

Longleaf Workplace

3030 Starkey Boulevard, Trinity, FL 34655

Offering Memorandum

Berkshire Hathaway HomeServices
Florida Properties Group - Commercial Division



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**BERKSHIRE
HATHAWAY**
HomeServices
Florida Properties Group

COMMERCIAL DIVISION

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I. Executive Summary

This multi-tenant office building is located on the southeast corner of Starkey Blvd. and Lake Blanche Dr./Town Avenue in the heart of downtown Longleaf. It is just north of State Road 54 in the burgeoning area of Trinity, West Pasco County, FL. Starkey Blvd. is a north/south artery through West Pasco County, and is a primary commuter route for the Longleaf and the Starkey residential communities with traffic volume in excess of 17,700 vehicles per day, on average.

The 1.865 acres, MPUD zoned, property provides adequate parking for most professional office uses, features 275 feet of frontage on Starkey Blvd., and approximately 292 feet of frontage on Lake Blanche Drive.

This investment property is 100% leased and is currently occupied by over 40 tenants. The building's floorplan features over 90 private offices in addition to multiple conference and storage rooms. The building has eight access points with the primary entry point at the corner of Starkey and Lake Blanche Dr. This income-producing asset has performed excellently during the pandemic and continues to have a tenant waiting list.

Structures on the property include two free-standing buildings, the main multi-tenant office building, consisting of 23,953± rentable square feet, and a detached three-bay garage utilized for storage, consisting of 650 square feet. The office building was improved in 2003. Both structures are constructed by concrete block stucco and split face block exterior walls, drywall interior walls, with acoustic ceiling grid. The roof is flat and has been well maintained. The building is fully sprinklered, has central heat and air conditioning (10 units) and an alarm system with multiple points of entry. The office layout is functional for a single tenant user or multi-tenant.

The exterior of the property is well-maintained. Building exteriors have been recently painted. Landscaping accents on the property include a variety of mature trees, planting beds with assorted ornamental plants, shrubs and trees offering an attractive pallet of foliage colors and textures throughout the property.

- 24,000± SF Office Investment Opportunity
- 1.87 acres zone MPUD
- Extremely well-maintained office investment
- Rapidly growing Trinity area location
- 100% occupied, well-performing asset

Sale Price: \$3,200,000

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2021 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.

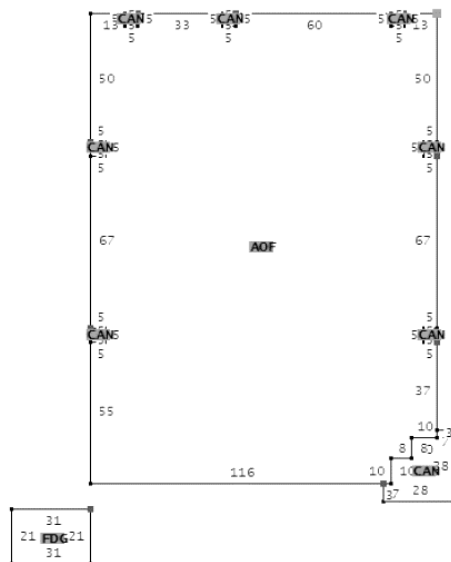
II. Investment Description

Site Address: 3030 Starkey Blvd., New Port Richey, FL 34655
 County: Pasco
 Parcel No.: 19-26-17-0000-00100-0080
 Land Use: 1700C - Office 1 Story
 Zoning: MPUD
 Flood Zone: X – according to zone map 12101C0360F eff 9/26/2014
 Parcel Size: 1.87± acres (81,258 ± SF)
 Parcel Dimensions±: 272' x 297'
 Parking Ratio: 117 parking spaces or 4.88 per 1,000 sf
 Traffic Count: 17,700 AADT
 Property Use: Professional Office
 Bldg. Size: 23,953 SF
 Year Built: 2003
 Total Assessed Value: \$1,452,488 (2021)
 Total Taxes & Assessments: \$25,465 (2021)
 Utilities and Services:
 Water: Pasco County
 Sewer: Pasco County
 Electric: Duke Energy
 Police and Fire: Pasco County

Legal Description:

COM AT SE COR OF SW1/4 OF SEC 19 TH N88DEG59'58"W 271.43 FT TO PT OF INTERSEC WITH WLY LINE OF FPC R/W TH N34DEG09'19 "E ALG WLY LINE FPC R/W 24.81 FT FOR POB TH N55DEG50'15"W 297.90 FT TH N34DEG08'06"E ALG ELY R/W OF STARKEY BLVD 272.66 FT TH S55DEG51'53"E 297.99 FT TO PT OF INTERSEC WITH WLY FPC R/W TH S34DEG09'19"W ALG WLY FPC R/W 272.80 FT TO POB OR 5371 PG 139

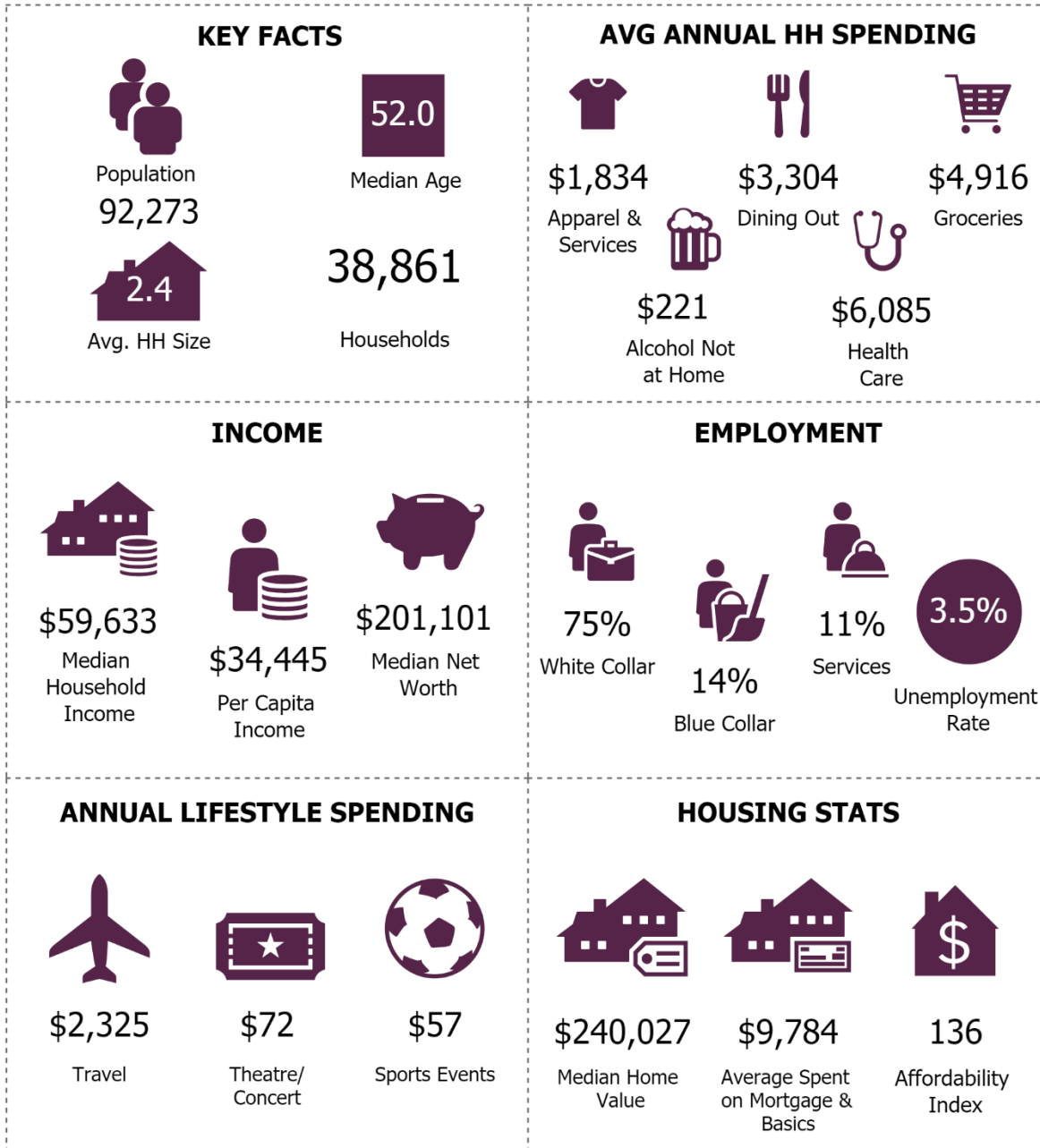
Building Schematic:



III. Area Demographics

* Demographics are for a 5-mile radius of the Subject for 2021.

Source: ESRI



Key Demographic Indicators	5-mile radius
2025 Total Population	99,173
2020-2025 Population: Annual Growth Rate	1.45%
2025 Total Households	41,582
2020-2025 Total Households: Annual Growth Rate	1.36%
2020 Total Daytime Population	87,861
2020 Daytime Population: Residents	54,485
2020 Population Density: Population per Square Mile	1,175

Pasco County

One of the fastest growing areas in the greater Tampa Bay region, Pasco County features a unique blend of undeveloped, open spaces in close proximity to the modern, vibrant communities that makes it a great location to live, visit, and do business.

Located at the apex of the greater Tampa Bay metropolitan area, businesses of all sizes are taking notice of the tremendous benefits that come with locating in Pasco County including ready access to major interstate highways, rail lines, air transportation, and a deep-sea port as well as the diverse, skilled workforce that powers businesses throughout the region. High-tech and aviation/aerospace companies are thriving and growing alongside manufacturers and business service providers, and local entrepreneurs are founding award-winning, cutting edge companies throughout the county.

New Port Richey, Florida

New Port Richey is a city in Pasco County, Florida. New Port Richey is a residential community with a strong local government and an attractive historical downtown and Main Street. The City has a broad array of business and retail services. Since its incorporation in 1924, the city is most recognized for its cultural heritage and unique riverfront landscape. Located in western Pasco County, New Port Richey is approximately 30 miles northwest of greater Tampa.

New Port Richey's geography blends nature, beaches, and great shopping with restaurants, culture and business - all with a small-town feel. Located in west-central Pasco County, New Port Richey encompasses a total area of 4.6 miles. The Gulf of Mexico coastline borders the west side of the city, and the Pithlachascotee River runs through the city's heart. New Port Richey is considered part of the Tampa-St. Petersburg-Clearwater, FL MSA. **

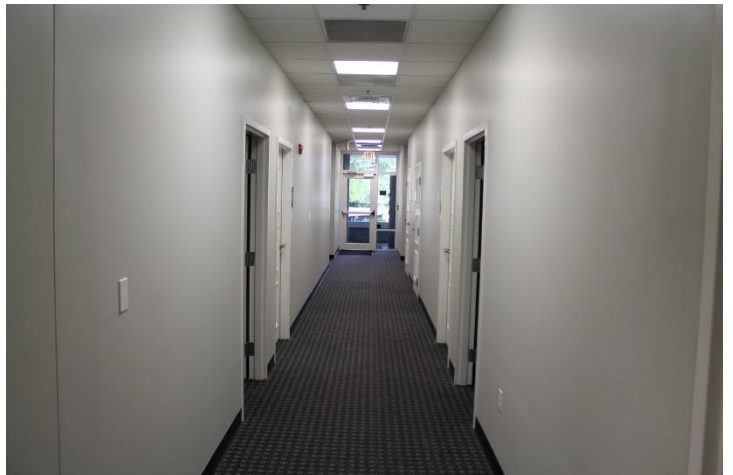
Key Demographic Indicators**	Pasco County	Zip Code 34655
2020 Total Population	561,138	44,386
2025 Total Population	604,327	48,279
2020-2025 Population: Annual Growth Rate	1.49%	1.70%
2020 Median Age	46.3	51.8
2020 Total Households	224,927	18,293
2020 Average Household Income	\$76,406	\$89,222
2020 Median Home Value	\$214,081	\$259,991
2020 Total Daytime Population	510,113	41,344
2020 Daytime Population: Residents	331,035	25,573
2020 Unemployment Rate	3.9%	3.0%
2020 Population Density: Population per Square Mile	751.3	1,057.9

* Source City of New Port Richey **Source: ESRI

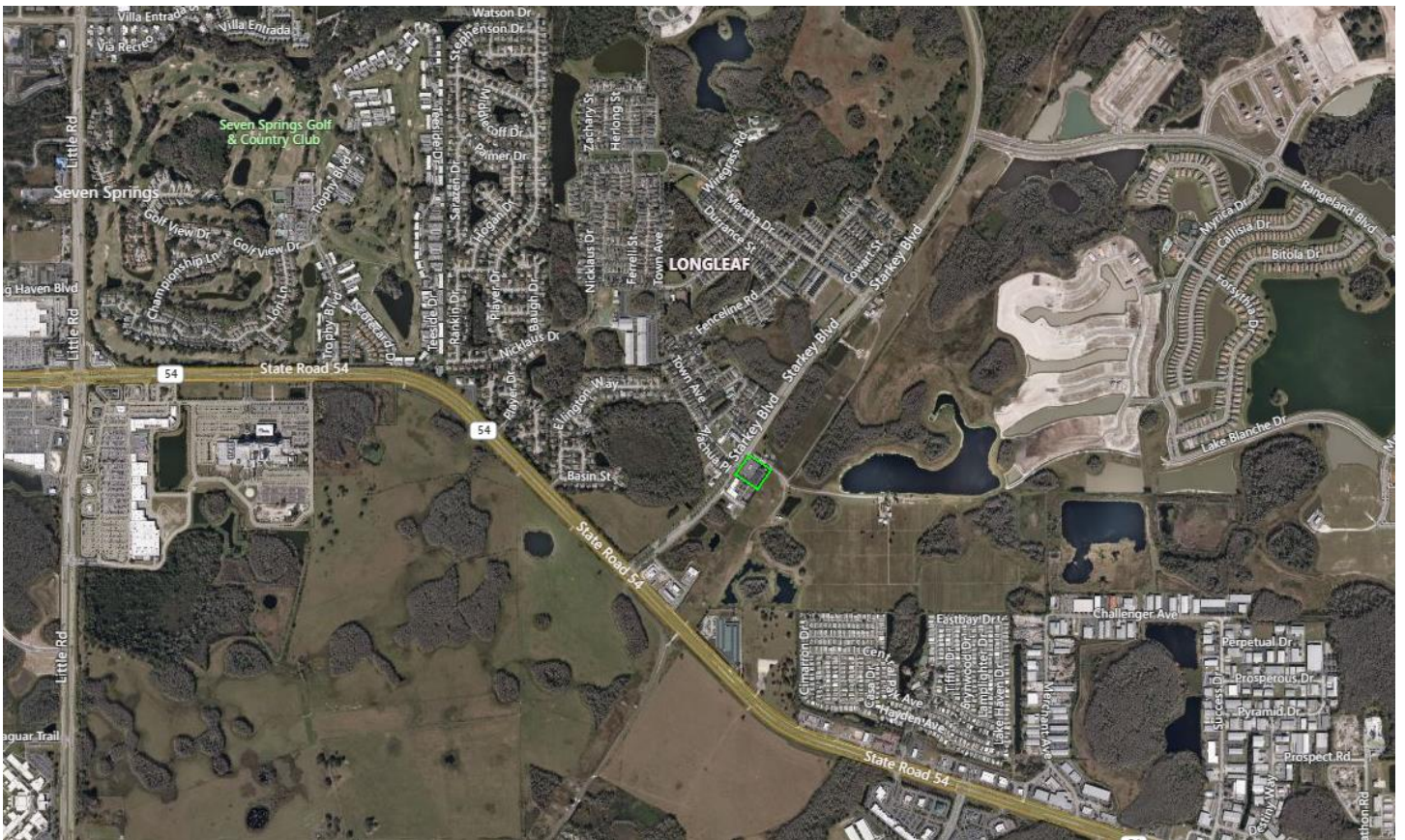
IV. Investment Photos - Exterior



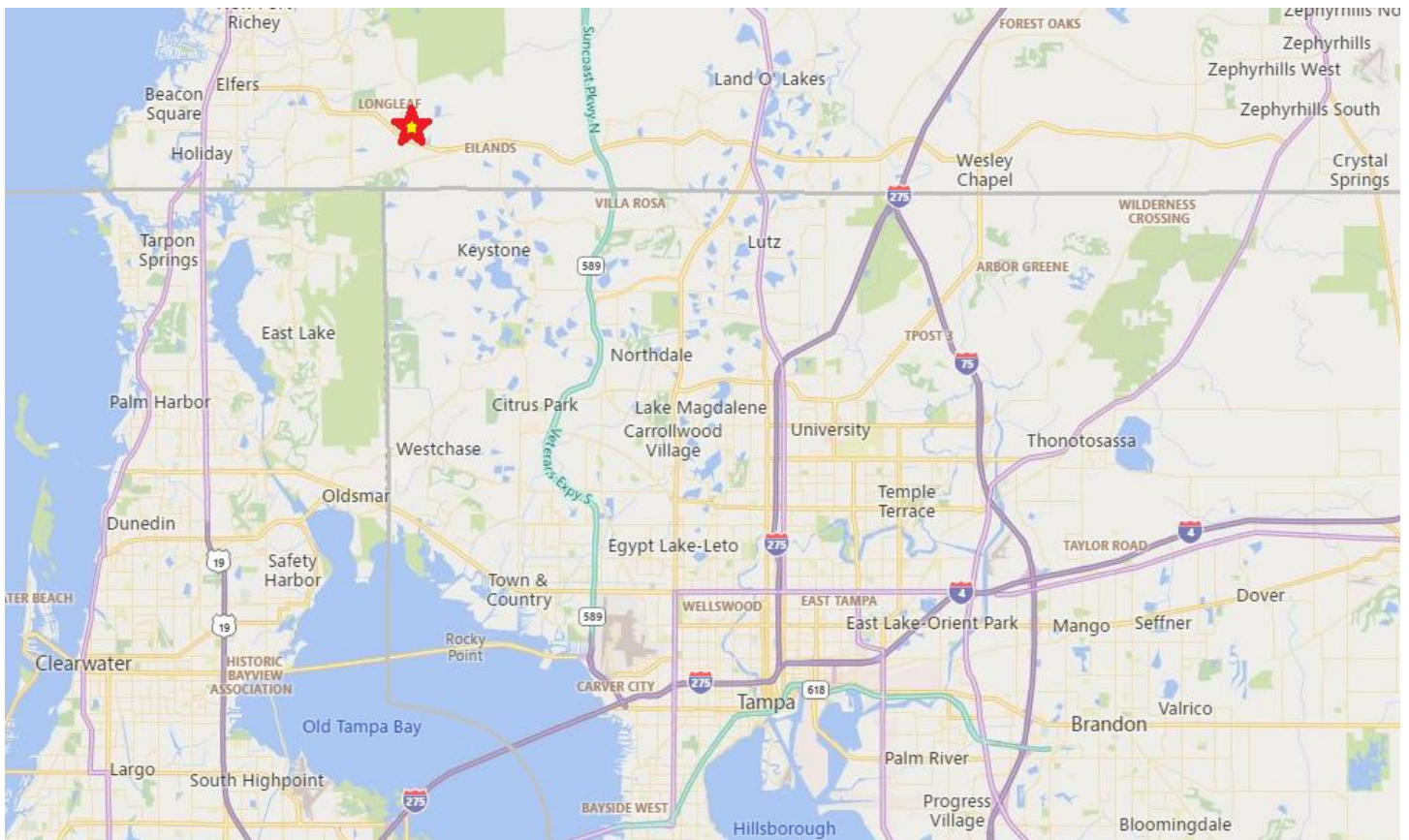
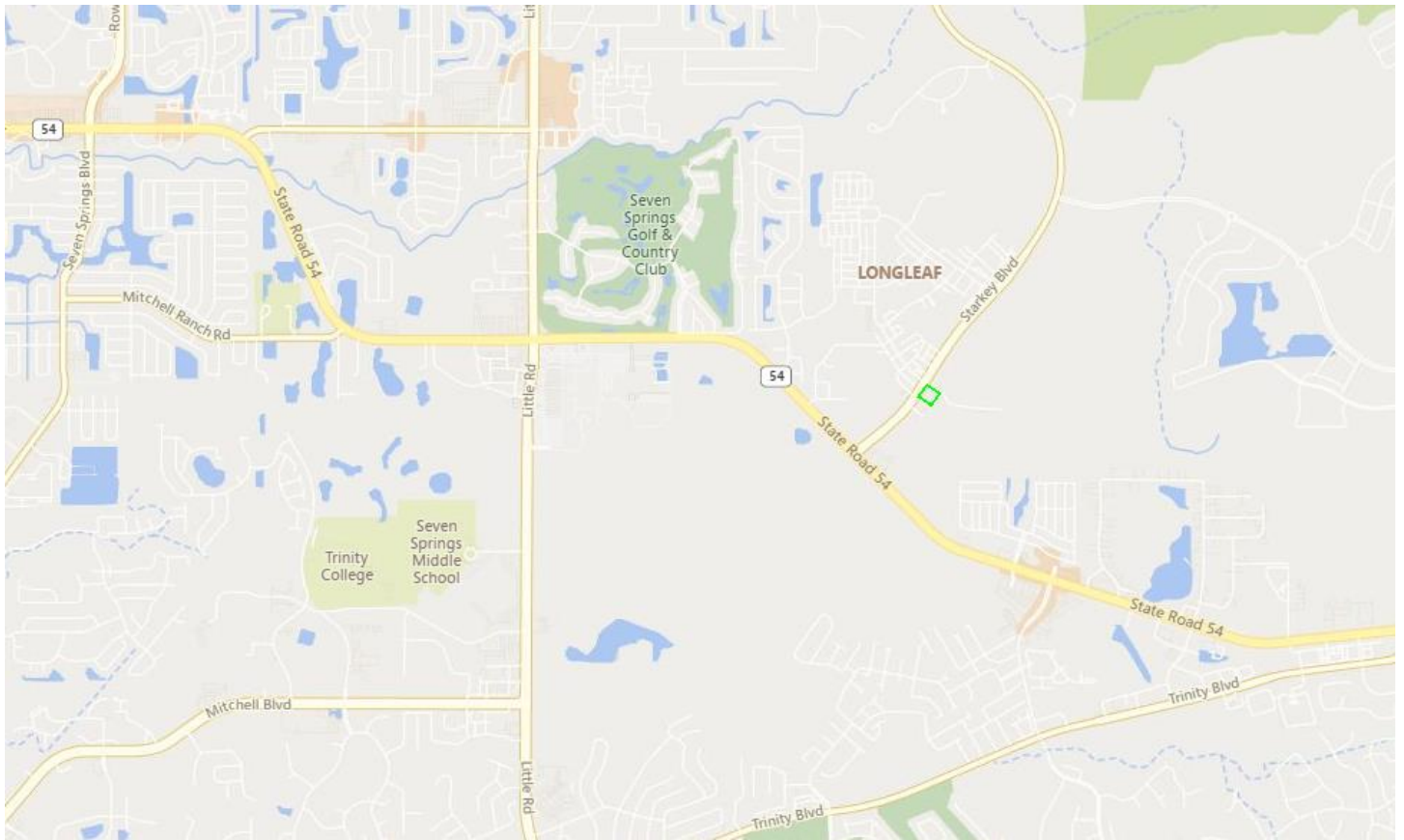
V. Investment Photos - Interior



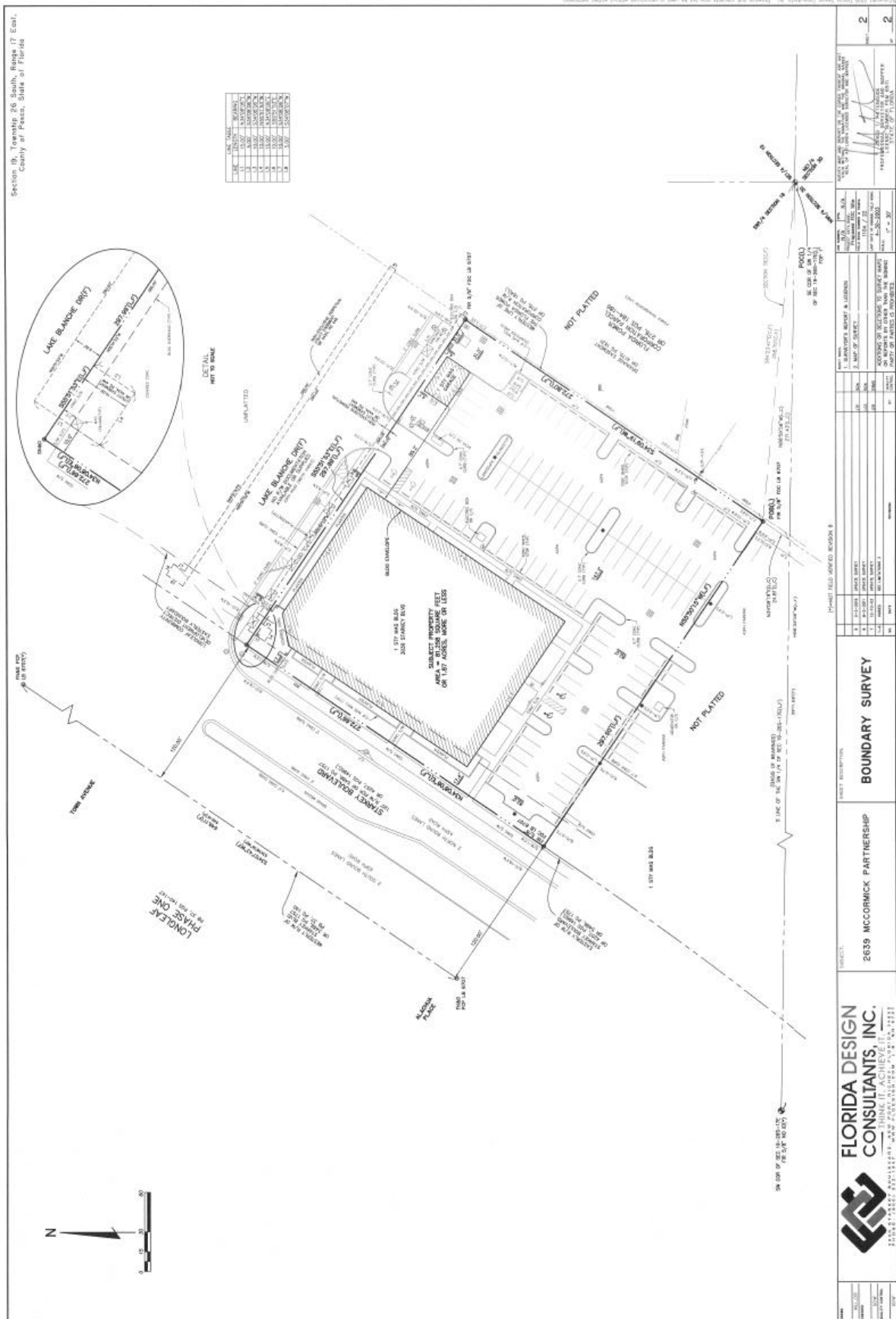
VI. Parcel Map



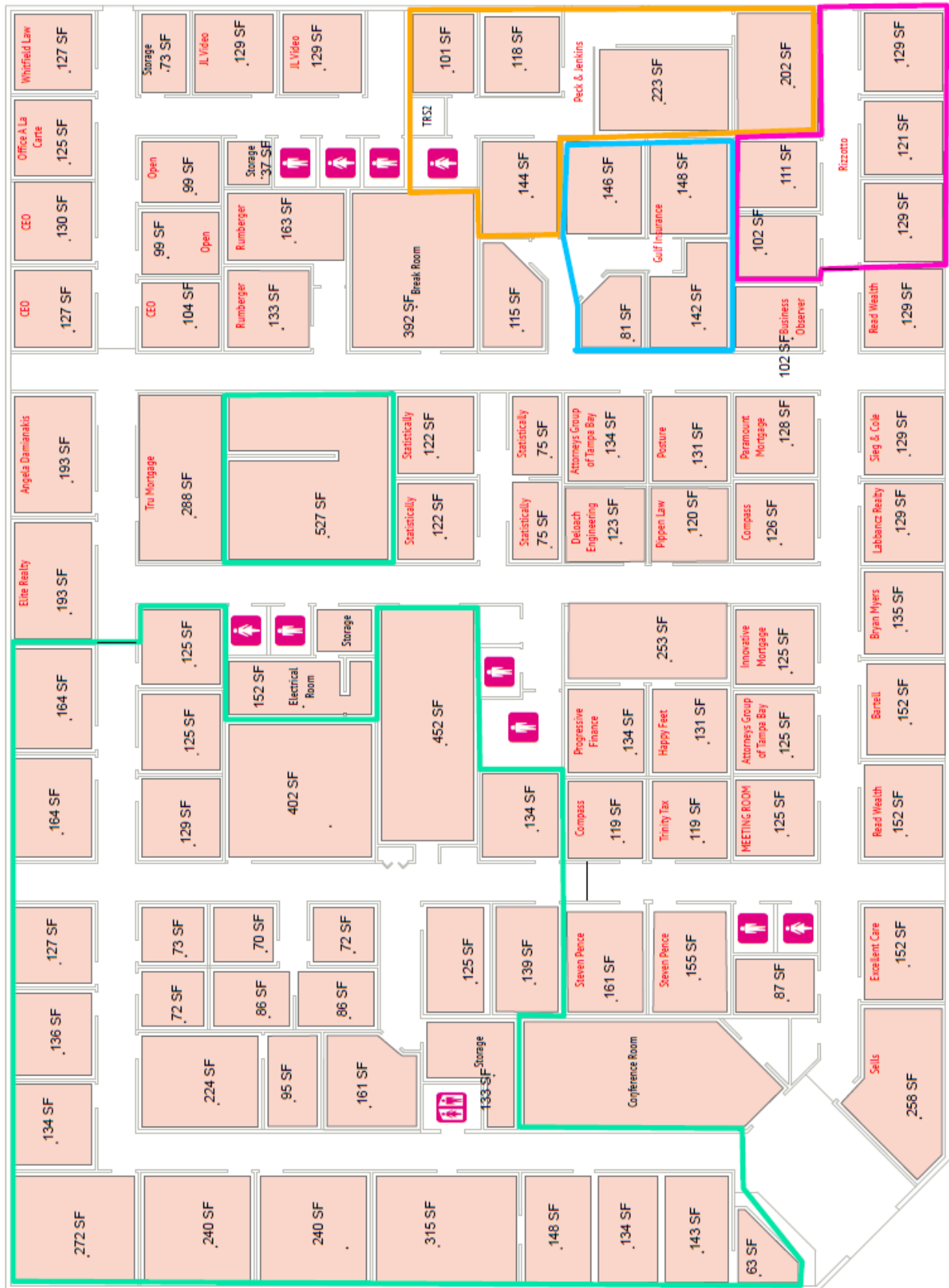
VII. Street Map



VIII. Site Plan



IX. Floor Plan



X. Points of Interest

