

FOR LEASE

- ◆ Beautiful 4,000 sf Office Condo building available for occupancy July 1, 2020
- ◆ Flexible floor plan has a great combination of private offices in varying sizes and a large, open work area
- ◆ Exceptional upgrades and many unique features and finishes including gorgeous conference room w/ too many features to list
- ◆ Large executive office with private restroom, coffee bar, wine cooler & much more
- ◆ Designed and Built to Support a High-Tech company (more specs on following page)
- ◆ Plenty of windows make this office light & bright and building also backs up to a conservation area
- ◆ Beautiful, well maintained office park located on SR 54, between Suncoast Pkwy and US 41 with great access from East or West with two entrances and median break
- ◆ Devonwood has large monument sign for all tenants



Free Standing Professional Office for Lease

20537 Amberfield Drive • Land O Lakes, FL 34638

Lease Price: \$21 psf Modified Gross



Heidi Tuttle-Beisner, CCIM

Broker/Owner

Cell: (727) 992-1674

Office: (727) 376-4900

htuttle@cap-realty.com

www.cap-realty.com



COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

UPGRADED DATA SPECS INCLUDE

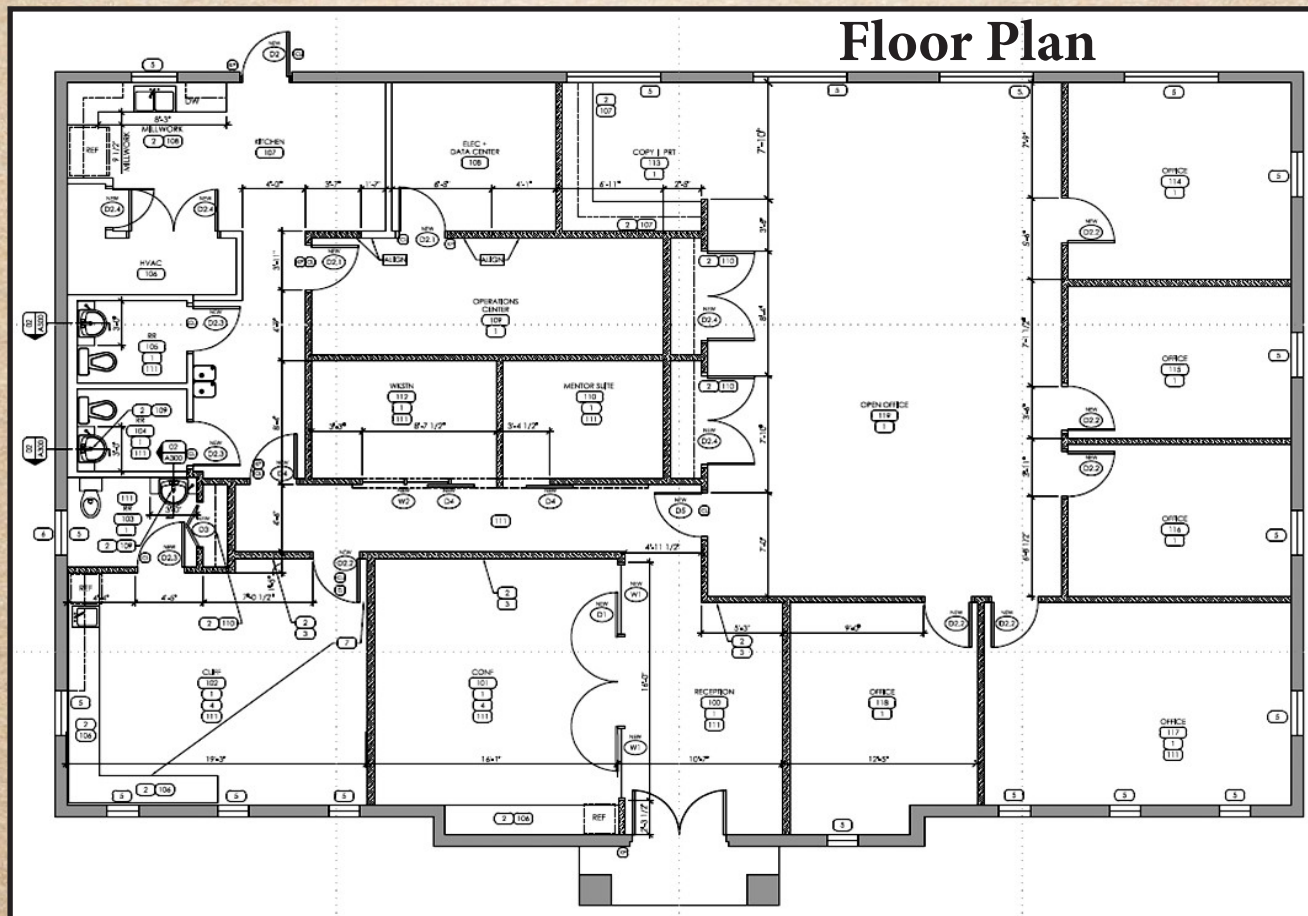
- ◆ Key Card Entry
- ◆ Operations Center with Network Room and Supplemental AC
- ◆ Security Cameras Throughout
- ◆ Battery Backup supports Network plus 12 computers



**COMMERCIAL ASSET
PARTNERS**

BUILDING SPECIFICATIONS

Address: 20537 Amberfield Dr., Land O Lakes
Land Size: Office Condo - .10 acres
Building Size: 4,000 sf
Year Built: 2013
Parking: 4/1000 sf
Suitable Use: Professional Office



Demographics - 5 miles



Population Estimate: 92,523



Population Growth: 11.5%



Median Age: 40.8



Average HH Income: \$108,875

