

# FOR LEASE

- ◆ 1,056 sf professional office space available for immediate occupancy in highly desirable area of Trinity
- ◆ Unit is in a beautifully maintained office park located on Duck Slough Blvd on the south side of SR 54
- ◆ Very efficient floor plan with windows in all offices
- ◆ Just a few of the custom finishes include hardwood floors, drywall ceilings, wood trim and upgraded lighting
- ◆ *Won't last long - only office space of its size and kind currently available in Trinity*



## Trinity Professional Office

2202 Duck Slough Blvd. Ste. 101 • Trinity, FL 34655

Lease Price: \$21 psf Modified Gross



**Heidi Tuttle-Beisner, CCIM**

Broker/Owner

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**COMMERCIAL ASSET PARTNERS**

Sales & Leasing • Investment • Property Management • Site Selection



# PROPERTY FEATURES

- ◆ Excellent building signage, and top panel on the monument sign
- ◆ Attractive and comfortable place to work every day
- ◆ Furniture can be included into lease
- ◆ Park is comprised of Physicians and other professional companies



**COMMERCIAL ASSET PARTNERS**



Demographics - 5 miles



**Population Estimate: 66,642**



**Population Growth: 11.2%**



**Median Age: 46**



**Average HH Income: \$92,556**

**Floor Plan—1,056 sf**

