

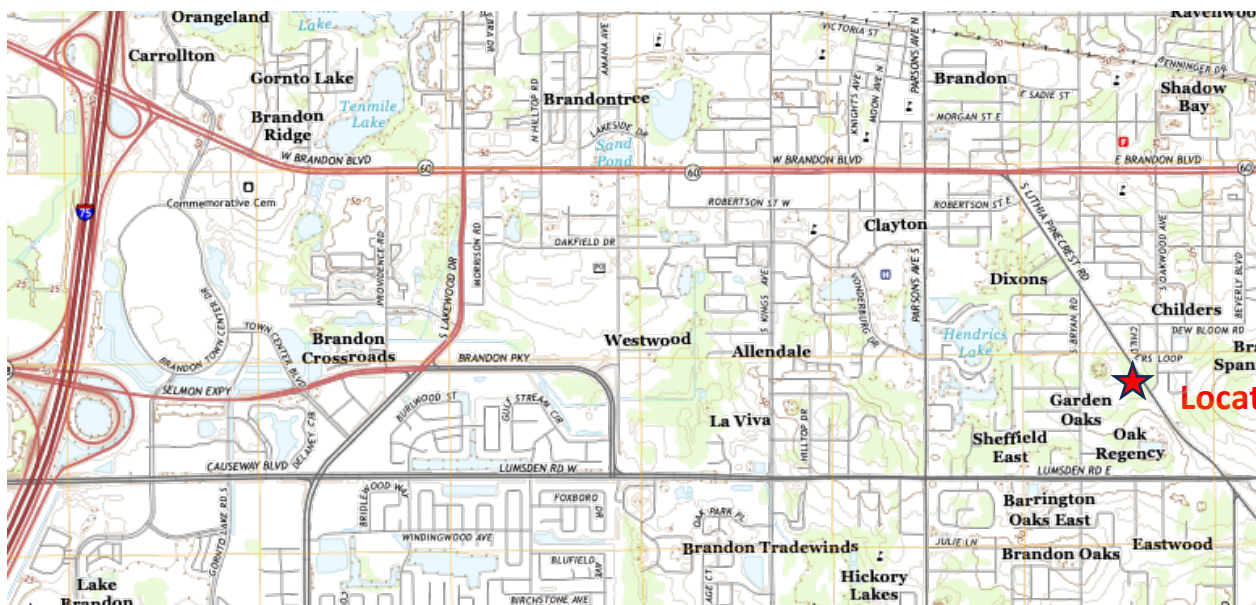
# PROFESSIONAL OFFICE SPACE

708 Lithia Pinecrest Road, Suite C  
Brandon, Florida 33511

*Another one of Brandon's finest offices for lease!*



**1920 SF or 2,834 SF options for professional office available for immediate occupancy!**



**Located here**

## **ANNUAL LEASE RATE: \$20.00 - 24.00 PSF (MG)**

1,920 SF option: Monthly Rent: **\$3,840.** per month (\$24 PSF)

2,834 SF option: Monthly Rent: **\$4,754.** per month (\$20 PSF)

*Rent includes NNN or operating expenses, there are no hidden CAM fees, etc. The utilities included in rent are water/sewer and dumpster fees. Rent does not include electric, phone, internet, alarm or janitorial services.*

For information, contact:

**Carl Stickeler**  
**(813) 390-0951**

[carl@turnercole.com](mailto:carl@turnercole.com)



**Hillsborough's Finest Real Estate Team**

*Let us work for you!*



[www.TurnerCole.com](http://www.TurnerCole.com)

**Turner Cole Company**

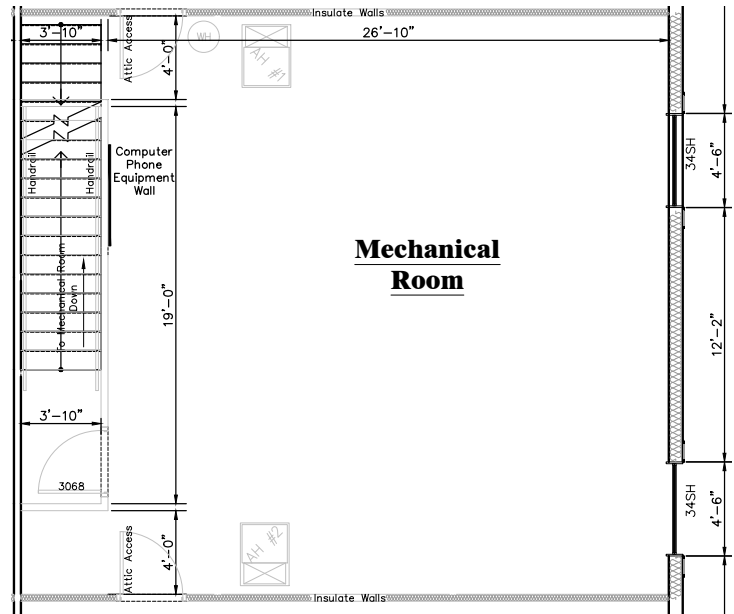
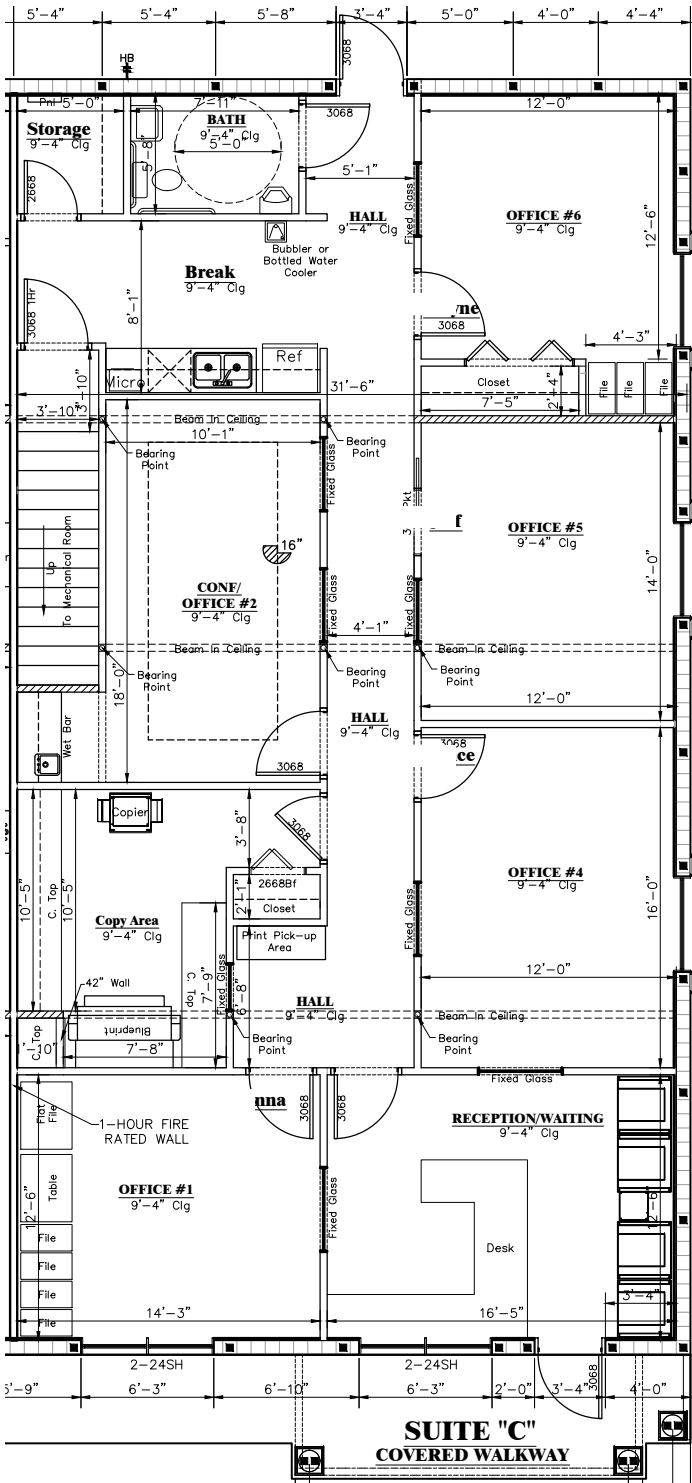
Real Estate Services

**BRANDON'S FINEST**  
 1,920 SF or 2,834 SF office space for lease

**708 Lithia Pinecrest Road, Suite C**  
 Brandon, Florida 33511

**PROPERTY FEATURES:**

- ❖ AMPLE PARKING
- ❖ FLEXIBLE FLOOR SPACE
- ❖ UPSCALE FAÇADE, DESIGN & LANDSCAPING
- ❖ SUPERIOR CONSTRUCTION



**TOTAL: 2,834 SF OFFICE SPACE**

Downstairs: 1,920 SF

Upstairs: 914 SF

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