

One Pasco Center Offices

Newly Constructed Professional Office Building
30115 State Road 52, San Antonio, FL 33576



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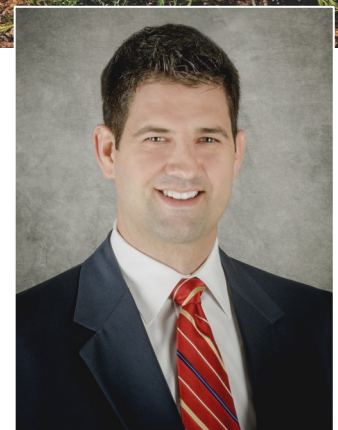
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For Lease

- Professional office suites available
- New construction; High-end finishes
- 4,115 RSF unfinished 1st floor suite
- 14,333 RSF general office 2nd floor suite
- Easy access; SR 52 eastbound turning lane
- Excellent exposure; Ample parking
- Lease Rate: \$28.00 PSF Full Service



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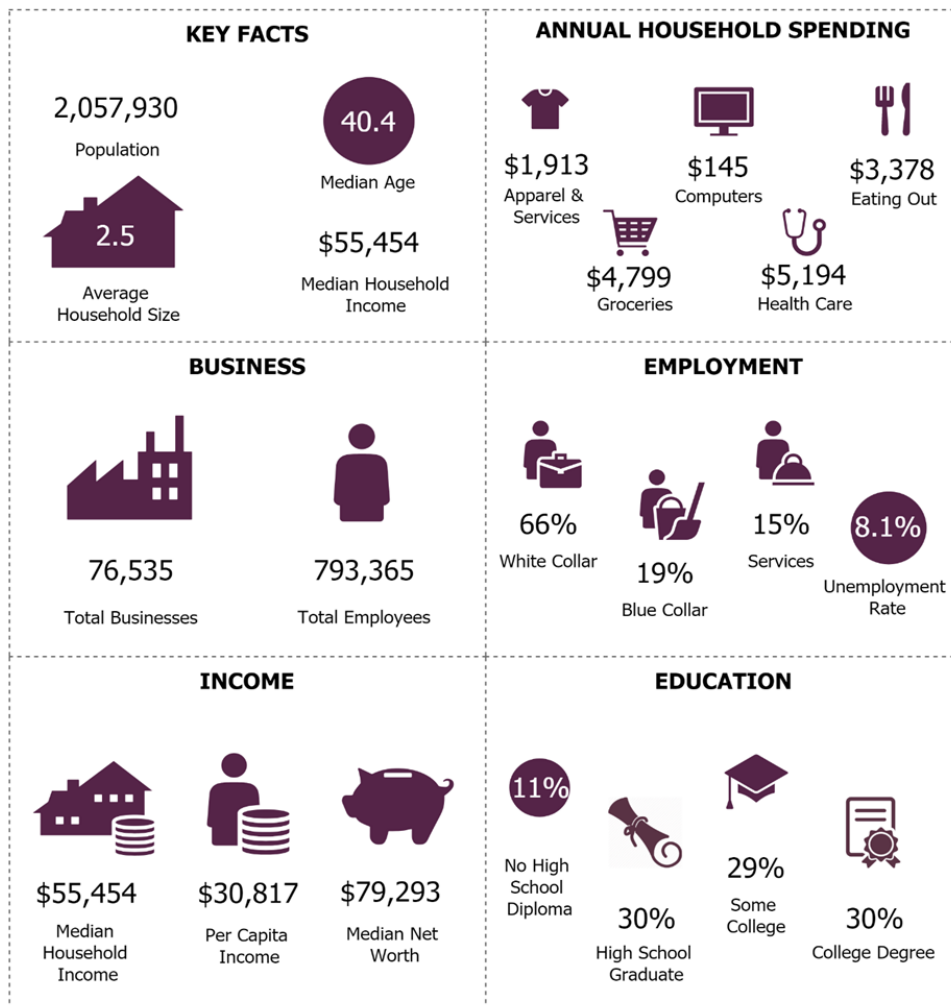
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Professional office suites available in newly constructed 3 story office building. The 1st floor, suite #115 totals 4,115 RSF of unfinished shell space with access to common area restrooms.

The 2nd floor, 14,333 RSF, is built out as general office. The floor plan features a break room, men's and women's restrooms, a large training room, 3 conference rooms, storage, tech and mail rooms, reception and waiting areas, numerous private offices and a number of open office areas ideal for support and assistant staff.

AREA DEMOGRAPHICS (45 MIN DRIVE TIME)



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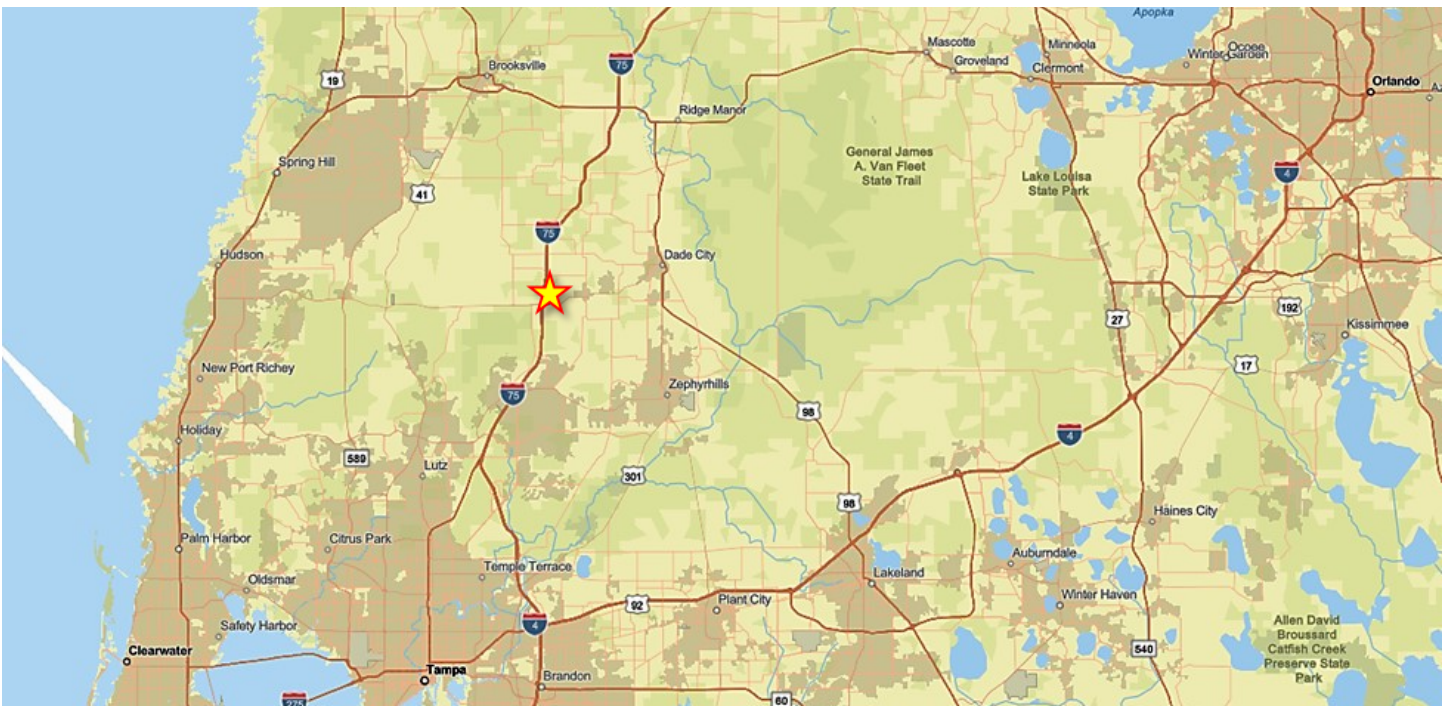
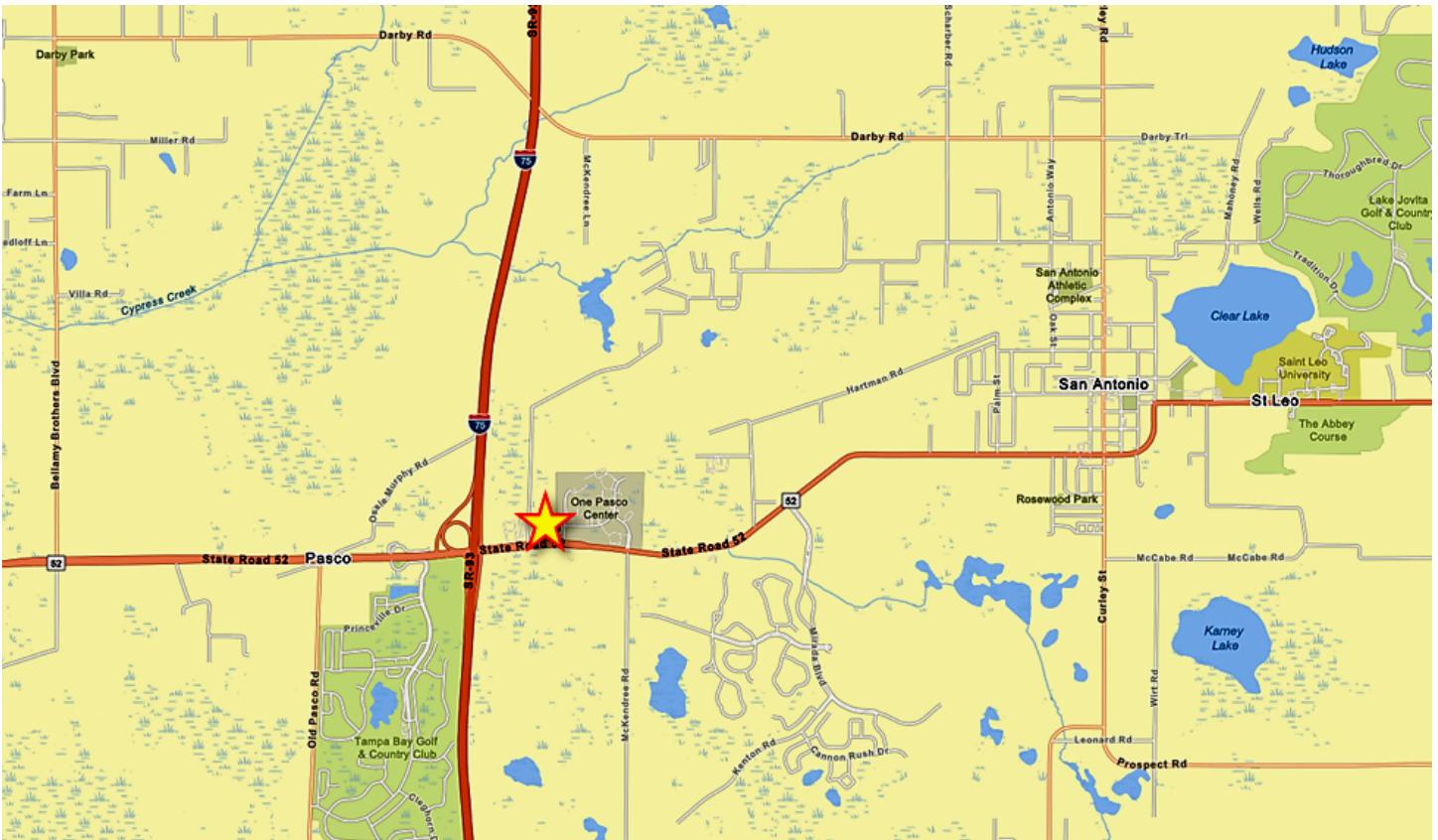
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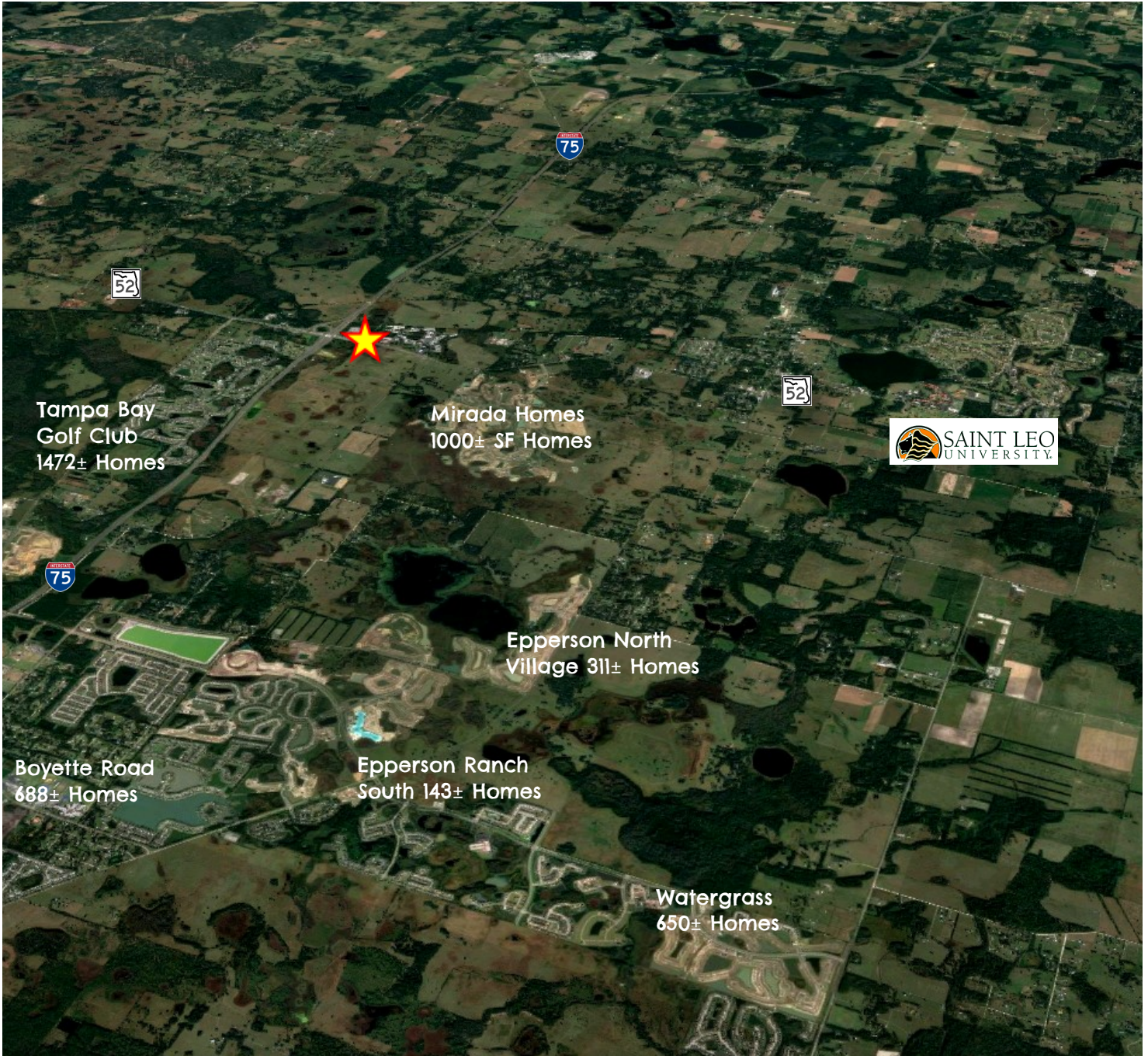
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The property is located just 1/3 mile east of I-75 on State Road 52, 4.3 miles west of Saint Leo University, minutes to the communities of Dade City, Zephyrhills and Wesley Chapel, and within highly desirable commuting time from many residential developments.



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2nd floor
offices



2nd floor
foyer



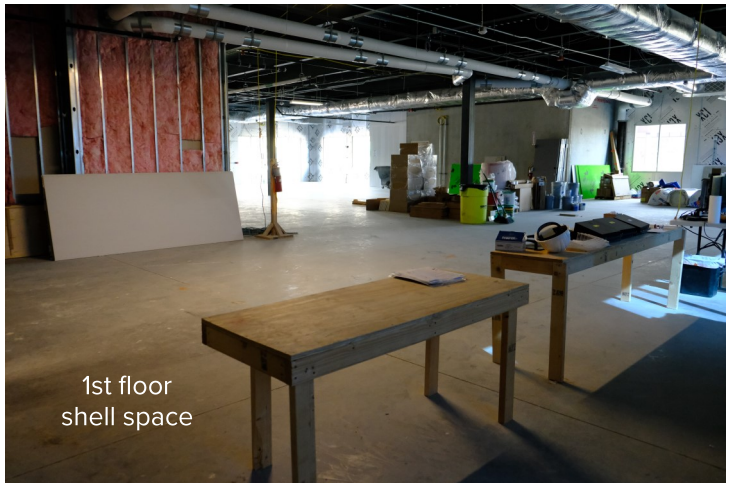
2nd floor
kitchen



2nd floor
training room



1st floor
shell space



1st floor
shell space