

# Drive Thru Office/Retail for Lease

18501 Murdock Circle, Port Charlotte, FL 33948.



*Work Where You Desire*

*Class A Image, Amenities & Service*

*Impress Your Clients. Motivate Your Employees.*



**Stephanie Tromble**

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# Charlotte County Center, LLC

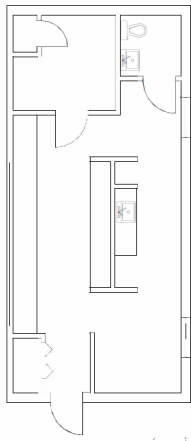
Impress your Customers. Motivate your Employees. WORK WHERE YOU DESIRE.

## LEASE INFORMATION

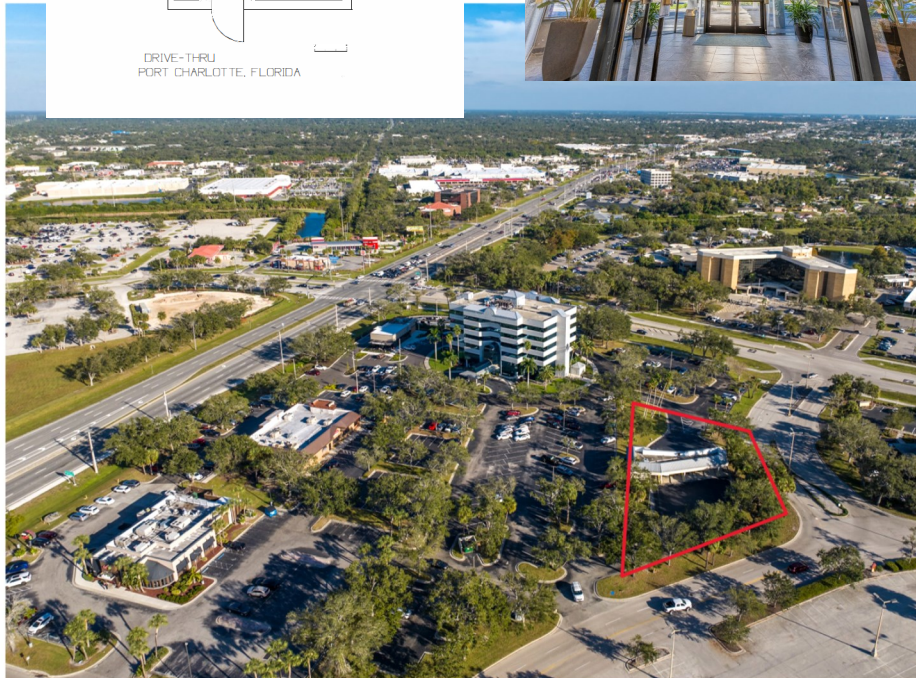
**Property:** 18501 Murdock Circle, Port Charlotte, FL

**Market Rent:** \$18/ SF (NNN) (AS IS & Term Dependent)

**Operating Expenses (NNN):** \$9.04 per SF CAM (utilities and Janitorial included See below)



DRIVE-THRU  
PORT CHARLOTTE, FLORIDA



## Class A Building Amenities



*\*NNN (Triple Net) full-service lease, which includes utilities, maintenance, access to a 1,500 SF conference room, and janitorial services nightly, High end Common Areas and more.*

*\*On-site property manager and maintenance staff*

*\*Security cameras & Two elevators w keypad elevator 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.*

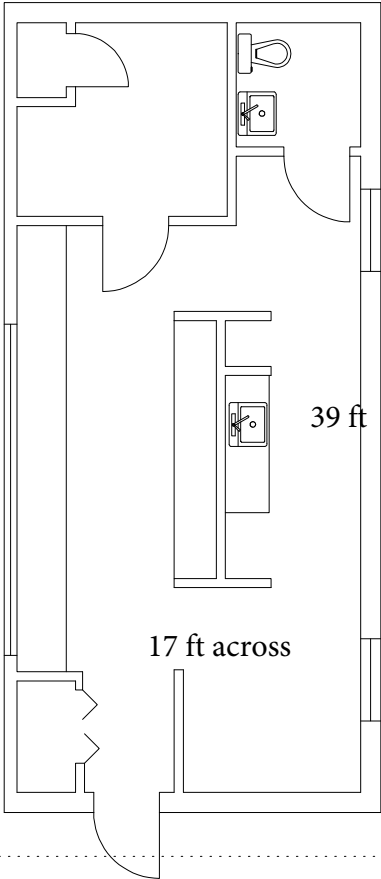
2,204 new space/ boma 2,867 SF  
BOMA (include main building  
amenity space: Ratio 1.3

93 ft back side

ADD 76 ft

29 ft

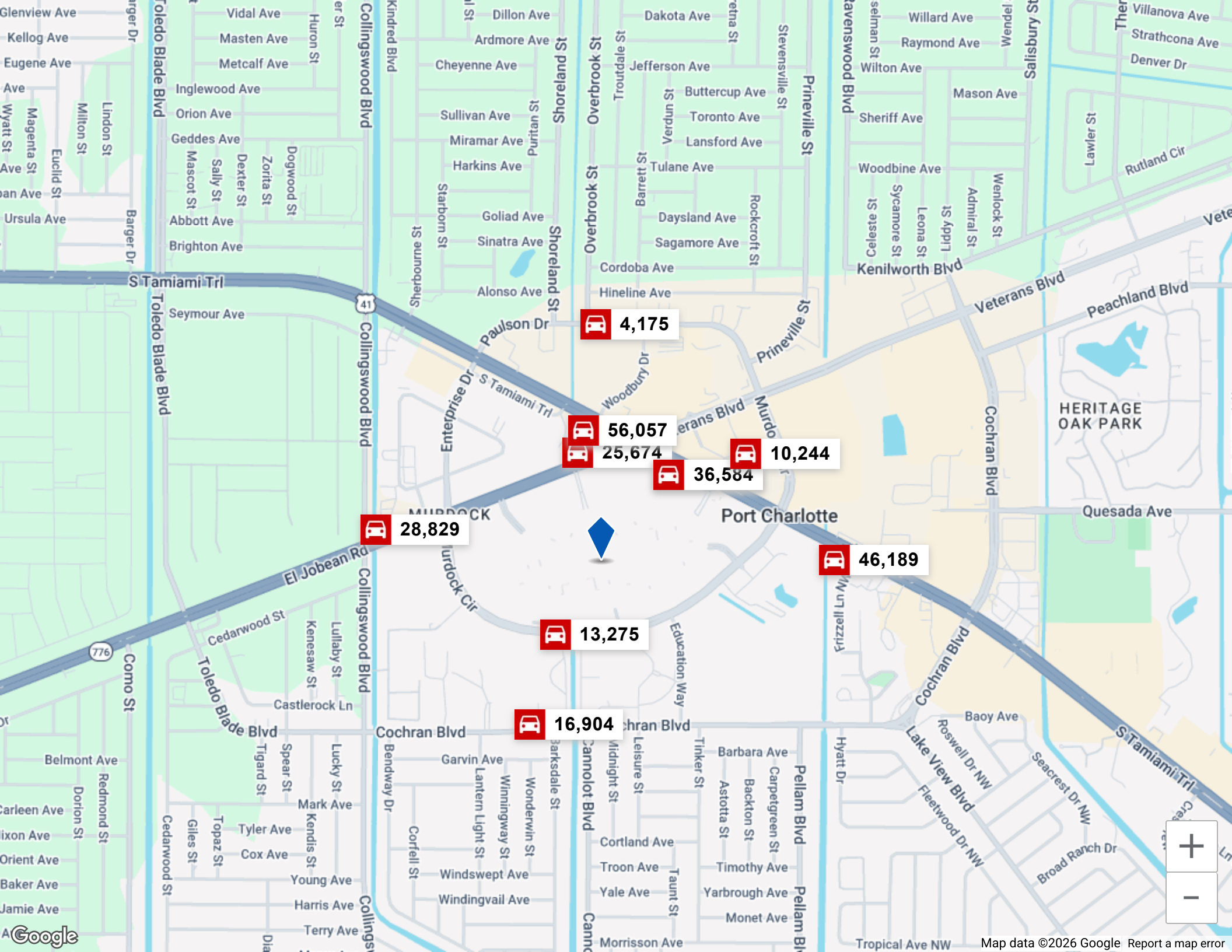
ROOF LINE



91 ft: front side

SUNTRUST DRIVE-THRU  
PORT CHARLOTTE, FLORIDA

AS MEASURED AUGUST 12, 2005  
MEASURE MASTERS  
of Tampa Bay  
727-541-4360  
689-541-4350





Starbucks

AHS Corporate Home Care

Murdock Cir

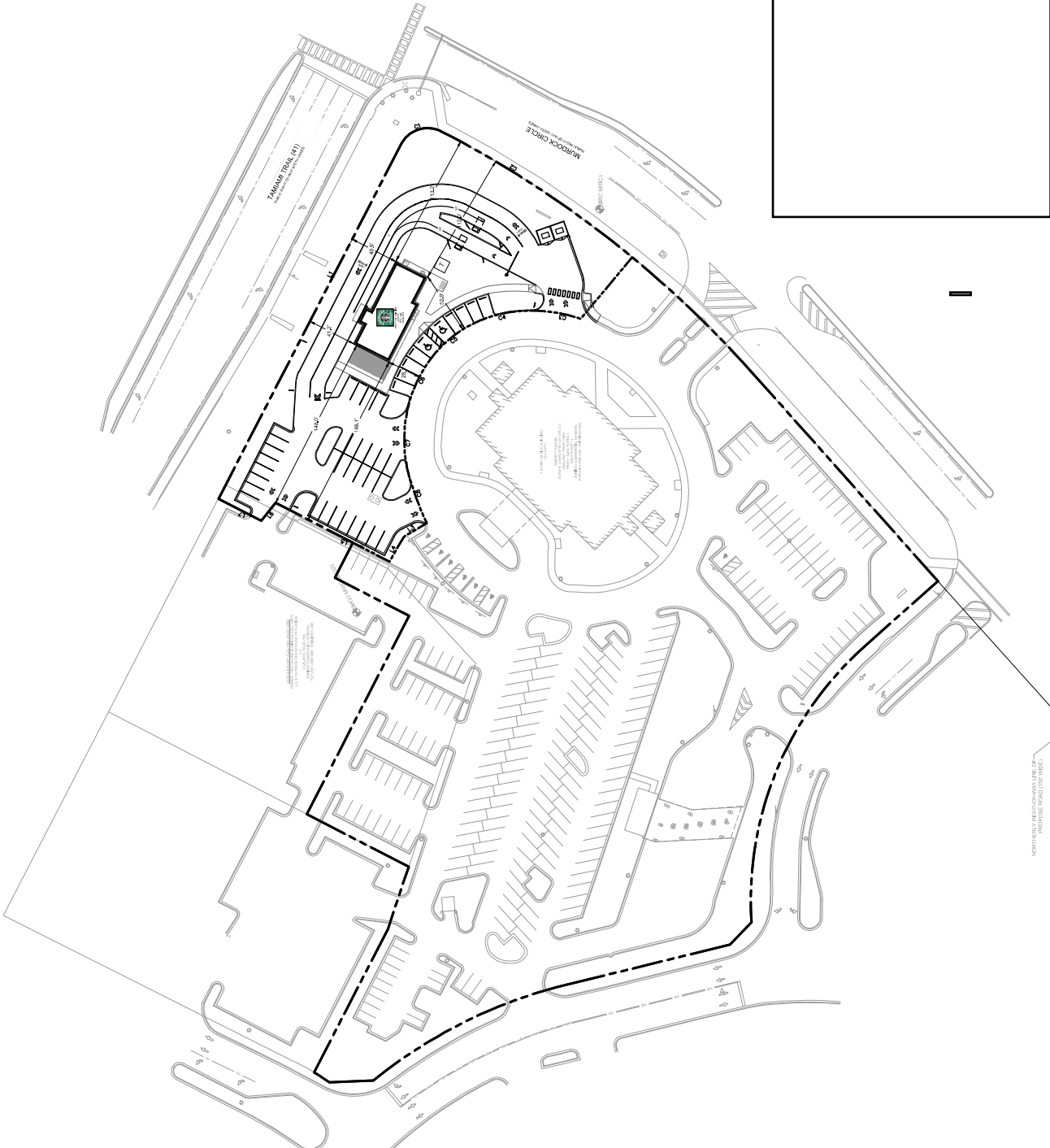
ATM

Approx 1/2 acre

Approx 1/2 acre

Wideikis John L

Nash Cataract &



NORTH ARROW  
 PLANTING SCHEDULE (SEE SHEET)