



For Sale

21764 SR 54 | Lutz, FL 33549

2,866 SF

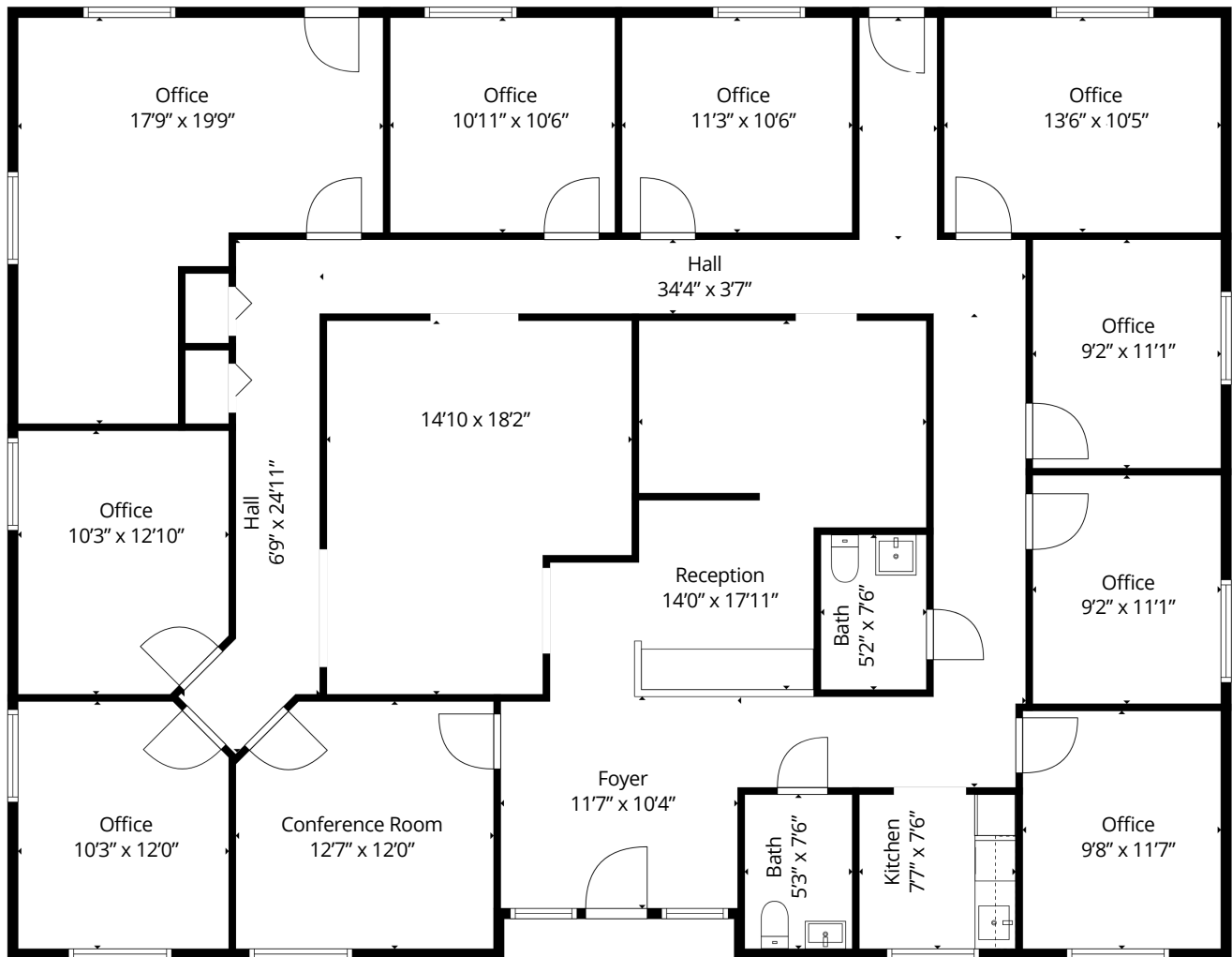
Freestanding Office Building

\$320 per SF  
PURCHASE PRICE

Located within the highly regarded Osprey Cove Professional Park, this property offers a premier opportunity for office or medical office users seeking a strategic location in one of Pasco County's most established professional corridors. The property enjoys excellent visibility and accessibility along State Road 54, a major east-west thoroughfare connecting Lutz, Land O'Lakes, and Wesley Chapel. The Osprey Cove development is home to a variety of healthcare, dental, medical, and professional service providers, creating a synergistic business environment for both medical and traditional office users.



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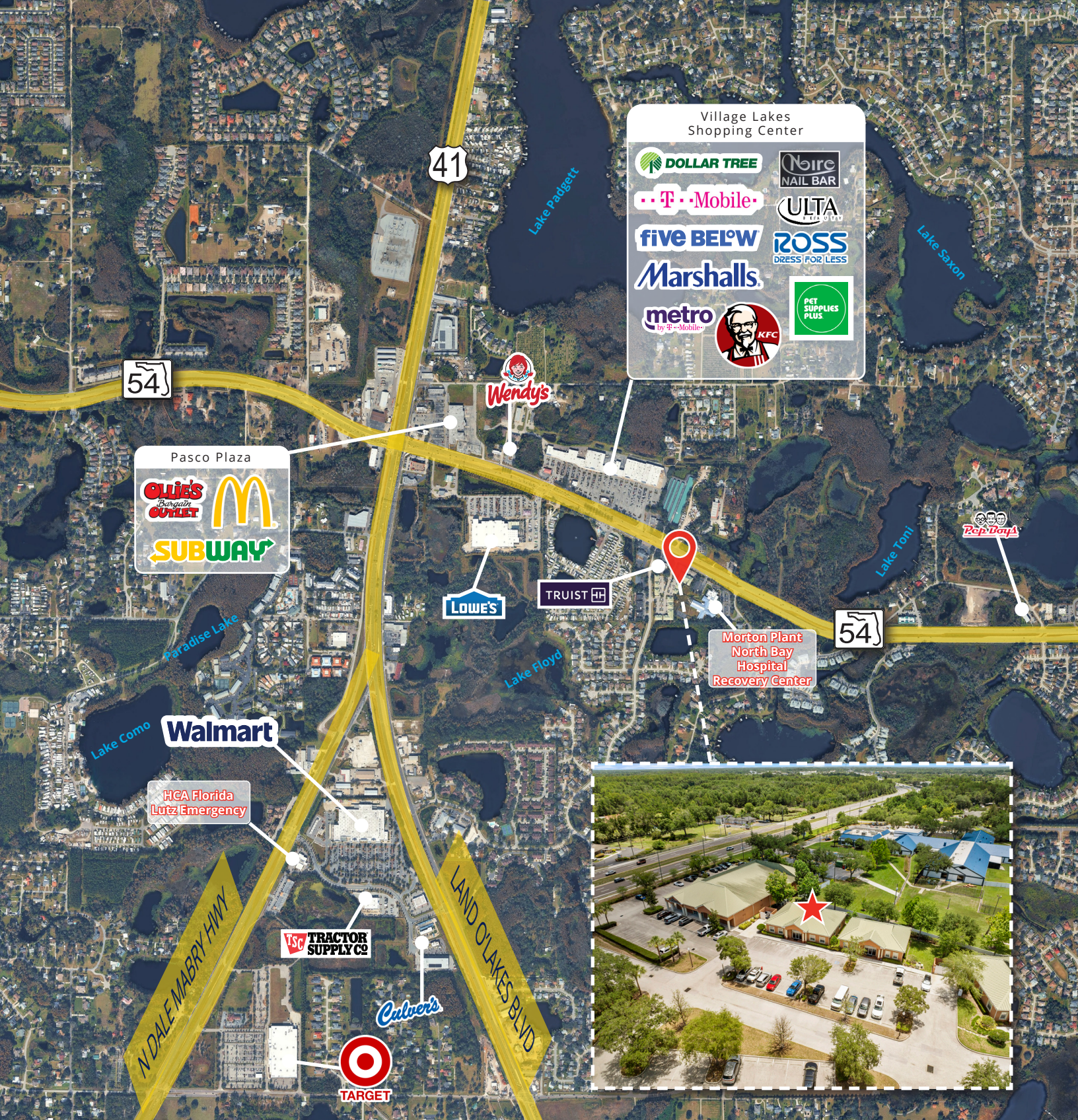
## Office Highlights

- 9 private offices
- Furniture could be available
- Potential income stream with existing tenant
- Kitchen
- Small conference room
- 11 foot ceilings
- Reception Area
- All windows new and recently replaced

## Property Highlights

- Located within Osprey Cove Professional Park
- Frontage and visibility along heavily traveled SR 54
- Adjacent to major healthcare providers and medical practices
- Convenient access to US Hwy 41, Suncoast Parkway, I-75, and surrounding Tampa Bay markets
- Ample on-site parking
- Minutes from retail, dining, banking and other daily conveniences





## CONTACT



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