# 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

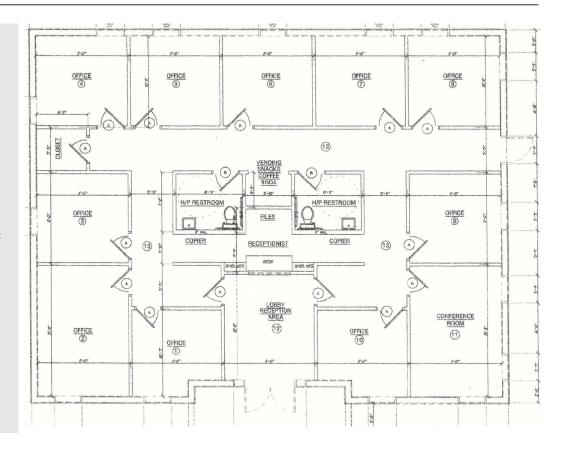
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#### **FLOOR PLAN**

- 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



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. Hold-Thyssen, Inc. is a licensed real estate broker.

#### FOR MORE INFORMATION:





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