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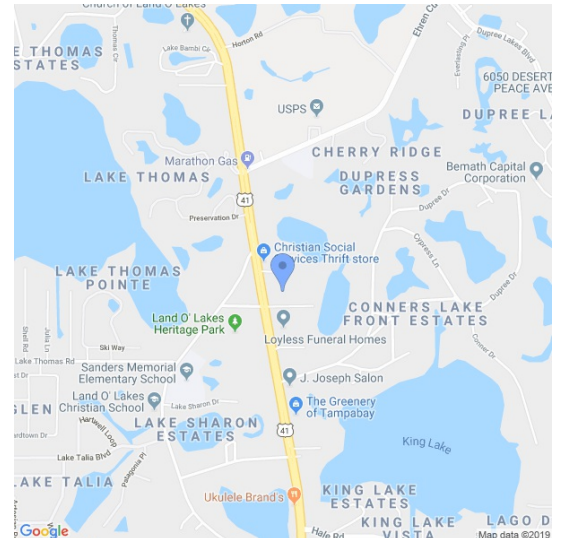


Land O Lakes New Office Construction

5438 LAND O' LAKES BOULEVARD, LAND O' LAKES, FLORIDA 34639



COMMERCIAL • OFFICE • FOR SALE



SALE PRICE **\$499,500**
 SALE TYPE **OWNER USER**
 ZONING **C2**
 BLDG TYPE **MULTI-TENANT**
 CLASS **B**
 STATUS **UNDER CONSTRUCTION**

YEAR BUILT **2019**
 STORIES **1**
 TOTAL AVAIL **14,460 SQFT**
 AVAIL **2,700 TO SQFT**
 FLOOR SIZE **2,700 SQFT**
 MARKET **TAMPA/ST. PETERSBURG**
 SUB-MARKET **PASCO COUNTY**

- Flexibility to choose a full build-out or purchase the building shell only
- Condo unit sizes: 2700 sf, 2940 sf, 5640 sf, 5880 sf, 8580 sf, 8820 sf, 11,520 or 14,460 sf
- Building shell completed and ready for your build out • Highly visible monument signage on US 41/Land O Lakes Blvd.
- Office CAM charges at \$2.59 SF which includes building insurance
- C2 Zoning allows for a wide variety of professional and retail uses

Black Lake Professional Office Park is centrally located in Land O Lakes Florida on US 41/Land O Lakes Blvd. The final building in the development is under construction and provides a great opportunity to purchase and design your own professional or medical office in this growing market. The building shell is completed and ready for your build-out! Currently up to 14,460 square feet remain for sale in the newest building within this professionally managed office park. Five office condos remain for sale in unit sizes from 2700-14,460 square feet. Shell construction pricing is available for \$145.00 a square foot and full office build-outs available from \$185.00 a square foot.

Black Lake Professional Office Park is located 3 miles north of State Road 54 and only 8 miles from both I-75 and State Road 52. This area of Pasco County is experiencing rapid residential and commercial growth. Within 5 miles of the development

are nearly 29,000 homes with an average annual income of over \$95,000. Buyer's may advertise their business on the highly visible monument sign at the entrance to the office park. This stretch of US 41/Land O Lakes Blvd. boasts a daily traffic count of 32,000 vehicles per day.

Unit C3 (5442): 2,940 sf \$543,900

Unit C5 (5434): 2,940 sf \$543,900

Unit C6 (5426): 2,940 sf \$543,900

Unit C7 (5424): 2,940 sf \$543,900

Contact Commercial Asset Partners to obtain additional information on this opportunity and arrange for your design consultation with the development's architect.