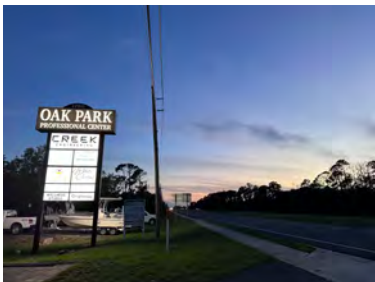


# Oak Park Professional Center



1720 El Jobean Road, Port Charlotte, FL 33948

## Newly Remodeled Office Space for Lease



Contact:

**Oak Park Professional Center, Inc**

Stephanie Tromble

Owner & Commerical Agent

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# Professional Office Space for Lease

## Oak Park Professional Center

**Attributes:** This two story professional office building has a welcoming Lobby area and a community conference room. There is plenty of parking under the shady oak trees and sign visibility from busy centrally located SR776 .

**Location:** Located on state road 776 near Toledo Blade Road (to interstate) in Port Charlotte before the TAMPA BAY RAYS Stadium. 776 crosses US 41 in Port Charlotte/ North Port and runs through Englewood and meets US 41 again in Venice. Directly across from new housing developments.

### Available Offices

These professional offices (approx 288 SF) are full service gross plus leases and perfect for a simple office away from home. Full service grossplus lease includes the following with in the rent cost: Common area maintenance, pest control , janitorial services in common area twice a week, conference room access, etc. The smaller offices include FPL (power) expense and both size offices include water expense. Data plan choices are paid for by the tenant to decide based on their use (independently).

### Mailbox, Conference room and Professional Address Option:

\$399 per month Mailbox and weekly conference room rental. Inquiry with us for your custom business option of services.



**LEASE PROPOSAL**  
**Oak Park Professional Center**

**Name of Project:** Oak Park Professional Center, Inc.

**Location:** 1720 El Jobean Rd.

**Landlord:** Oak Park Professional Center, Inc.

**SPACES:** See Floor plan for available spaces

**Size Options if available:** 288 SF, 325 SF plus a private bathroom or 800 SF (Shared space included)

**Lease Term:** Initial term- one (1) year (min) - 2 yrs

**Renewal Options:** one (1) -one (1) year automatic renewal (with option to terminate 120 days prior to termination date)

**Rental Amounts (Plus sales tax):**

1st or 2nd floor Office with private bathroom – 300 SF \$800/mo. \*pending  
1st floor office space \$750/month. 2nd Floor Office – 288 SF \$700/mo.  
(with bathroom \$850). Larger suites \$1750.00/ month.

**Escalations:** Base rent shall increase five percent (5%). Escalations shall be assessed annually.

**Tenant Expenses:** Tenant renting any office shall pay phone/data service. Tenant renting larger suite shall pay electricity costs based on SF to LL. Sign rental is extra per month (If available).

**Security Deposit:** First AND last months Rent and security deposit (equal to one month's rent).

Suite 112:  
conference room

