

# Barrister West

7701 Little Road, New Port Richey, FL 34652

**RIPCO**  
REAL ESTATE

For Lease



| 660 - 6,580 SF

Modern Medical & Professional Office Building  
adjacent to the West Pasco Government Center

Contact  
Exclusive Agents

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# Space Details



<b>Location</b>	West side of Little Road between Citizens Drive & Emmons Avenue	
<b>Size</b>	Ground Floor	
	Suite 102	6,580 SF
<b>Second Floor</b>	Suite 205	660 SF
	Suite 211	1,288 SF
	Suite 212	1,170 SF
	Suite 213	1,882 SF
	Suites 211, 212, 213*	4,340 SF

\* Possible to combine Suites 211, 212, 213 for one large space

<b>Rent</b>	\$16.00 PSF
<b>CAM/NNN</b>	\$7.00 PSF NNN
<b>Possession</b>	Immediate
<b>Term</b>	Minimum five (5) years
<b>Status</b>	Suite 102: Formerly Veterans Affairs
<b>Co-Tenants</b>	BayCare HomeCare
<b>Neighbors</b>	West Pasco Government Center, VA Clinic, Morton Plant North Bay Hospital, Lowe's, Home Depot, Kohl's, Hobby Lobby, Pasco County Health Department, Integrated Medical Center of Florida

**Comments** **Barrister West** is a modern Medical and Professional Office Building adjacent to the West Pasco Government Center and Veterans Affairs, serving medical, legal, and professional users.

Available suites offer efficient layouts with reception/waiting areas, private offices, and open workspaces.

The property has been recently renovated with upgraded common areas, restrooms, and suites, and features directory signage, elevator access, and a 5/1,000 SF parking ratio.

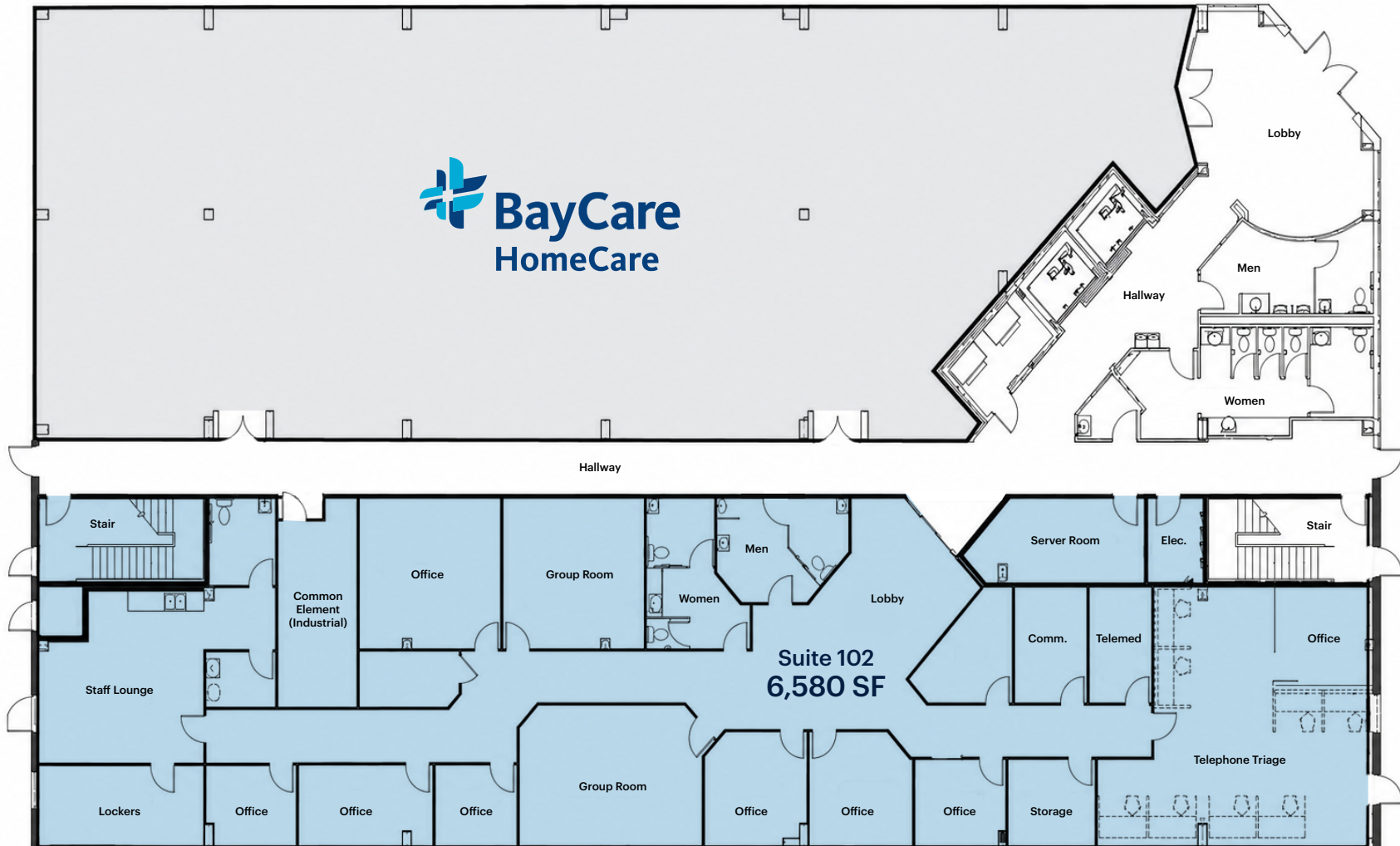
Located on the Little Road corridor, the building provides convenient access to SR 54, the Suncoast Parkway, Ridge Road extension, and US Highway 19 for patient and employee travel.

Situated in rapidly growing West Pasco County, the area has experienced approximately 30% population growth over the past decade and continues to grow by roughly 3% annually.

# Floor Plan

## Ground Floor

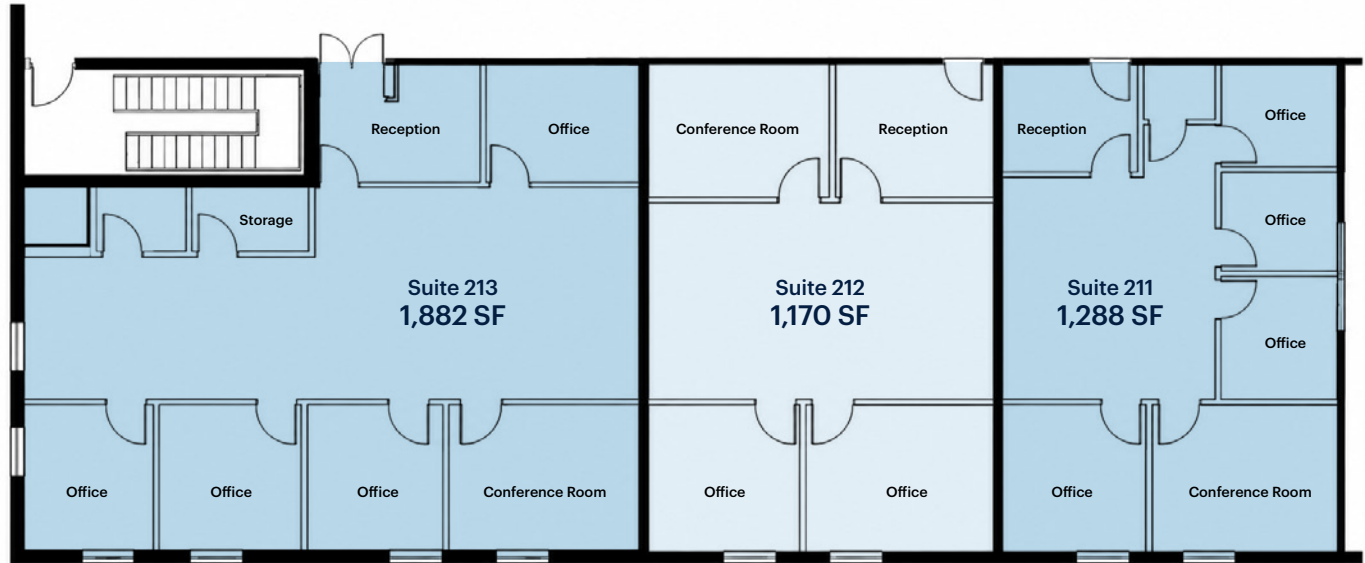
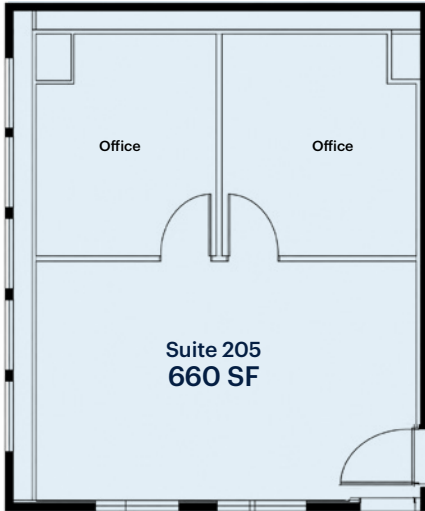
Multiple private offices, group rooms, staff lounge, locker room, server room, tele-med room, telephone triage area, and private restrooms



# Floor Plan

## Second Floor

Possible to combine Suites 211, 212, 213 for one large space.



# Property Imagery

Suite 102 interior photos



# Property Imagery

Second floor interior photos



Suite 211



Suite 211



Suite 213



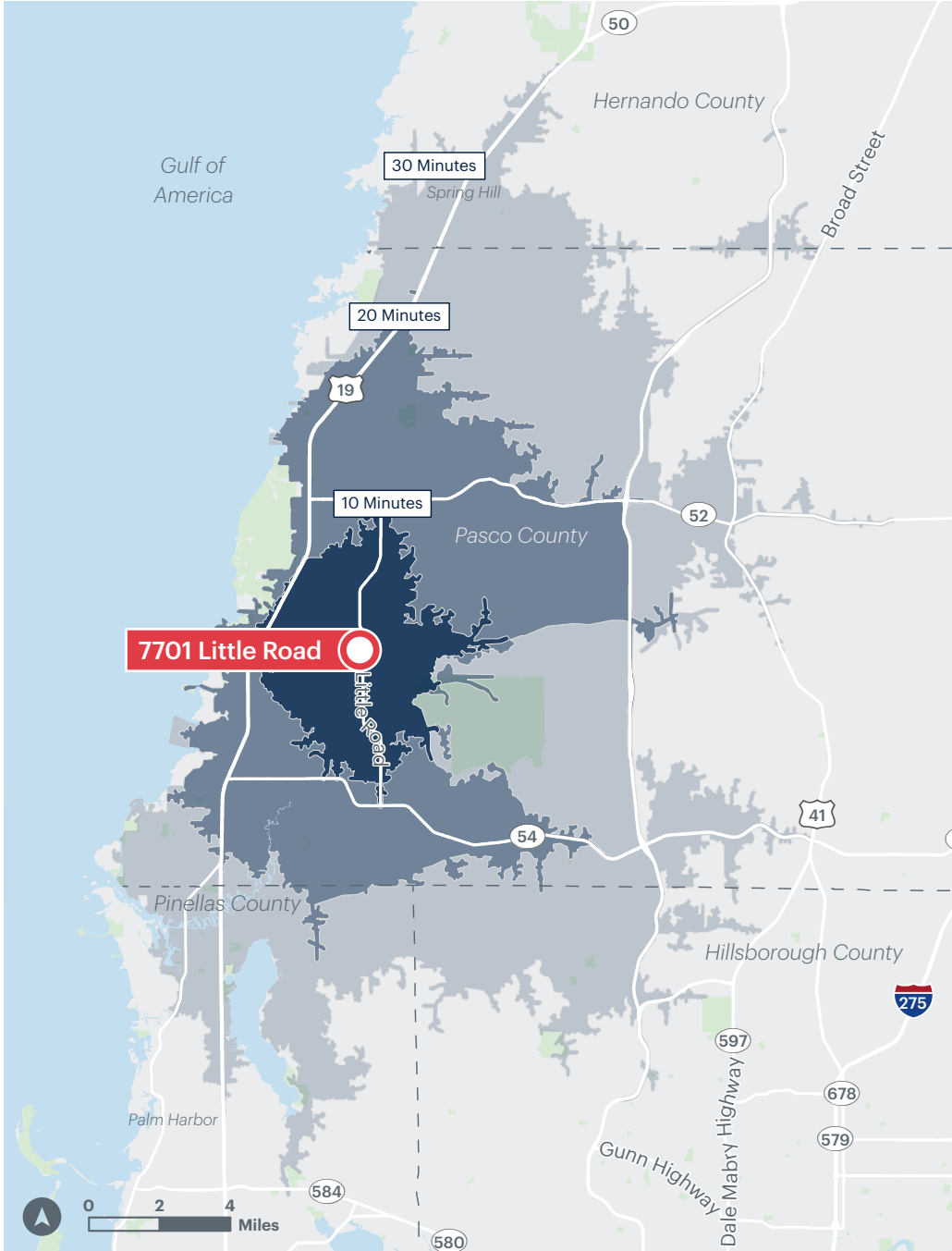
Suite 213

# Area Retail



# Drive Time Demographics

2025 ESRI Summary Report



	10 minutes	20 minutes	30 minutes
<b>Total Population</b>	67,736	234,394	396,704
<b>Total Households</b>	29,870	102,159	169,644
<b>Average Household Income</b>	\$73,701	\$84,507	\$96,880
<b>Daytime Population</b>	69,268	223,780	364,573
<b>Total Employees</b>	26,447	81,544	132,846
<b>Total Businesses</b>	2,227	7,763	13,018

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Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.