



**COMMERCIAL ASSET PARTNERS**

## **New Office Construction**



**For Sale**

**Ballantrae Professional Center, Lutz FL 33558**



- Brand New Construction on SR 54, 1.5 miles east of the Suncoast Parkway
- Two buildings in permitting and will be under construction soon. Prices shown include land and building
- Buildings range from 2,500 - 3,500 sf
- Ideal for medical or professional office
- Easy access to major roads
- Office park is surrounded by high density residential communities currently under construction
- 4 additional remaining lots - choose your location in Ballantrae
- Not a construction loan - close on the building upon completion



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# Site Plan



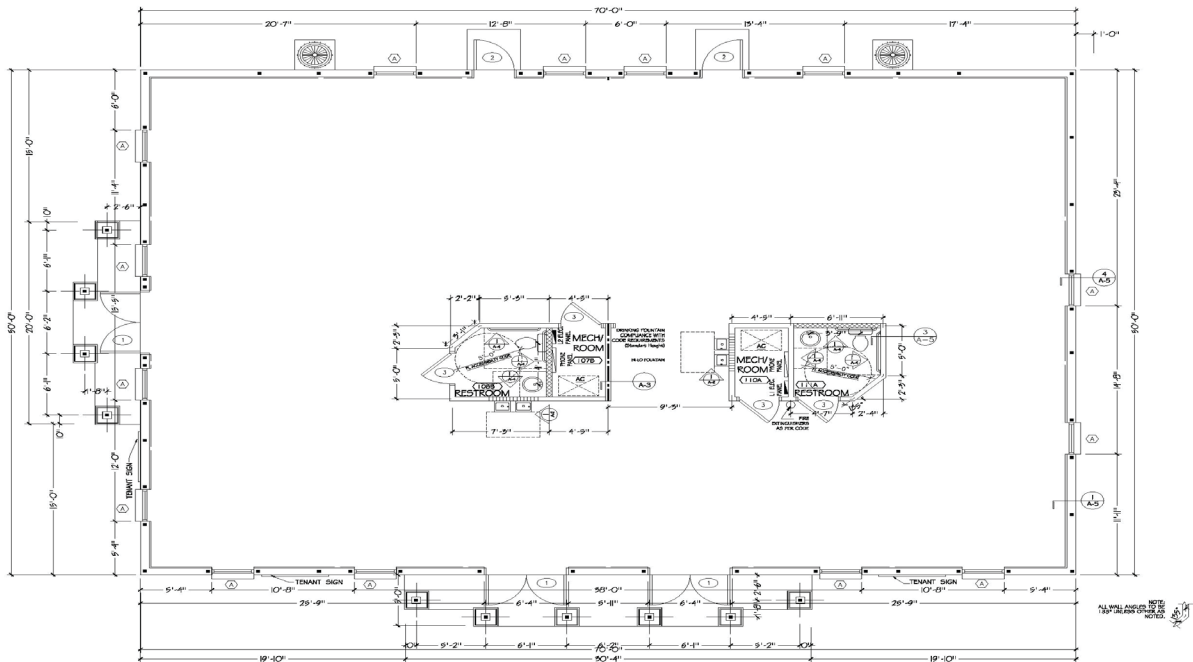
- 1. 17718 Hunting Bow Circle **SOLD** with 3,500 sf building
- \* 2. 2551 Green Forest Lane - Lot with 3,500 sf building \$479,500
- 3. 17725 Hunting Bow Circle - Lot with 3,500 sf building \$469,000
- \* 4. 17856 Hunting Bow Circle - Lot with 2,500 sf building \$340,000
- 5. 17850 Hunting Bow Circle - Lot with 3,000 sf building

**CONTRACT PENDING**

*\* CONSTRUCTION STARTING SOON*

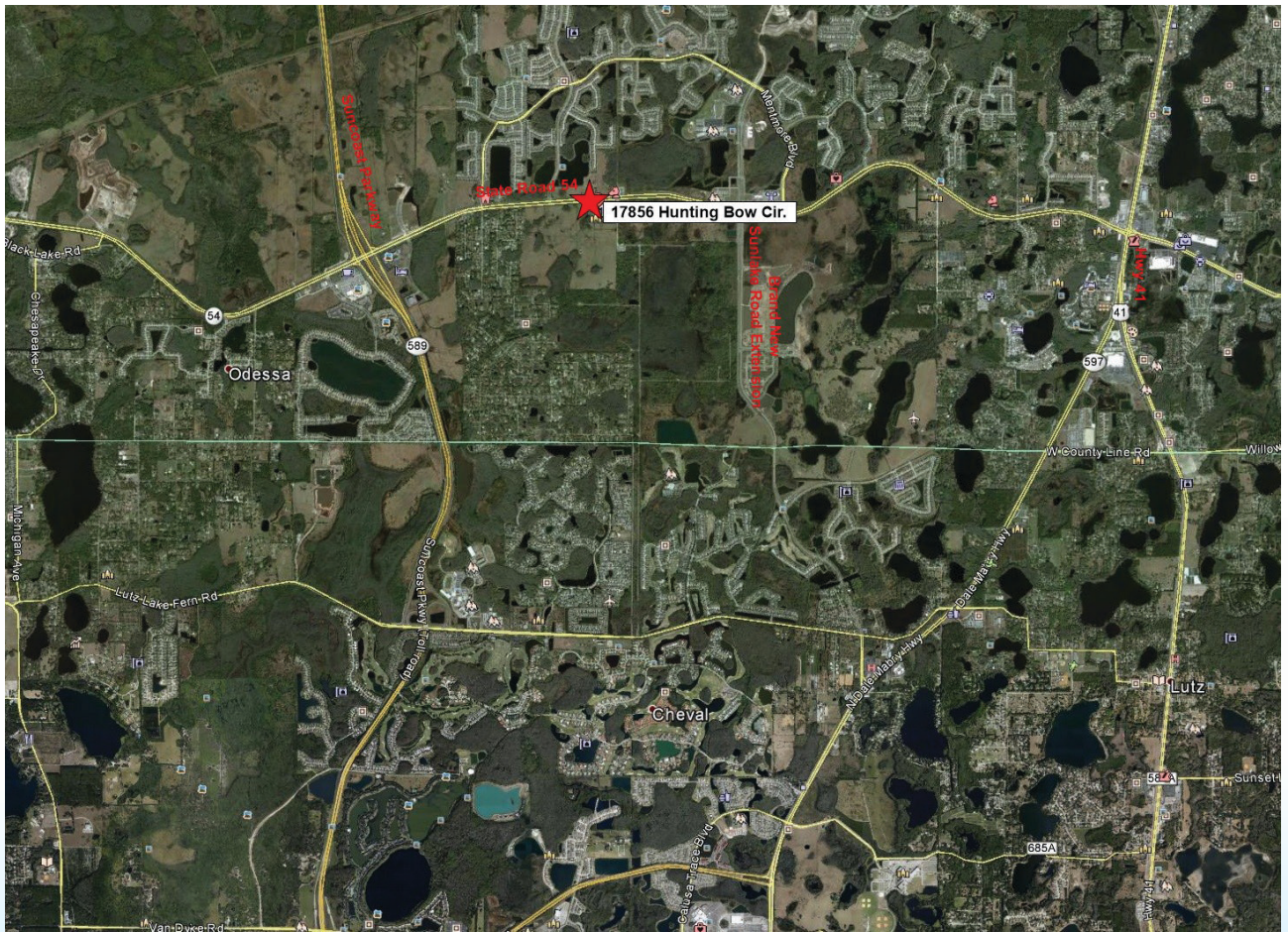
**PRICING BASED ON FINISHED BUILDOUT, NOT TO EXCEED \$20/SF**

## Shell Floor Plan





**Ballantrae Professional Center is conveniently located on State Road 54, 4 miles west of US 41 and 1.5 miles east of the Suncoast Expressway**



## Location Map



**Heidi Tuttle-Beisner, CCIM**

**Broker/Owner**

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