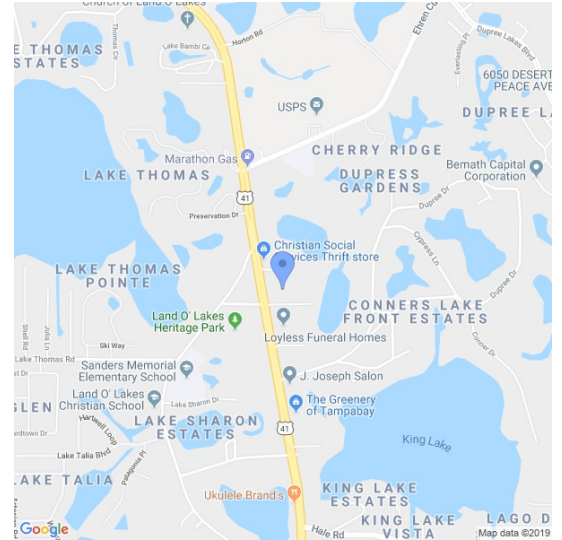


Land O Lakes New Office Construction

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...



Kori Billings

Commercial Sales Associate
Commercial Asset Partners Realty

SL3311265

☎ (727) 376-4900

☎ (813) 997-3341

✉ kbillings@cap-realty.com



**COMMERCIAL ASSET
PARTNERS**