



Property Overview:

This new professional park will serve the needs of the small office professional or a large firm, looking for a satellite location. The park consists of 17 stand-alone office buildings ranging from 2,500 SF to 6,000 SF. The park is being developed and constructed by McCullagh & Scott, a top-rated builder in the Brandon community for over 30 years.

The Location:

The executive offices are located just off of Lumsden Road and Bell Shoals Road. It is centrally located. Brandon Regional Hospital (1.8 miles) and the new BayCare Health Hub (2.8 miles.) This park is less than two miles to the Lee Roy Selmon Crosstown extension, which offers easy access to downtown Tampa.

Price: 1,248 SF available. \$25.00 per SF, NNN

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LOCAL ❤️ GLOBAL REACH

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IF CAST CONCRETE MASONRY WALL
TO REMAIN, REMOVE 1/2" GAPS ON INSIDE
GAP, METAL FILLING @ 15° ON CORNER
W/ 1/4" AIR GAP. INSULATION BETWEEN ON
INSIDE FACE OF WALL, WITH 1" CONCRETE
TEXTURE WITH PAINT FINISH



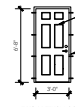
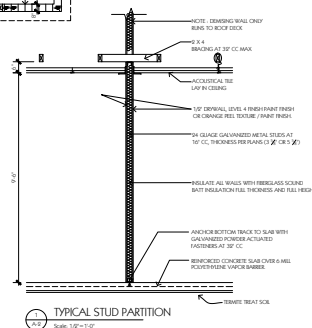
FRAME WALL, NO BEARING, NO BATTED
WOOD STUDS AT 16" OC OR CARBONATED
FIBER REINFORCED POLYMER (FRP) STUDS
AT 16" OC WITH 1/2" GAPS. CHASE, PROVIDE 1/2" AIRSPACE
RESISTANT GASK AT EACH OF THE CORNERS ALL THE AREA
INSULATE ALL SPACES WITH BATT INSULATION. FULL
THICKNESS AND FULL HEIGHT



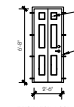
DOUBLE-PANE WINDOW



DOUBLE-PANE DOOR



TYPICAL INTERIOR DOOR



TYPICAL BIFOLD DOOR

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 110.8 AND CHAPTER 633, FLORIDA STATUTES.

dr	ISP
pr	91-098
ch	MDJ
da	19-24-2021

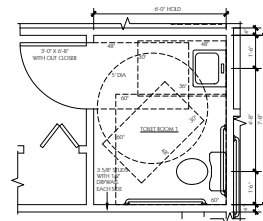
architect	engineer
Mark D. Johnson, AIA AR-0009000	

OFFICE INTERIOR FINISHOUT
LOT 17A BELL SHOALS EXECUTIVE PARK
BRANDON, FLORIDA
1110-A BELL SHOALS ROAD

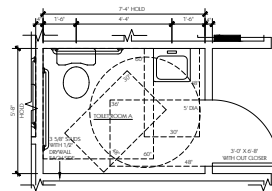
McKee Johnson Architecture, Inc.
P.O. BOX 979 VAIL G. FLORIDA 33596-9798
AA-C000164
813-685-4521



1	
2	
3	
4	
SHEET	
A-2	
OF 7	



TOILET ROOM 1



TOILET ROOM A

LARGE SCALE TOILET PLANS
SCALE: 1/8" = 1'-0"
NOTE: SEE SHEET P-1 FOR MOUNTING HEIGHTS.