROPERTY SPECIFICATIONS

Ste. 102: 5,685 sf Available

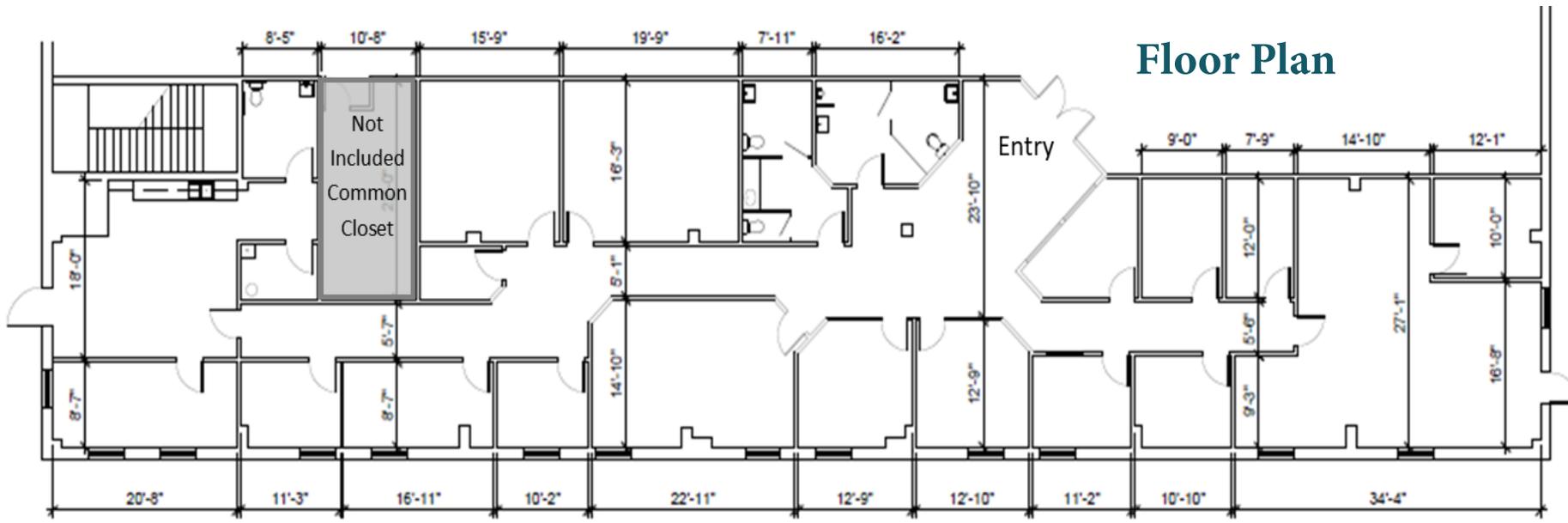


Reception



Large Break Room

- 1st floor unit - 5,685 sf available for immediate occupancy
- 10 offices, large therapy rooms, built-in reception with lobby & waiting area, break room, 3 private restrooms
- Ideal for a variety of medical or healthcare professional uses



Floor Plan

PROPERTY SPECIFICATIONS

- 2nd floor suites provide modern finishes with functional layouts
- Ideal for a variety of professional or healthcare office users

Ste. 211 - 213:
1,170 - 1,882 sf Available



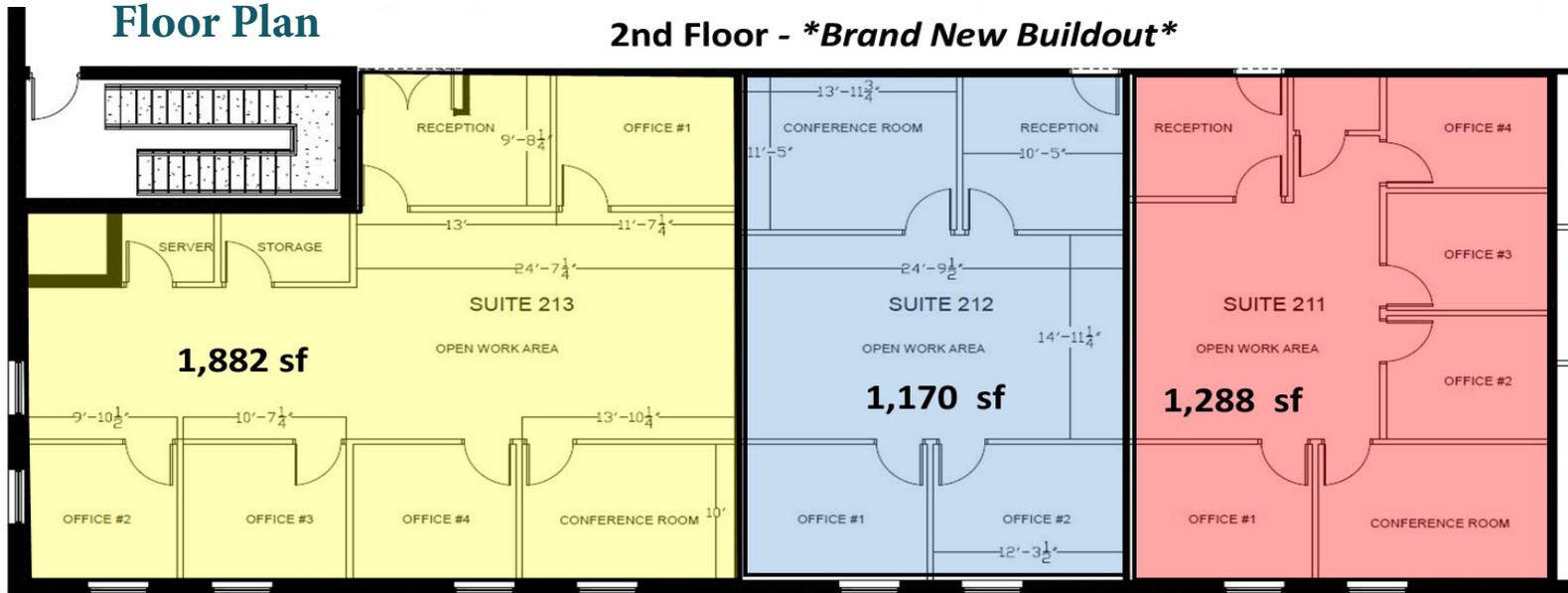
Shared Break Room



2nd Floor Suite Finishes

Floor Plan

2nd Floor - *Brand New Buildout*



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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.

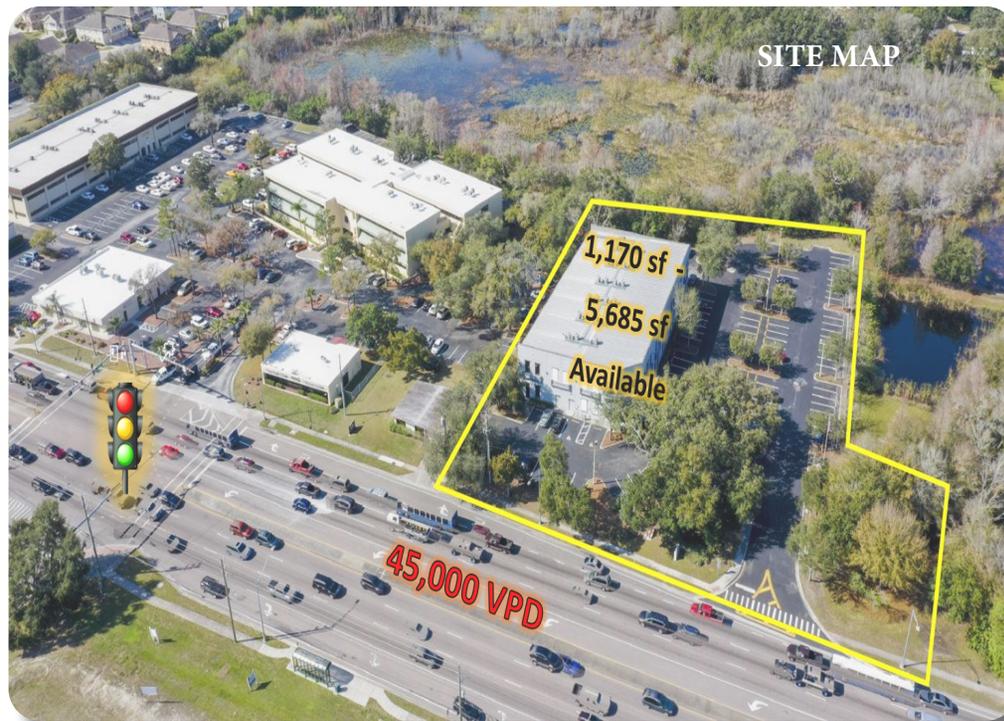
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LOCATION SUMMARY

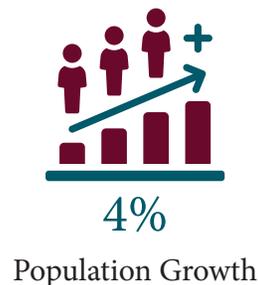
The Barrister West Building is conveniently located on Little Road, one of the main north/south arteries in west Pasco County with traffic counts in excess of 45,000 cars per day.

- New on-ramp to the Suncoast Parkway just opened and is less than 5 miles away
- The Suncoast Parkway is Florida's largest highway expansion in over 60 years

The County offices are located directly across the street and there is a new 114,000 sf VA Clinic down the street. Nearby big box retailers include Lowe's, Home Depot, Kohls, Hobby Lobby and many more. It is a great, central location with a strong and growing population.



Demographics | 5 Miles



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