



Medallion Professional Suites

2604 Cypress Ridge Blvd, Wesley Chapel, FL 33544



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Front Elevation Medallion Suites

Medallion Professional Suites

\$1.71 - \$5.24 /SF/Month

These Professional Suites are a new offering in highly sought Medallion Corporate park. Professionally managed with amenities important to a variety of professionals that value prime location, professional look, clean and quiet environment. Includes electric and internet and common conference room. 24 x 7 access to your office.

Total Space Available:	N/A
Rental Rate:	\$1.71 - \$5.24 /SF/Month
Min. Divisible:	105 SF
Max. Contiguous:	1,970 SF
Property Type:	Office
Property Sub-type:	Executive Suite
Building Size:	5,672 SF
Building Class:	B
Year Built:	2008
Lot Size:	359,370 SF



Space 102-1

Space Available	200 SF
Rental Rate	\$750 /Month
Space / Lot Type	Executive Suite
Max. Contiguous	410 SF
Lease Type	Full Service
Date Available	Oct 2017
Lease Term	12 Months

Large 14 x 14 plus office. May be combined with neighboring office for more space.

1

Space 102-4

Space Available	160 SF
Rental Rate	\$600 /Month
Space / Lot Type	Executive Suite
Lease Type	Full Service
Date Available	Oct 2017
Lease Term	12 Months

10 x 16 office with 2 windows for lots of daylight.

2

Space 102-5

Space Available	105 SF
Rental Rate	\$550 /Month
Space / Lot Type	Executive Suite
Max. Contiguous	210 SF
Lease Type	Full Service
Date Available	Oct 2017
Lease Term	12 Months

Interior office approx 8 x 13

3

Space 102-6

Space Available	105 SF
Rental Rate	\$550 /Month
Space / Lot Type	Executive Suite
Max. Contiguous	210 SF
Lease Type	Full Service
Date Available	Oct 2017
Lease Term	12 Months

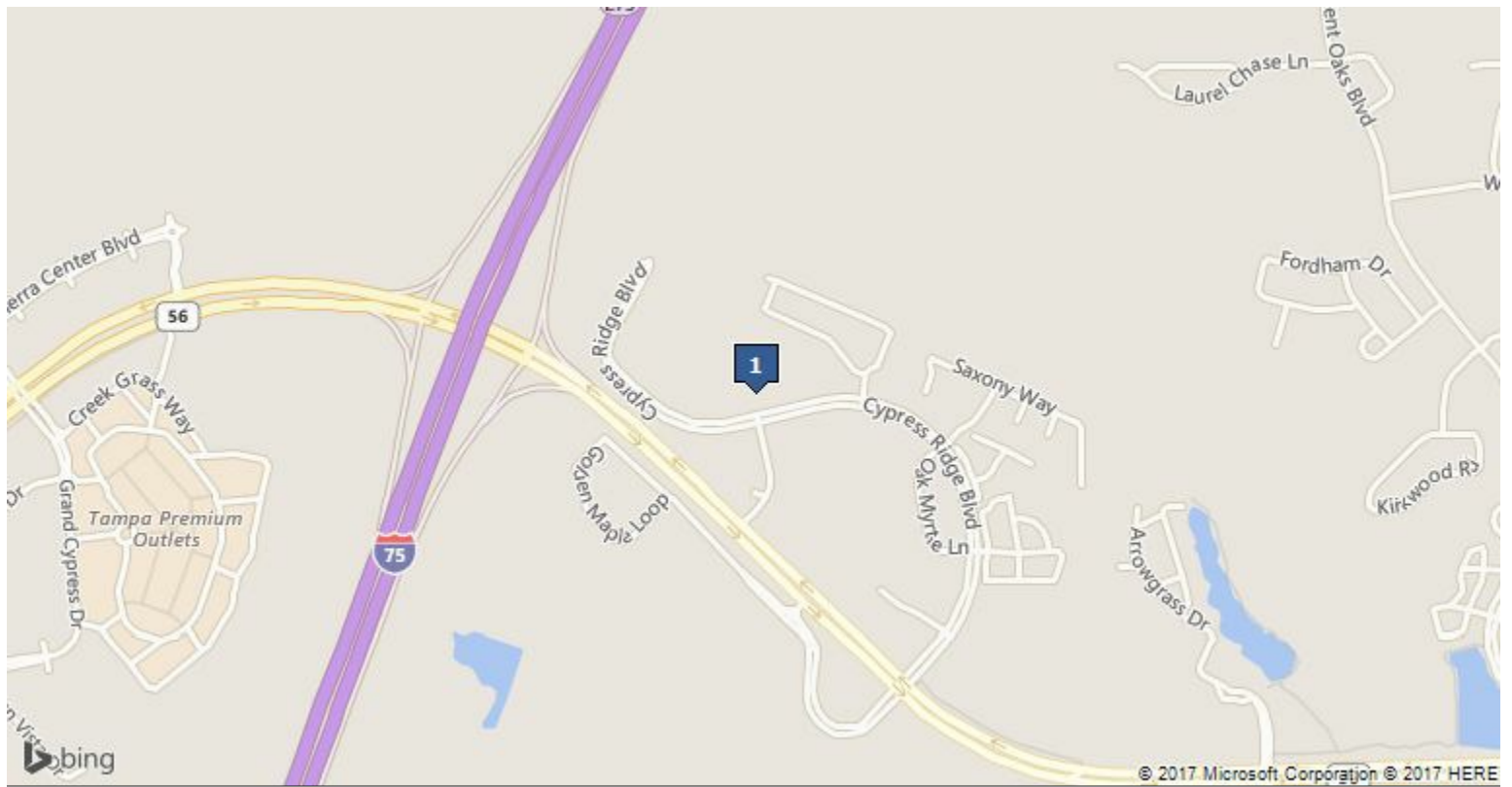
Interior office approx 8 x 13

4

Space 102-7

Space Available	1,400 SF
Rental Rate	\$2,400 /Month
Space / Lot Type	Executive Suite
Max. Contiguous	1,970 SF
Lease Type	Full Service
Date Available	Oct 2017
Lease Term	12 Months

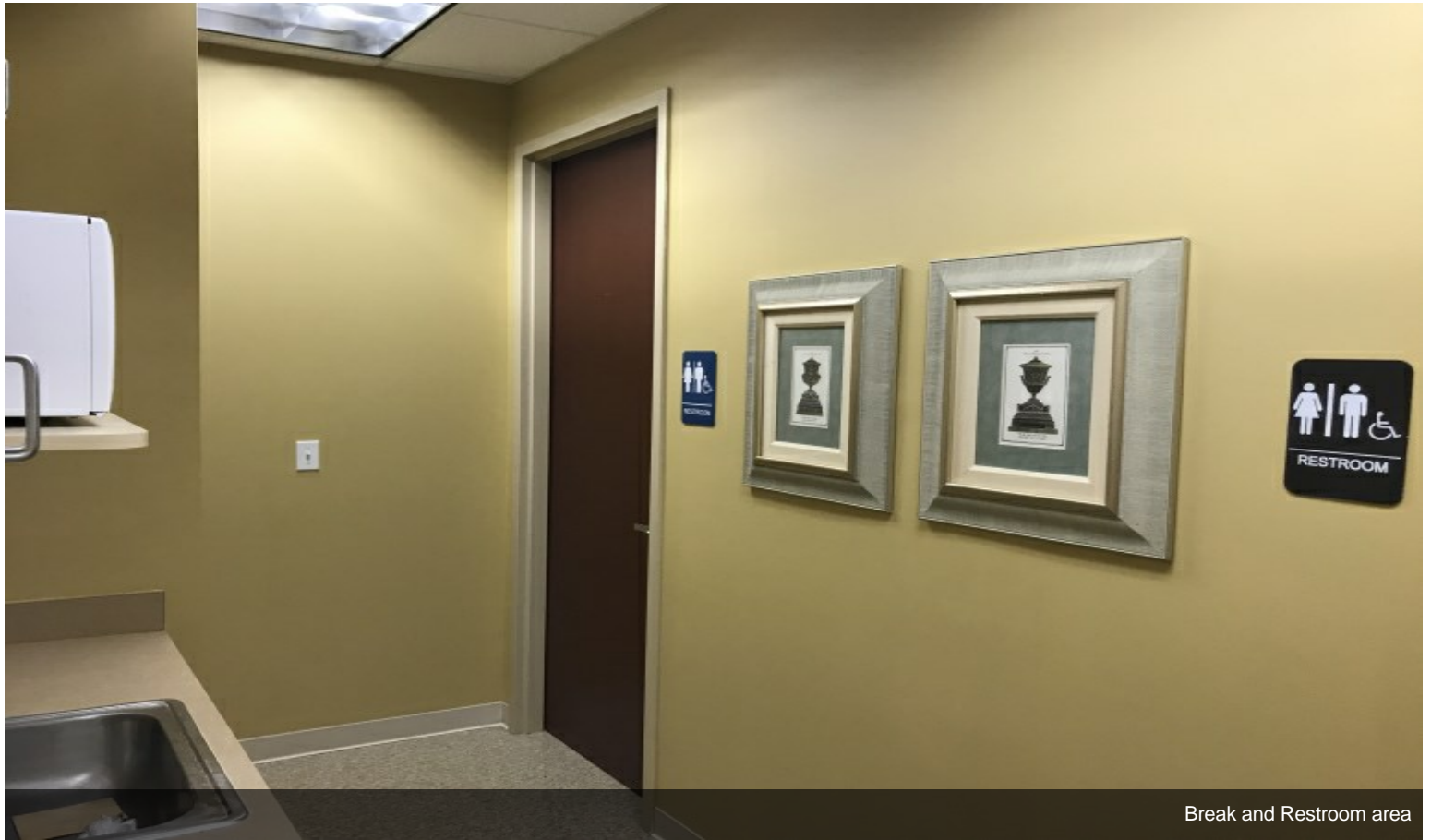
This Junior Suite has 3 private offices, large open area, rear door and access to common bath/break and conference room.



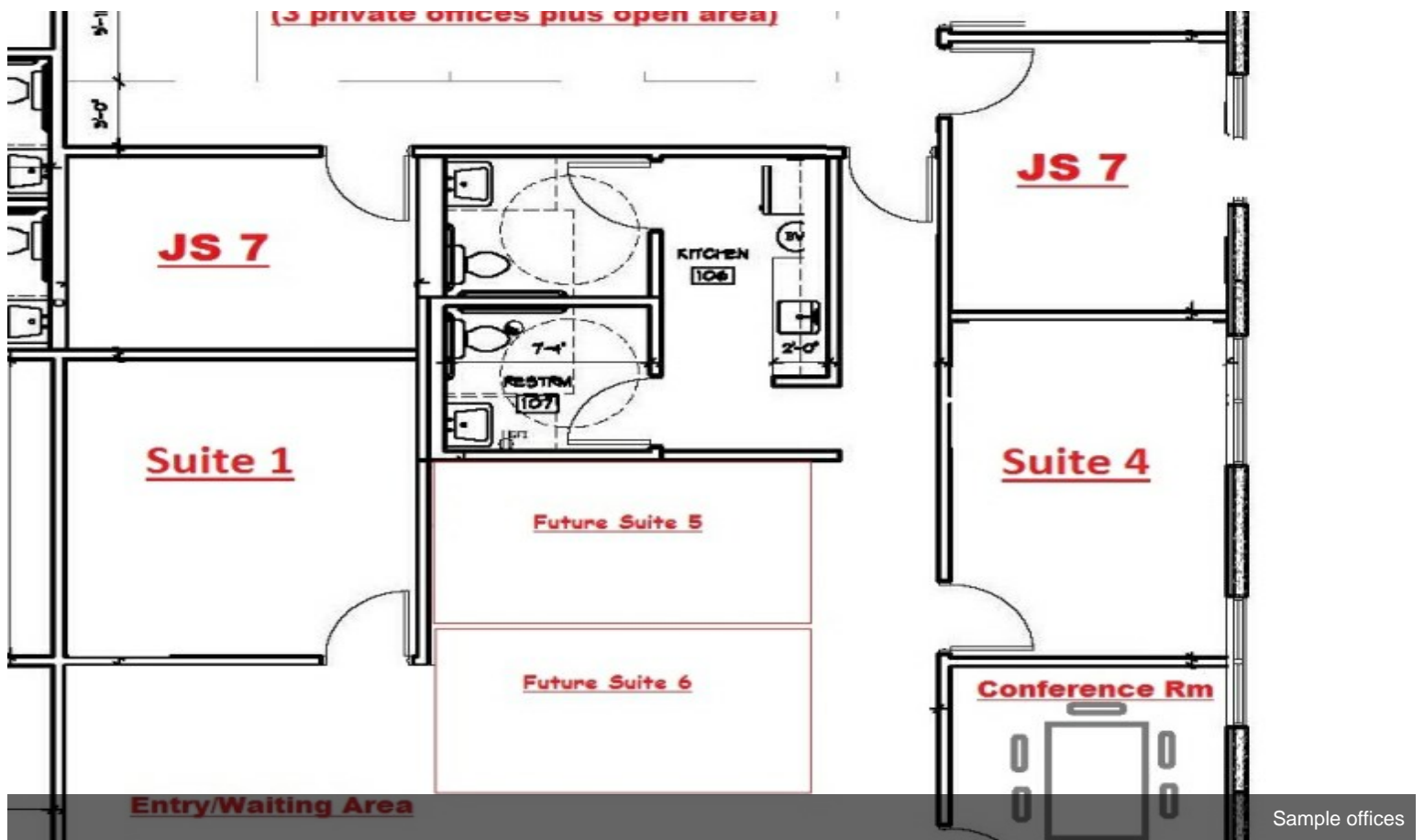
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Strategically located at the entry point to the Seven Oaks/Wiregrass areas of Wesley Chapel. Close to the I-75 and SR 56 interchange. Building is at front of the park with ample parking.

Property Photos



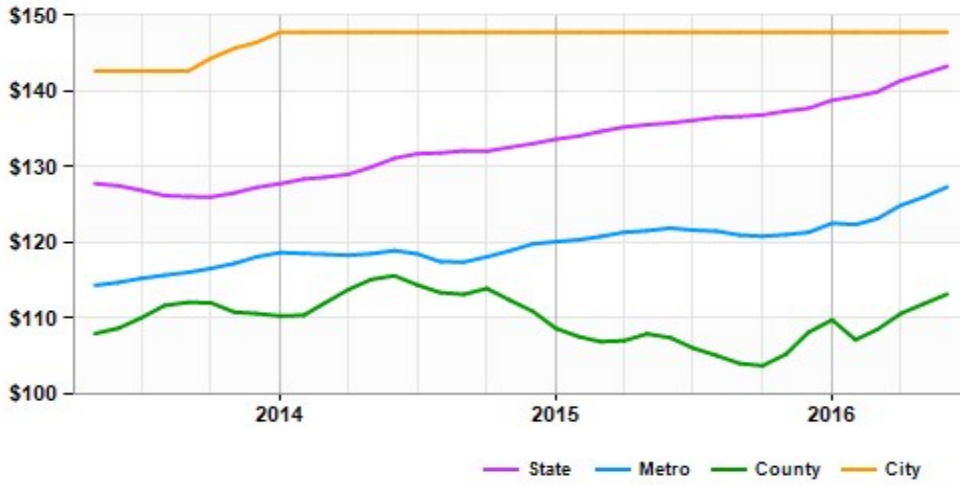
Break and Restroom area



Sample offices

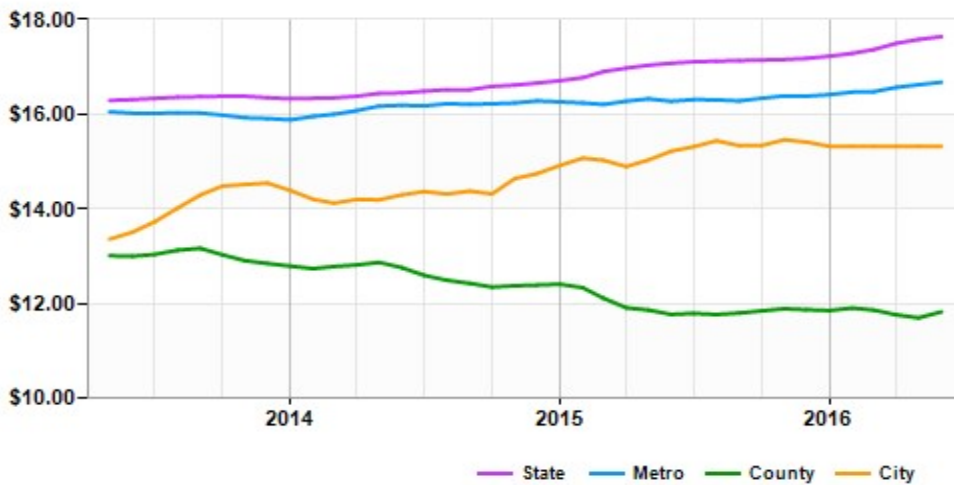
Market Trends

Asking Prices Office for Sale Wesley Chapel, FL (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$143	+2.4%	+5.5%
Metro	\$127	+3.4%	+4.5%
County	\$113	+4.3%	+5.4%
City	\$148	0.0%	0.0%

Asking Rent Office for Lease Wesley Chapel, FL (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$17.63	+1.6%	+3.3%
Metro	\$16.67	+1.2%	+2.5%
County	\$11.82	-0.3%	+0.5%
City	\$15.32	0.0%	+0.7%