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We assume no liabilities for errors and omissions.

## SIENNA VILLAGE OFFICE PARK

### CPR Team Contact

Jim Engelmann

813.508.4981 Cell

[jim@cprteam.com](mailto:jim@cprteam.com)

**4 Months Free Rent**  
For Qualified Tenants

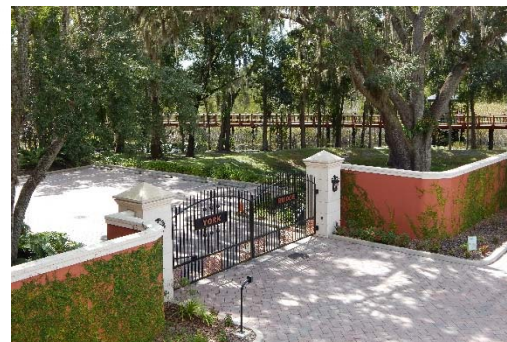
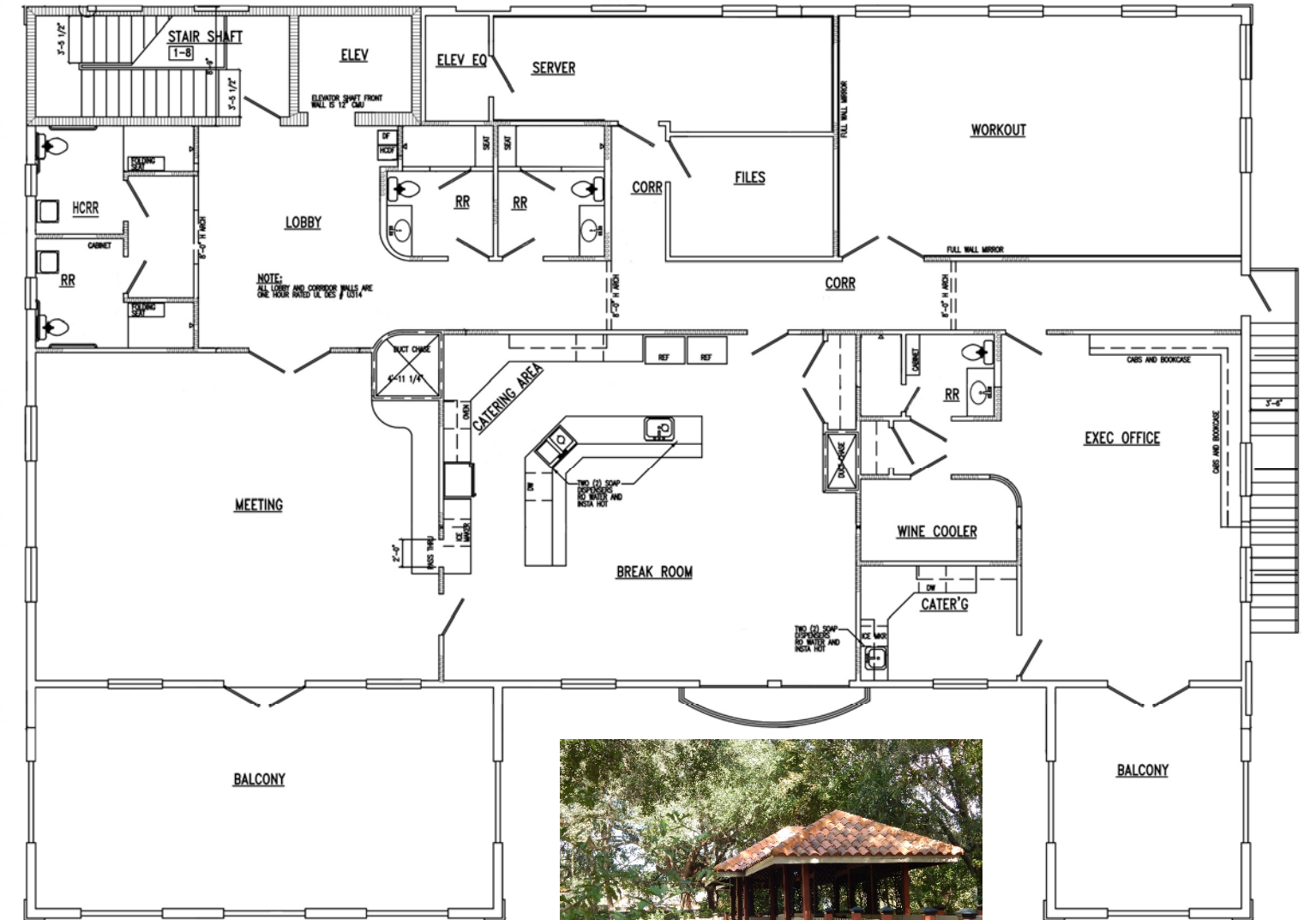
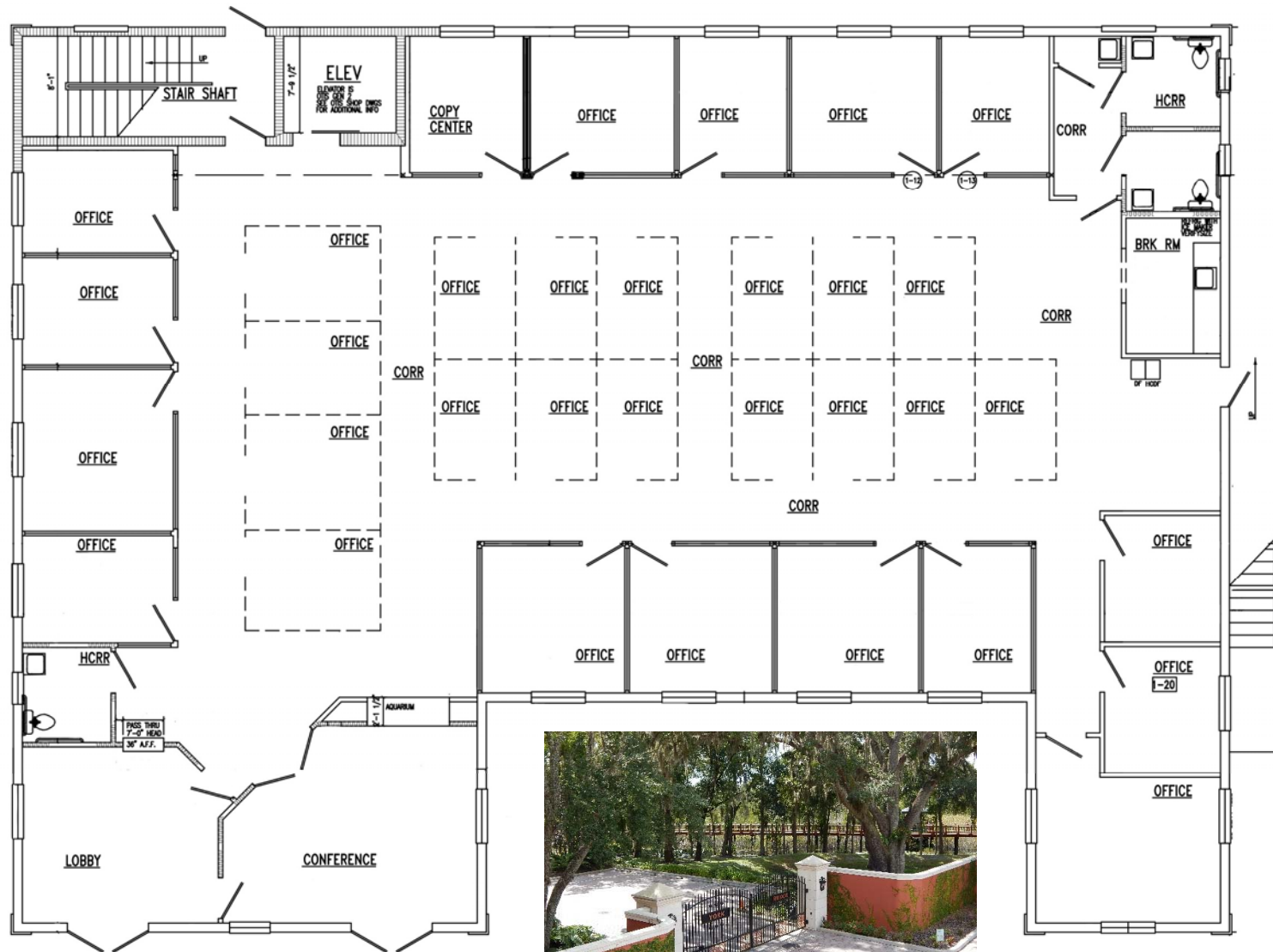


2420 Brunello Trace, Lutz FL 33558

- 9,850 sf of beautiful, freestanding Class A office for lease
- Signature property in the heart of Pasco's dynamic SR 54 Corridor
- Professional space with high-end finishes
- Private gated parking with shade trees, custom covered bridge and boardwalk overlooking scenic wetlands
- New Retail and office development proposed on adjoining site
- Perfect for legal, financial, medical, therapy and hospitality groups

**Lease Rate: 22.50/SF MG**

# Floor Plans and Photos



## SIENNA VILLAGE OFFICE PARK – BLDG B

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This upscale office is now available in the exclusive Sienna Village professional park. The 1,466 sf space includes 5 offices, a conference room, lounge and reception area. Perfect for professional office, medical or spa uses. In addition to the SR 54 visibility, the property includes a secluded boardwalk with views of the natural areas surrounding the property.

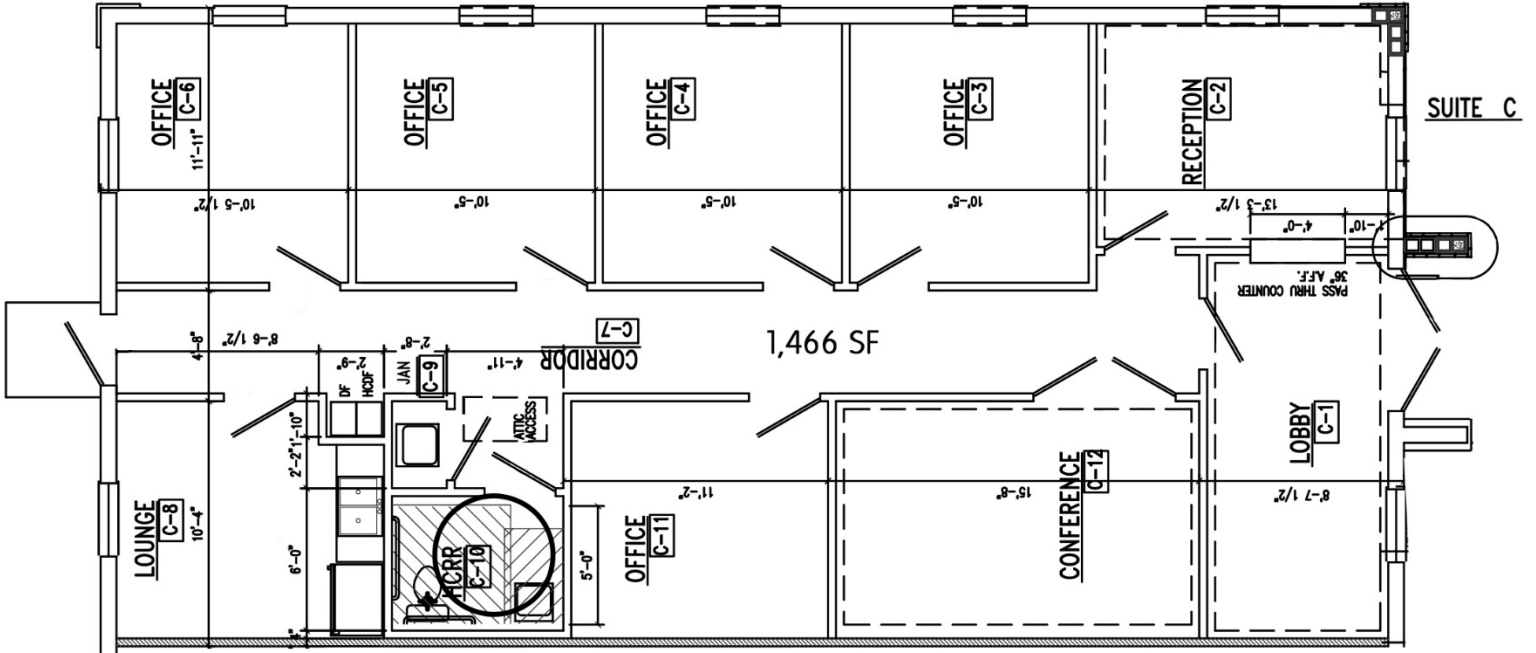
Conveniently located in the heart of the State Road 54 corridor, this is a great location within minutes of tremendous new commercial and residential development.



**2435 Brunello Trace, Lutz FL 33558**

**Lease Rate: \$21.00/SF MG**

# 2435 Brunello Trace – Suite C



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