



COCHRAN PROFESSIONAL CENTER

19500 Cochran Blvd, Port Charlotte, FL 33948



Presented By: **Sath Voleti, CCIM,
CIPS, ALC**

Vijay Samtani, P.A.

Offering Highlights

- Versatile and allows for many Office/Professional
- Incredible location for an Education facility
- Murdock area is Center of Activity
- Easy Access to US 41 and I-75

FOR LEASE 19,811 SQ.FT.



COCHRAN PROFESSIONAL CENTER
19500 Cochran Blvd, Port Charlotte, FL 33948

Price Per Sq.Ft.	\$18.50
Max Contiguous Sq.Ft.	26,677
Building Sq.Ft.	26,677
Occupancy	
Year Built	1999
Building Class	-

PROPERTY DESCRIPTION

Lots of land and potential to build out new space, this property is suitable for a high visibility office/community use. Owner is looking to lease the entire space and potential for build-out allowance exists. Currently being used as offices for a quasi-governmental agency, this office is perfect for any user looking for the best location and a high quality building!

Excellent location for this single/multiple user office building in Port Charlotte. Located directly next to a brand new Kohl's, this property boasts phenomenal location and is perfect for many types of services including medical, education, community services, office, research and development, and many more.

HIGHLIGHTS

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Exclusively Listed By:

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Space For Lease - Office

19500 Cochran Blvd - Port Charlotte, FL 33948



Located in the Heart of Regional Shopping Area

Available Spaces

Space	Size S.F.	Rate/S.F.	Lease Type	Available	Divisible
1	19,811	\$18.50	NNN	3/1/2008	N

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239.898.3612



Space For Lease - Office



Excellent Space

19,811 S.F. Available

19500 Cochran Blvd - Port Charlotte, FL 33948

Space Information		Property Information	
Space No.	1	Building Size	26,677
Lease Rate	\$18.50/S.F./Year	Year Built	1999
Date Available	3/1/2008	Location Class	-
Lease Type	NNN	Building Class	-
Divisible	N	Parking Ratio	

Description Currently Used as professional offices, this incredibly located office building lends itself to many uses. Property would operate as a great corporate branch, call center, education facility, and many other uses which can capitalize on this Class A proximity to all of Charlotte County's amenities.

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Space For Lease - Office

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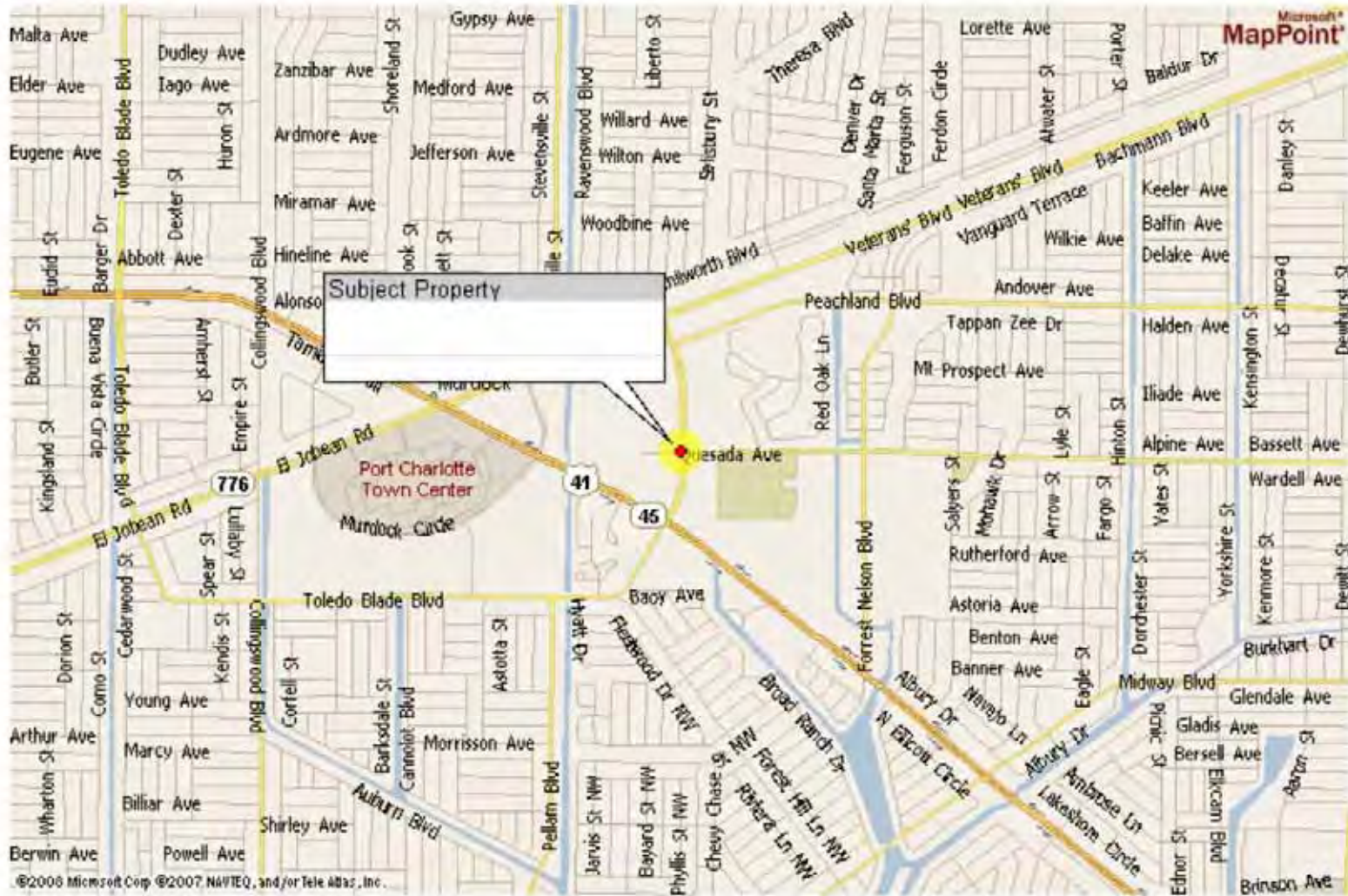
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Location Map



Parcel Map



Rent Comparable

Murdock Circle - Building B
 18300 Murdock Circle
 Port Charlotte, FL 33948



THE PROPERTY

Year Built	2006	Total S.F.	11,344
% Vacant	100.00 %	Asking Annual Rent/S.F.	\$19.50

Comments

Rent Comparable

Medical Building
19621 Cochran Avenue
Port Charlotte, FL 33948





THE PROPERTY

Year Built	2006	Total S.F.	9,112
% Vacant	100.00 %	Asking Annual Rent/S.F.	\$23.00

Comments

Rent Comparables Summary

Property Location	Year Built	Total S.F.	% Vacant	Asking Annual Rent/S.F.	Photo
Murdock Circle - Building B 18300 Murdock Circle Port Charlotte, FL 33948	2006	11,344	100.00 %	\$19.50	
Medical Building 19621 Cochran Avenue Port Charlotte, FL 33948	2006	9,112	100.00 %	\$23.00	
Averages	2006	10,228	100.00 %	\$21.25	

Rent Comp Map



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- Subject Property 19521 Toledo Blade Boulevard Port Charlotte, FL
- 2 Murdock Circle - Building B 18300 Murdock Circle Port Charlotte, FL
- 3 Medical Building 19621 Cochran Avenue Port Charlotte, FL



The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.