

Van Dyke Professional Center For Lease



Van Dyke Professional Center 17535 Darby Lane | Lutz, FL 33558

- Beautiful 2,500 SF professional office with custom upgrades and upscale interiors
- Ideal location combines maximum visibility in a serene picturesque setting
- Great exposure on busy Van Dyke Road with over 21,000 cars per day
- Convenient FedEx and UPS drop boxes on site
- Minutes to St. Joseph Hospital and the Veterans Expressway/Suncoast Parkway
- Fast, easy access to Pinellas, Pasco and TIA
- **Lease Rate: \$14.00/SF Modified Gross**



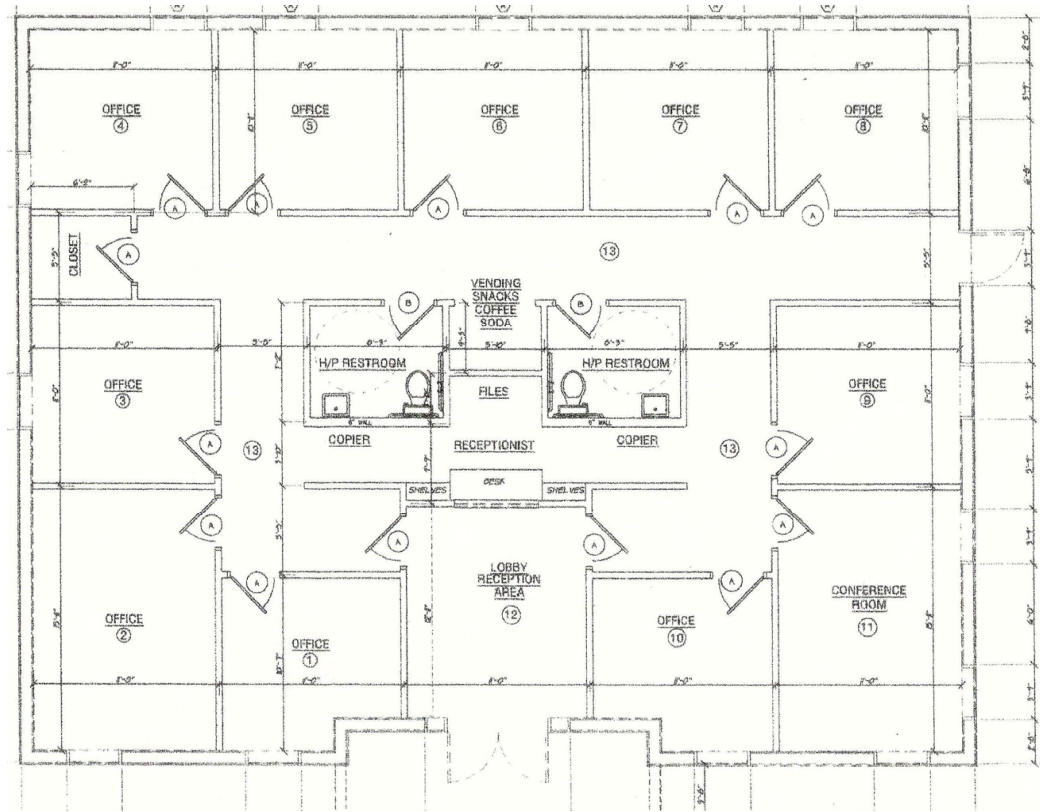
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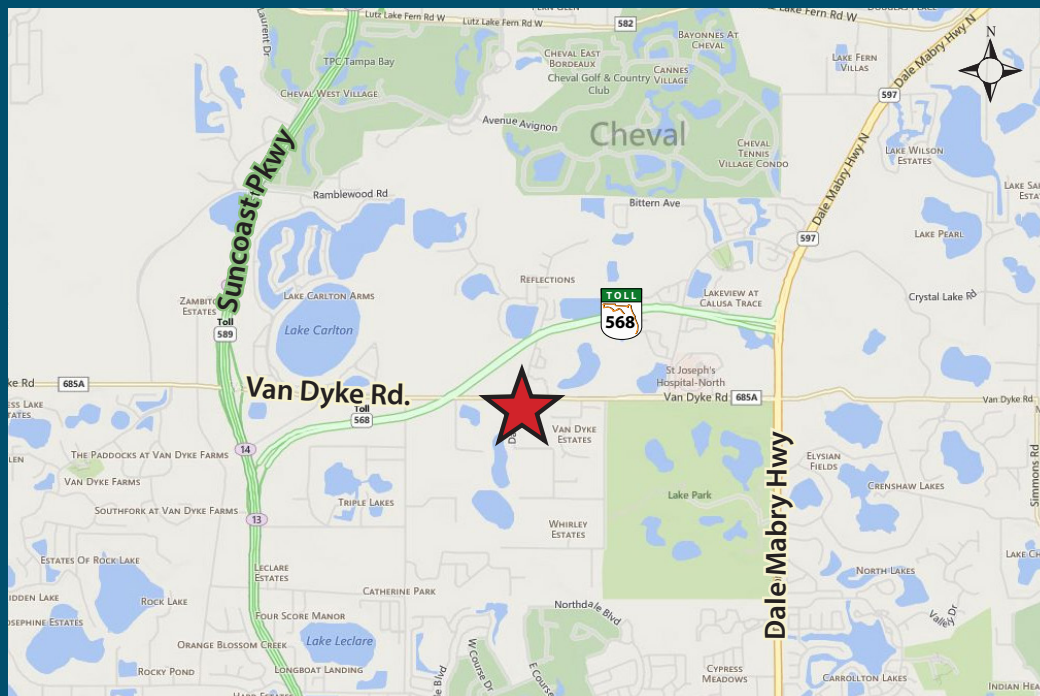
FLOOR PLAN

- 2500 SF
- 9 private offices plus large conference room with illuminated tray ceiling and chair rail
- His and hers restrooms
- Coffee bar with sink, cabinetry, microwave & refrigerator
- Mediterranean décor with neutral tones throughout
- Numerous upgrades including:
 - High ceilings
 - Recessed Lighting
 - Travertine lobby
 - Granite countertops
 - Solid dark wood doors, trim and molding
 - Wood blinds and ceiling fans with lighting in every office



LOCATION

17535 Darby Lane



FOR MORE INFORMATION:



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