Gary Tasman *— (239) 489-3600*
Shawn Stoneburner *— (239) 489-3600*

Office Property For Sale

Central Park Professional Center

4161 Tamiami Trail, Port Charlotte, FL 33952

Price:	$575,000
Building Size:	10,000 *SF*
Price/SF:	$57.50
Property Type:	Office
Property Sub-type:	Office Building
Additional Sub-types:	Medical Office
	Office-Business Park
	Office-R&D
Property Use Type:	Vacant/Owner-User
No. Stories:	1
Year Built:	2006
APN / Parcel ID:	40-22-26-576-012
Listing ID	18453285
Last Updated	10 days ago

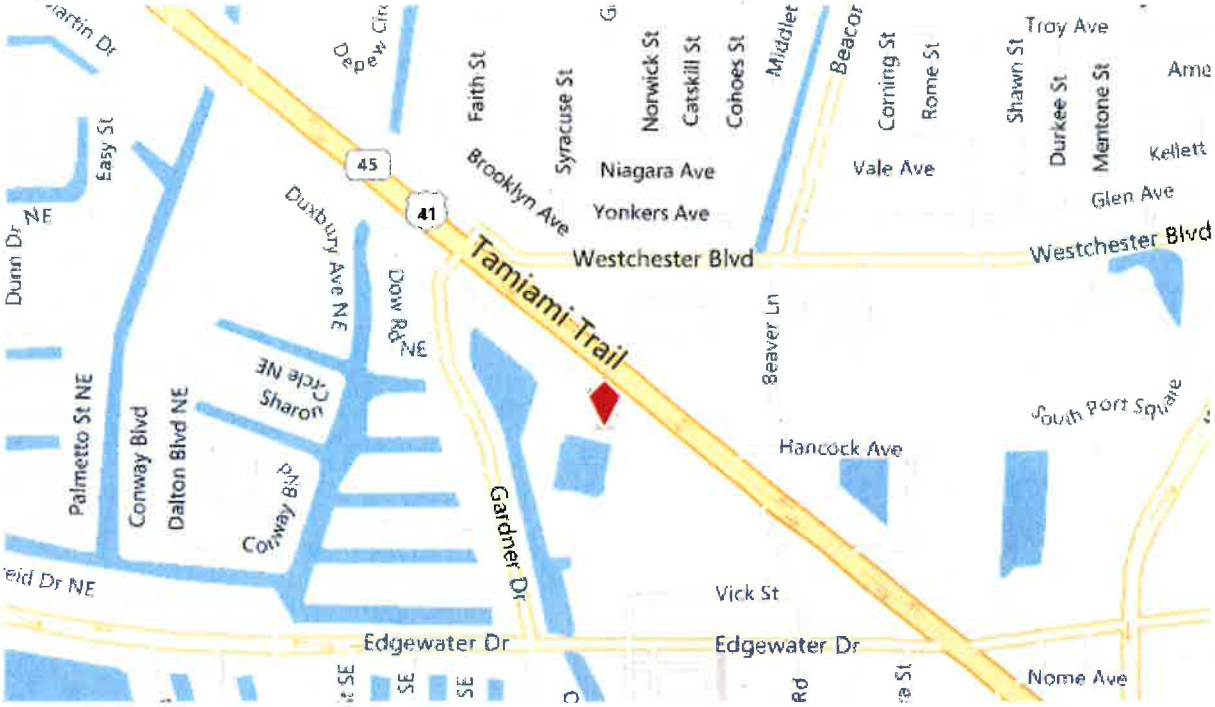
Find Out More...

Description

30 private offices, 10 hard wall cubicles, and 3 conference rooms
Built-in high density mobile file storage shelving system
GE Fire Shield Alarm System, full fire sprinkler coverage
Motion activated lighting system
Over 60 parking spaces

Located in Central Park Professional Center on US 41

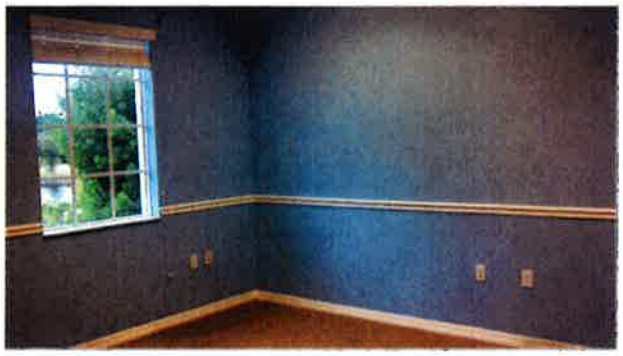
Map of 4161 Tamiami Trail, Port Charlotte, FL 33952 (Charlotte County)



Additional Photos

Central Park Professional Center

Central Park Professional Center



Central Park Professional Center

Central Park Professional Center

Central Park Professional Center

Created 11/19/2013

Gary Tasman *— (239) 489-3600*

CUSHMAN & WAKEFIELD | COMMERCIAL PROPERTY SOUTHWEST FLORIDA

Office Property For Lease

CENTRAL PARK PROFESSIONAL CENTER

4161 TAMIAMI TRAIL, Port Charlotte, FL 33952

Total Space Available:	10,000 *SF*
Rental Rate:	$1.17 */SF/Month*
Min. Divisible:	4,000 *SF*
Property Type:	Office
Property Sub-type:	Office Building
Building Size:	10,000 *SF*
Building Class:	B
Year Built:	2006
Zoning Description:	CG
Listing ID	19208875
Last Updated	14 days ago

Find Out More...

1 Space Available

Display Rental Rate as Entered

Space 1		
	Space Available:	**10,000 *SF***
	Rental Rate:	**$14 */SF/Year***
	Space Type:	Office Building
	Min. Divisible:	4,000 *SF*
	Lease Type:	NNN
	Date Available:	Apr 2015

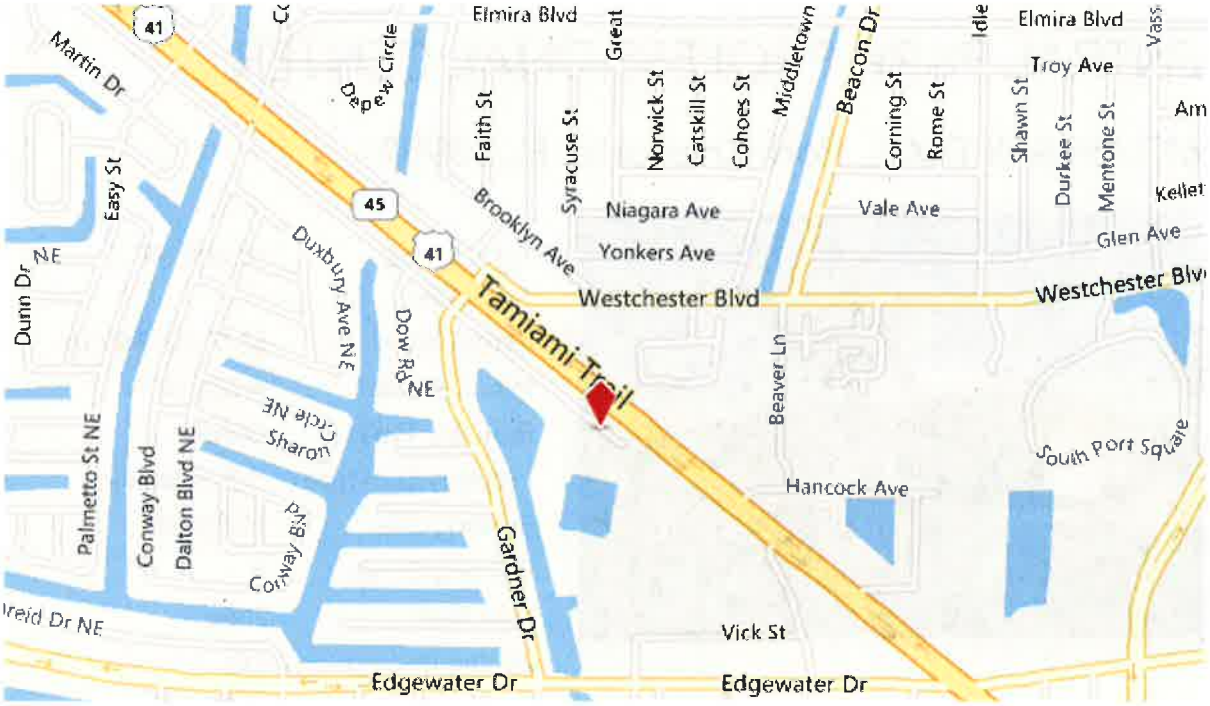
Description

Features 30 private offices, 10 hard wall cubicles and 3 conference rooms. Two double door entrances. GE Fire Shield Alarm system with full fire sprinkler coverage. Motion activated lighting

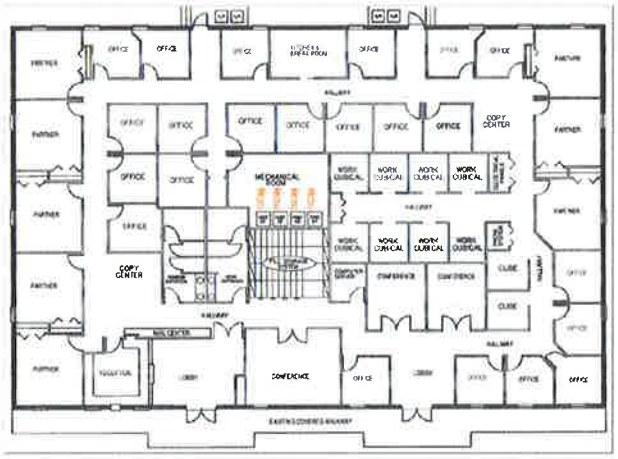
system. Over 60 parking spaces.
Owner will demise.

Located in Central Park Professional Center on US41.

Map of 4161 TAMIAMI TRAIL, Port Charlotte, FL 33952 (Charlotte County)



Additional Photos



CENTRAL PARK PROFESSIONAL CENTER

CENTRAL PARK PROFESSIONAL CENTER

Created 4/24/2015