



PREMIUM FLEX SPACE LEASING

PAW COMMERCE PARK

18541 State Road 52 • Land O' Lakes, FL 34638



\$24.25 PSF ANNUALLY

CAM / NNN INCLUDED IN RENTAL RATES

WHY CHOOSE PAW COMMERCE PARK?

- ✓ Prime State Road 52 location
- ✓ New construction, modern architecture
- ✓ Two (2) 9,000 SF buildings
- ✓ Suites from 1,500 to 9,000 SF available
- ✓ Frontier Fiber connectivity available
- ✓ 3-phase power available
- ✓ Build-out assistance available
- ✓ Professional business park environment

AVAILABLE SUITES & PRICING

- ✓ CAM & NNN included in rental rate

Suite Size	Monthly	Annual
1,500 SF	\$3,031.25	\$36,375
3,000 SF	\$6,062.50	\$72,750
4,500 SF	\$9,093.75	\$109,125

LEASING CONTACT

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■ SPACE FEATURES

- ✓ 15-foot clear ceiling height
- ✓ Grade-level 14' x 12' roll-up garage doors
- ✓ Ample on-site parking
- ✓ Fully functioning, ADA-compliant restrooms
- ✓ Two-hour fire wall between units
- ✓ Contemporary storefront design

■ TENANT RESPONSIBILITIES

- ✓ Establish electric, water & telecom accounts in tenant name
- ✓ Installation of required utility meters
- ✓ Monthly utility & telecommunications charges
- ✓ Tenant-specific upgrades beyond existing infrastructure

■ UTILITIES & INFRASTRUCTURE

Move-in ready with essential utility infrastructure already in place.

- ✓ 3-phase 120/208, 200-amp electrical service, wired throughout
- ✓ Water service connection installed & operational
- ✓ Existing Frontier fiber / internet infrastructure
- ✓ Fully functioning restroom facilities
- ✓ Pre-wired & pre-piped for efficient occupancy

■ BUILD-OUT REQUIREMENTS

- ✓ Interior build-out plans must be owner-approved
- ✓ Use owner-approved contractors only
- ✓ Ownership may carry 50% of approved build-out costs over the initial 2-year lease term
- ✓ Tenant pays 50% upfront
- ✓ Tenant responsible for permits & permit costs

■ SIGNAGE & LEASE TERMS

- ✓ Uniform signage standards apply
- ✓ Signs fabricated by owner-designated vendor
- ✓ Sign locations predetermined above storefront eyebrow areas

MOVE-IN READY

Pre-wired and pre-piped for fast, efficient tenant occupancy — with build-out assistance to bring your space to life. Suites from 1,500 to 9,000 SF, CAM & NNN included in rental rates.

READY TO SECURE YOUR SPACE?

Kim Luis

Leasing Contact

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