

# FOR LEASE

3-Story, Multi-Tenant Office Bldgs.

- 1,000 - 3,233 sf available for immediate occupancy
- Fresh paint, new roofing, HVAC systems, signage, and customized modern office build-outs with updated flooring and lighting
- Two elevators provide access to three floors with newly remodeled common area restrooms
- Located at the signalized intersection of Little Rd & Citizens Dr., directly across from the West Pasco Government Center providing traffic counts in excess of 45,000 vehicles per day
- Tenants can enjoy the benefit of having an on-site sandwich shop, salon and property maintenance office
- Landlord will consider improvements for qualified tenants



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

Lease Rate | \$17.50 psf Modified Gross

## Counsel Square Office Park

**Lisa Ingram**

Commercial Associate

Cell (727)946-7973

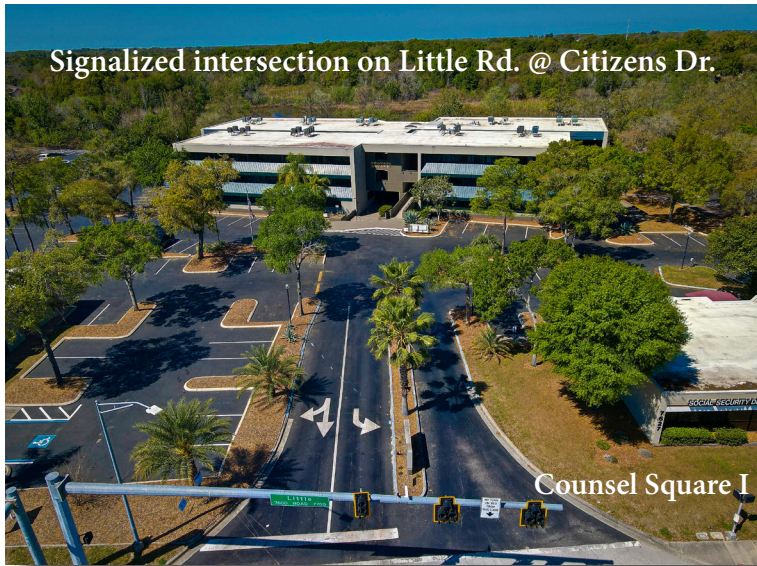
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Signalized intersection on Little Rd. @ Citizens Dr.

Counsel Square I

Counsel Square is a multi-tenant “campus style” professional office park



4 of the buildings are connected by an open-air atrium with water fountains, breezeways, and outdoor seating in a park-like setting

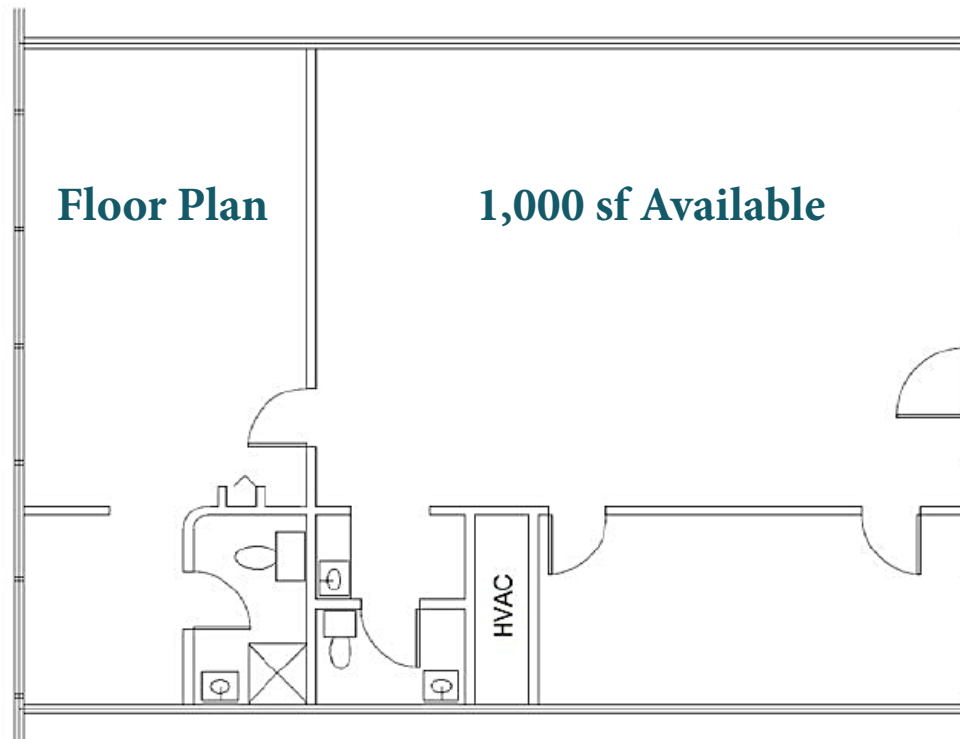
## CURRENT AVAILABILITIES

Bldg.	Suite	Min SF	Max SF	Rate	Suite Notes
7619	325C	1,000 sf	1,000 sf	\$17.50	3rd floor. Ready for immediate occupancy. Conference room, private restroom, open work space and a private office.
7601	204-A	1,625 sf	3,233 sf	\$17.50	2nd floor. Can be combined with adjacent unit for a total 3,233 contiguous sq. ft. Available within 120 days.
7601	204-B	1,608 sf	3,233 sf	\$17.50	2nd floor. Can be combined with adjacent unit for a total 3,233 contiguous sq. ft. Available within 120 days.
7623	300-325B	2,489 sf	2,489 sf	\$17.50	3rd floor. Ready for immediate occupancy. 8-9 private offices, conference room and break room.

# SUITE SPECIFICATIONS

- 3rd floor - 1,000 sf office available for immediate occupancy
- Floor plan provides a large private office, conference room, 2 private restrooms, and open work space

Bldg. 7619 | Ste. 325C: \$17.50 psf



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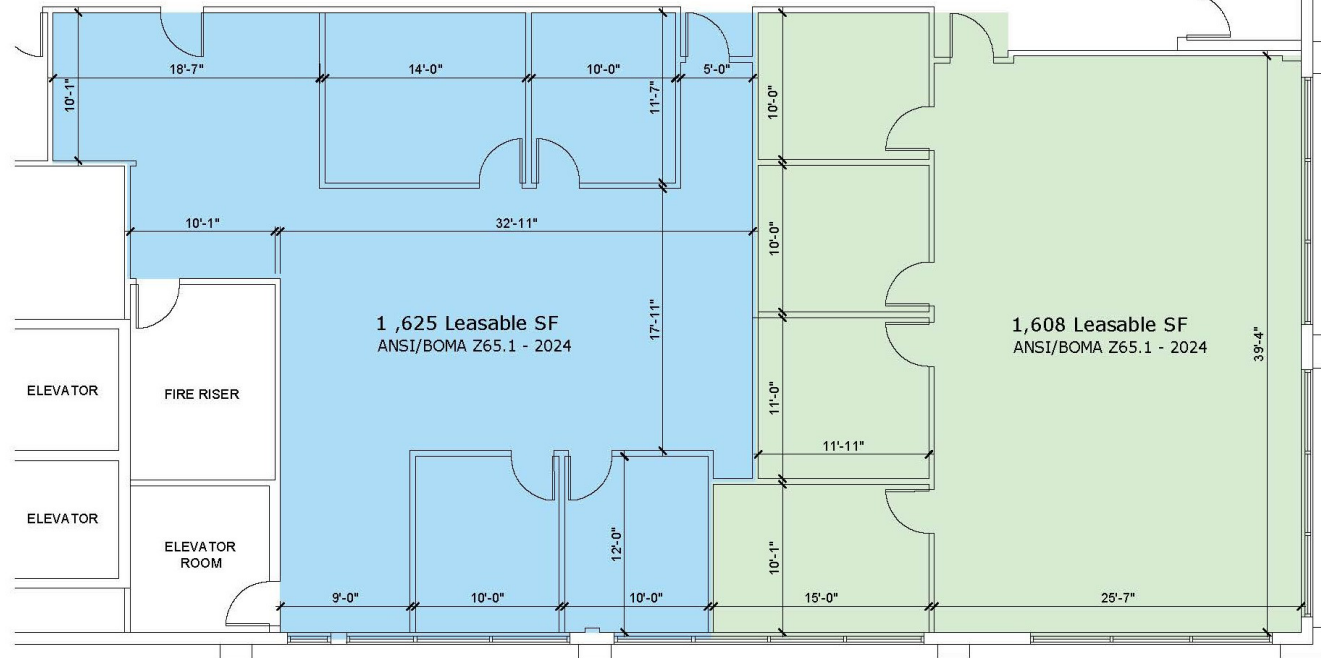
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# SUITE SPECIFICATIONS

- Located on the 2nd floor: 1,608 sf & 1,625 sf Available
- Each unit has 4 private offices and large open workspace, providing flexible layouts
- Can be leased together for a total of 3,233 sf
- Shared restrooms in common hallway

Bldg. 7601 | Ste. 204: \$17.50 psf



## Ste. 204 Floor Plans:

204-A: 1,625 sf

204-B: 1,608 sf

*\*Available with 120± days*

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# LOCATION SUMMARY



- 3-Story office buildings located directly across from the West Pasco County Government & Judicial Centers and Pasco Sheriff's Office
- Ample parking surrounds the office park's buildings providing plenty of shaded spots and easy access



COUNSEL SQUARE OFFICE PARK



## Demographics | 5 Miles



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