

Charlotte County Center, LLC

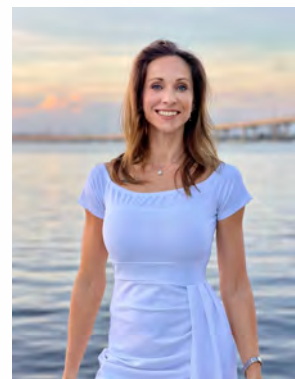
18501 Murdock Circle Port Charlotte, FL 33948



Class A Image, Amenities & Service

Impress Your Clients. Motivate Your Employees.

Listing Leasing Agent: **Stephanie Tromble**
18501 Murdock Circle, Port Charlotte, FL 33948
Cell: 941-467-0093
stephanie@TROMBLEMCM.COM



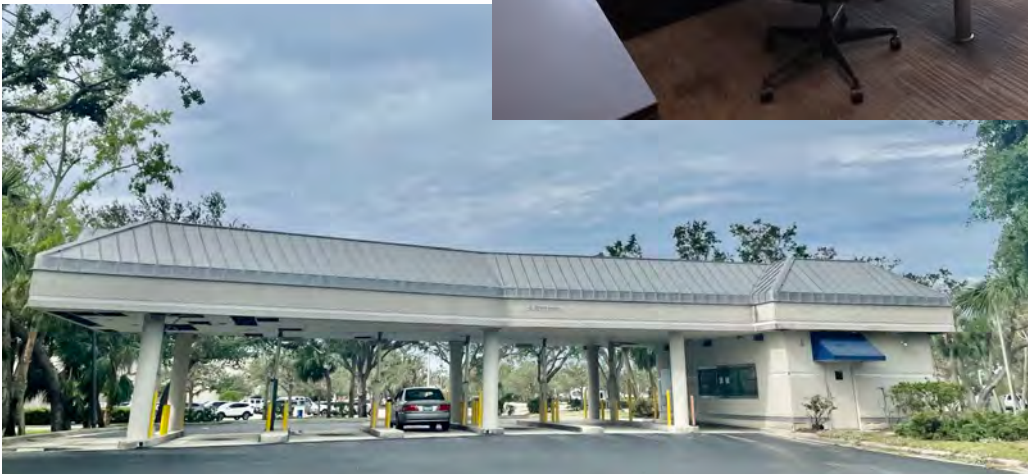


Charlotte County Center, LLC

Property:	<i>18501 Murdock Circle, Port Charlotte, FL 33948</i>
Market Rent:	<i>\$TBD per square foot NNN (depending on location and Tenant improvements and length of term)</i>
Operating Expenses(NNN):	<i>\$9.05 per SF CAM (utilities and Janitorial included)</i>
Building Amenities:	<i>"Class A" Full Service Building, plenty of Parking, 24/7 camera security, 1,500 SF conference room and kitchen, on-site building manager, janitorial services nightly, and maintenance.</i>



UNit 101C - 200 SF
Unit 106- 150 SF
Unit 105 - Drive thru (TBD)





*This solid office building located in the core of Murdock's Central
The fact that a Starbucks next to it suggests that it's in a desirable and high traffic
location.*

Some key features and amenities of this office building include:

**Incredible floor-to-ceiling windows with views of Port Charlotte, providing a pleasant
and inspiring work environment.*

**On-site property manager and maintenance staff to address any building-related
concerns promptly.*

**Security cameras for added safety and security.*

**Two elevators with keypad elevator security for controlled access.*

**Janitorial services provided nightly to maintain a clean and professional atmosphere.*

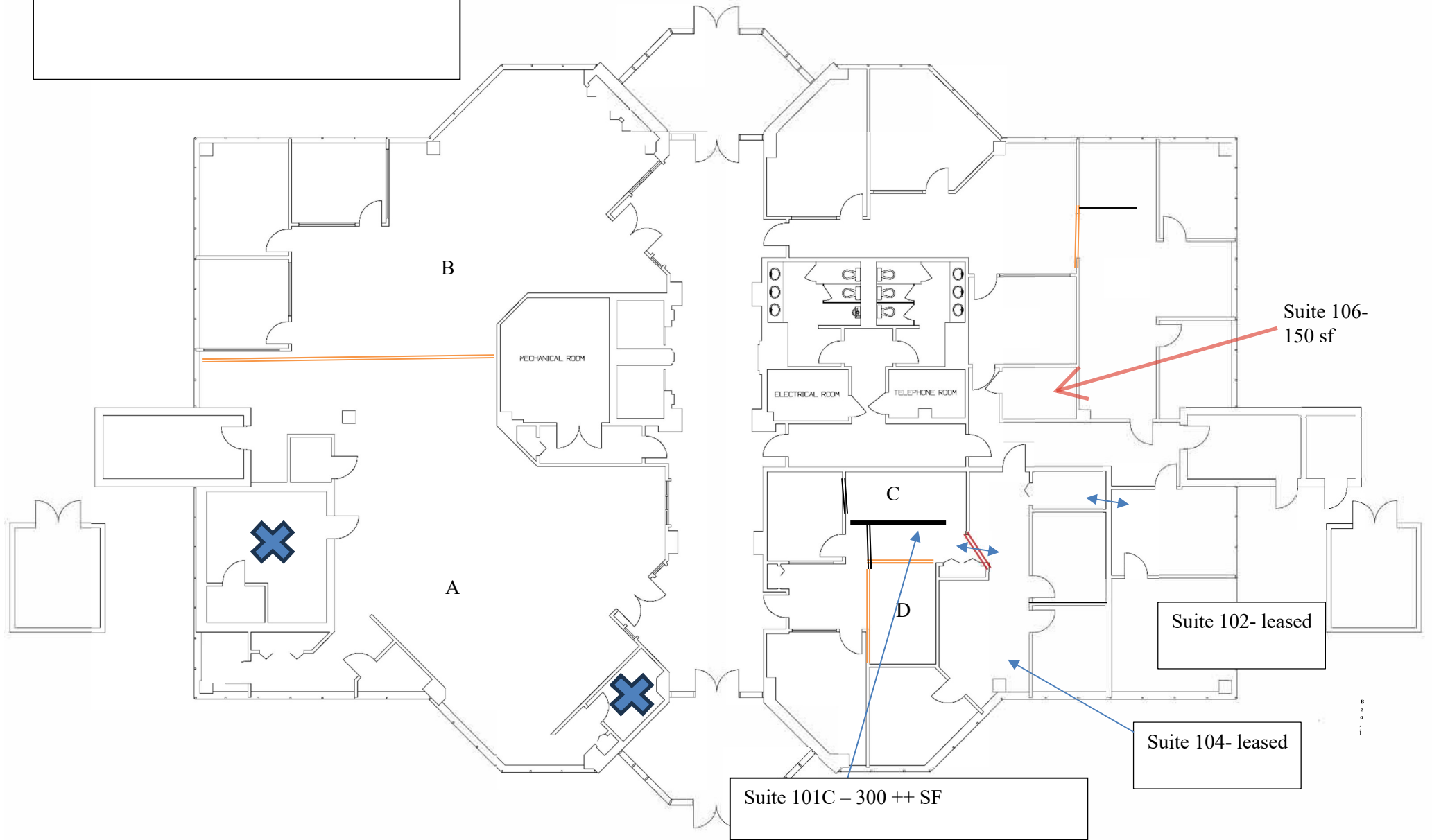
**NNN (Triple Net) full-service lease, which includes utilities, maintenance, access to a
1,500 SF conference room, and janitorial services. It does not include data services.*

**Available units starting from 100 sf square feet, with the option for an 800 square
foot Drive Thru space as Build To Suit with signage and larger footprint.*

**Premium office space on the 1st floor, and there may be opportunities for building
signage, making it a prominent location for your company.*

**The lease rate is offered at a range of \$TBD per square foot, plus an additional \$9.05
per square foot for the NNN full-service lease.*

**The location of this office building is highly advantageous, as it fronts the busy corner
of Tamiami Trail (US-41) and Murdock Circle. Additionally, it is situated directly across
the street from the County Administration Complex and is surrounded by an adjoining
Starbucks, a regional shopping mall, retail strip
malls, and several bustling restaurants. These amenities and the quality of the building
are likely to impress your customers and clients, while also providing a stimulating and
motivating environment for your employees. Additionally, the building offers an
opportunity for your company to have its name on the tallest
building in the county, which can provide a strong presence in the local business
community.*



Drive Thru Office/Retail for Lease

18501 Murdock Circle, Port Charlotte, FL 33948



Work Where You Desire

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Commercial Advisor | 941-487-4322 | Stephnie@frommcmc.com



Stephanie Tromble

Charlotte County Center, LLC

(Subject to Lease Agreement) 18501 Murdock Circle, Port Charlotte, FL 33948

LEASE INFORMATION

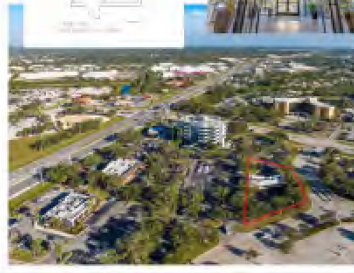
Property: 18501 Murdock Circle, Port Charlotte, FL

Market Rent: \$TBD (NNN) (AS IS & Term Dependent)

Operating Expenses (NNN): \$9 ± per SF CAM (Utilities and Janitorial Included See Below)



Class A Building Amenities



*NNN Triple Net full-service lease which includes utilities, maintenance, access to a 1,200 SF conference room, and janitorial services nightly, High and Common Areas and more.

*On-site property manager and maintenance staff

*Security cameras & 24/7 surveillance w keyperson security for controlled 24/7 access.

*Location: US-41 and Murdock Circle. Across from County Administration Complex and next to Starbucks, a regional shopping mall, retail strip malls, and several bustling restaurants.

*Signage Rights to Building Available with certain conditions

Stephanie Tromble, Commercial Advisor | 941-487-4322 | Stephnie@frommcmc.com

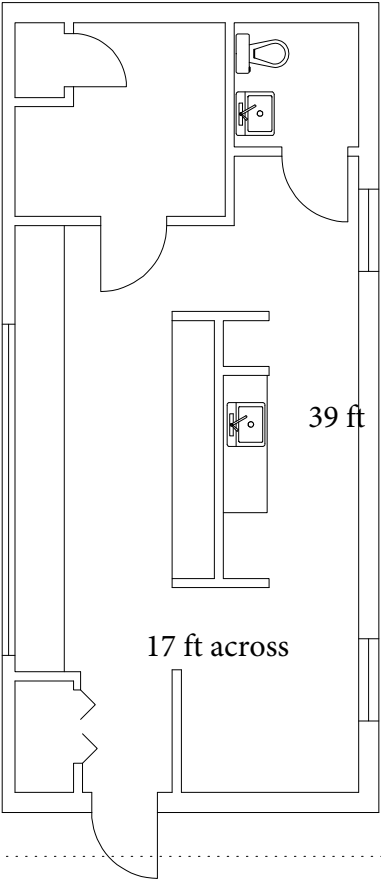
2,204 new space/ boma 2,867 SF
BOMA (include main building
amenty space: Ratio 1.3

93 ft back side

ADD 76 ft

29 ft

ROOF LINE

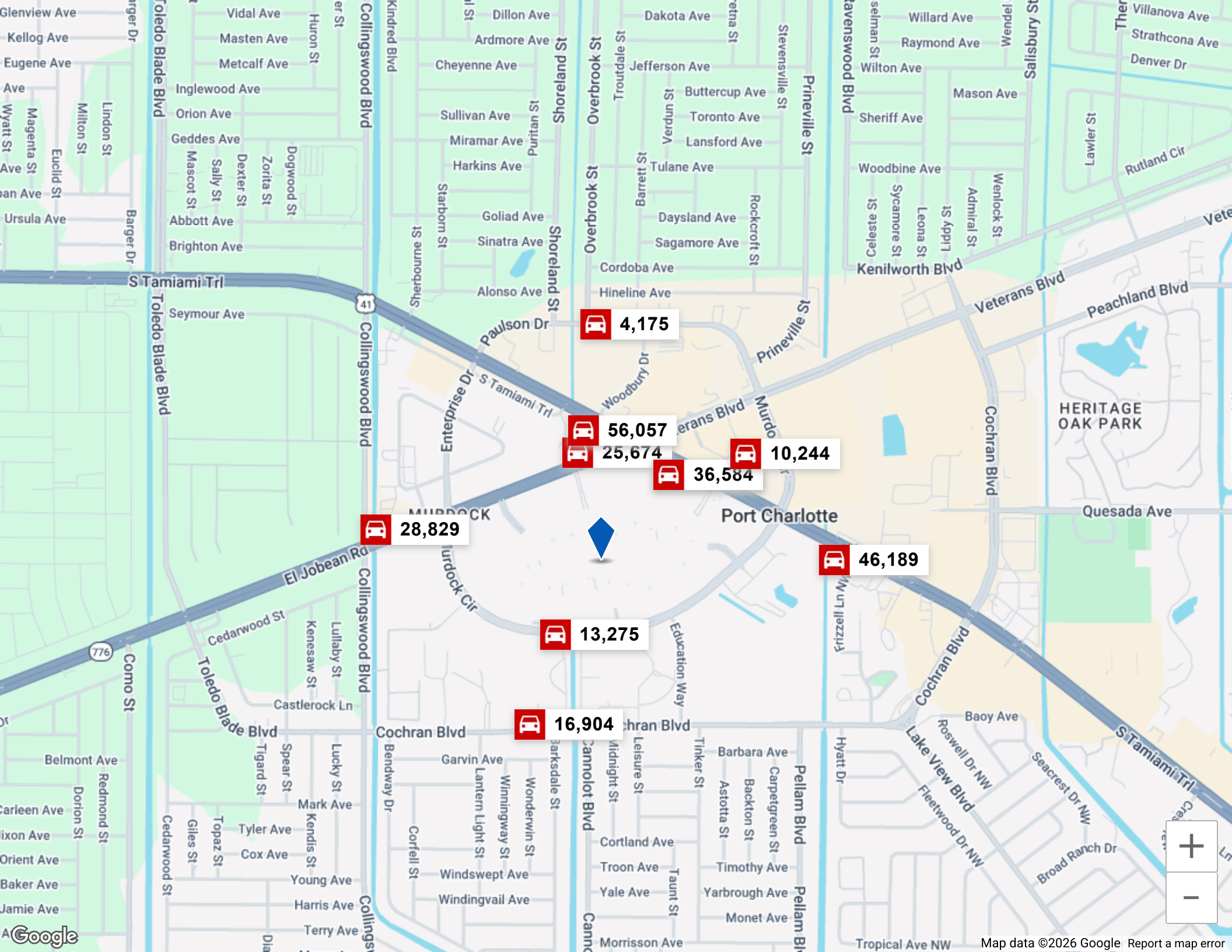


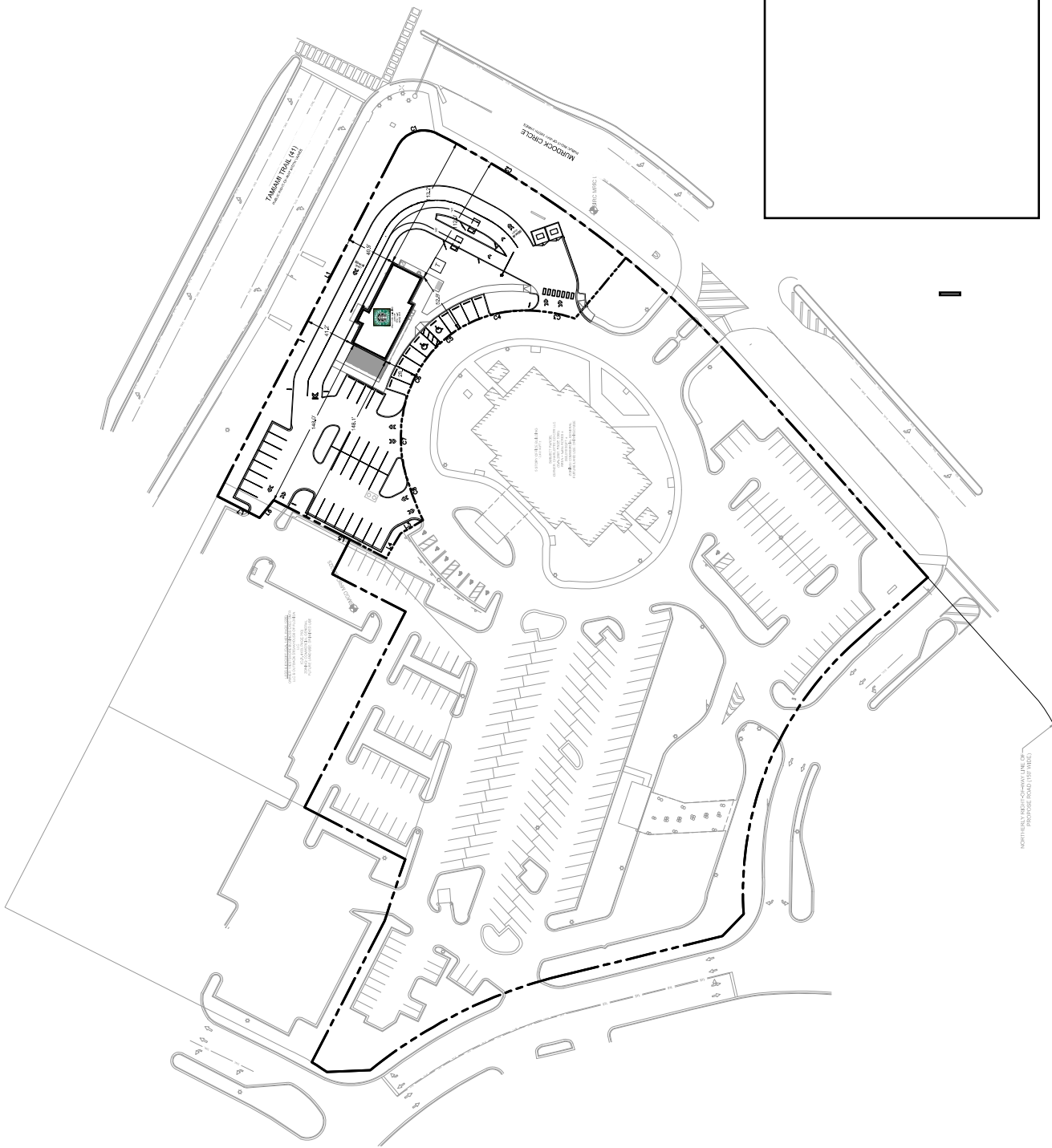
91 ft: front side

Charlotte County Center, LLC

★ Site Location









Starbucks

AHS Corporate
Home Care

Approx 1 1/2 acre

Approx 1/2 acre

Murdock Cir

ATM

Murdock Cir

Wideikis John L

Nash Cataract &