



COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

Ballantrae Professional Center

17856 Hunting Bow Circle, Ste 101 • Lutz, FL 33558

OFFICE FOR LEASE



- ◆ Flexible, efficient floor plan including 4 offices, reception area and break room
- ◆ Upscale features include French Doors, colonial baseboards and data lines prewired throughout



- ◆ Beautiful Professional Office in newer office park
- ◆ 1,250 sf office suite available for immediate occupancy



- ◆ Great location on SR 54, just 1.5 miles east of the Suncoast Parkway
- ◆ Traffic Counts in excess of 53,500 vehicles per day



Heidi Tuttle-Beisner, CCIM

Broker/Owner

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Office: (727) 376-4900

htuttle@cap-realty.com

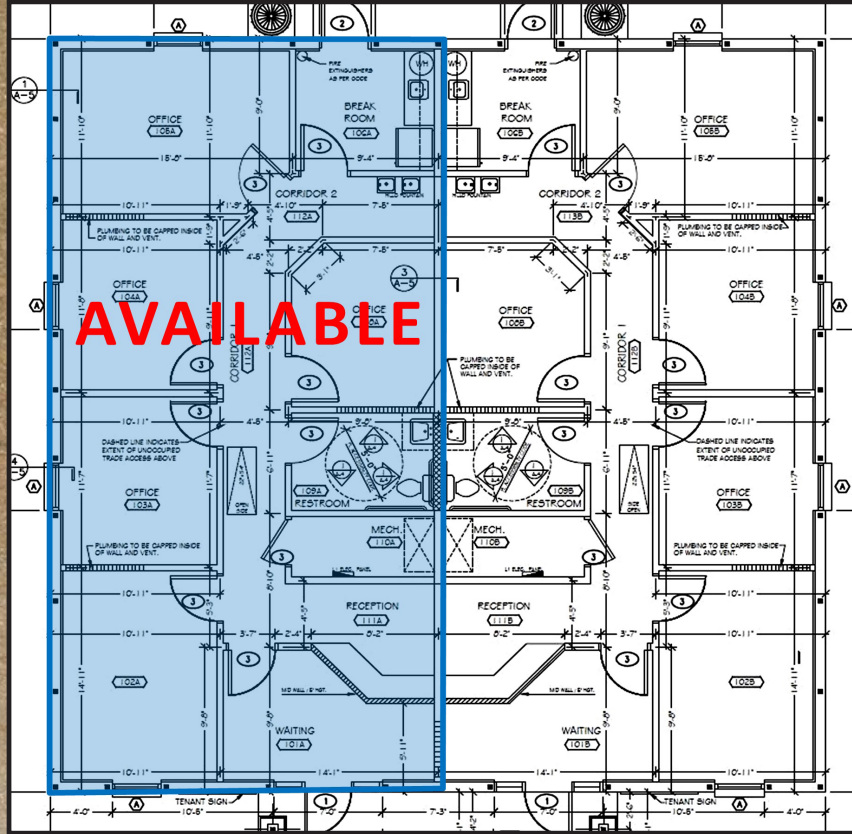
www.cap-realty.com

Lease Price: \$18.50 psf Modified Gross

This information is believed to be accurate. Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all Information.



BALLANTRAE PROFESSIONAL CENTER



Demographics - 5 miles



Population Estimate: 71,743



Population Growth: 11.2%

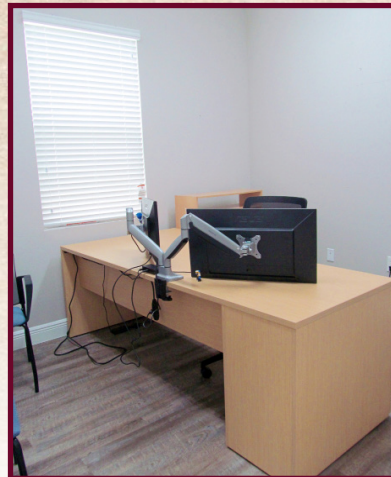
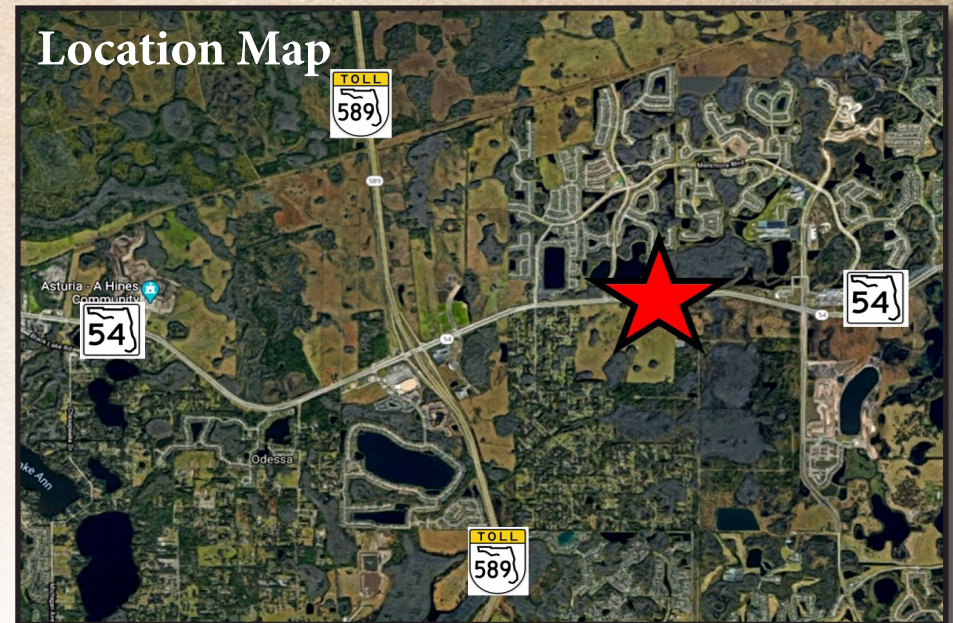


Median Age: 41



Average HH Income: \$123,457

Location Map



For more information, please call Heidi Tuttle-Beisner, CCIM • Cell: (727) 992-1674 • Email: htuttle@cap-realty.com