



**KLEIN & HEUCHAN, INC.**  
**REALTORS**

Commercial/Investment/Real Estate Services

LO-1240

## PROFESSIONAL OFFICE FOR LEASE



**4919 W. LAUREL ST.**  
**TAMPA, FL 33607**

- 17,032 SF
- RECENTLY RENOVATED
- WESTSHORE BUSINESS DISTRICT
- CLOSE TO RESTAURANTS & SHOPS
- EASY ACCESS FROM MAJOR ROADWAYS
- CLOSE TO INTERNATIONAL MALL
- CLOSE TO TAMPA AIRPORT
- **LEASE RATE: \$22/SF NET**



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[www.kleinandheuchan.com](http://www.kleinandheuchan.com)





**ADDRESS:** 4919 W. Laurel St.  
Tampa, FL 33607

**LOCATION:** Property is located south of Spruce/  
Boy Scout Blvd., in between O'Brien St & Westshore  
Blvd. on the N. side of W. Laurel St.

**LAND AREA:** 96,773 SF)

**ZONING:** M-AP-1 - Airport Compatibility District  
**LAND USE:** M-AP – Municipal Airport Compatibility  
**FLOOD ZONE:** 'X' – No Flood Insurance Required

**IMPROVEMENTS:** 17,032 SF

**LEGAL DESCRIPTION:** Lengthy, in listing file

**YEAR BUILT:** 1979

**UTILITIES:** Electric – TECO Electric  
Water/Sewer/Trash – Hillsborough County

**CLEAR CEILING HEIGHT:** 12"

**PARKING:** 4/1000

**TAXES:** \$60,484.91(2022)

**PRESENT USE:** Professional Office

**FOLIO #:** 112028-0100

**LEASE RATE:** \$22/SF, Net

**NOTES:** This property is ideally located in the Westshore Business District, minutes from shopping, restaurants, banking and the Tampa International Airport. This 17,032/SF professional office was recently renovated from top to bottom! New floor covering, paint, drop ceiling, lighting and more. We even have a separate state of the art break room with a small warehouse for equipment storage. We offer 4/1000 parking ratio and outstanding signage and visibility.

**KEY HOOK #:** None

**ASSOCIATE:** Lawrence D. Gilbert

**K&H SIGNAGE:** 3 x 4 (2)

**LISTING CODE:** LO-1240-3-31

**SHOWING INFORMATION:** 24 Hr. notice require - Listing Associate must accompany all showings.

### LEASING INFORMATION

**PROJECT SIZE:** 17,032 SF

**SPACE AVAILABLE:** 17,032 SF

**PARKING:** 4/1,000

**OCCUPANCY:** Immediate

**RENT:** \$22/SF, Net

**ESCALATION:** 5%

**EXPENSES ESTIMATED:** \$8.95/SF

#### OTHER CHARGES

#### LESSOR

#### LESSEE

Real Estate Taxes	X	CAM
Insurance	X	CAM
Insurance: Personal Property & Liability		X
Trash	X	CAM
Exterior Maintenance	X	CAM
Interior Maintenance		X
Water	X	CAM
Management	X	CAM
Electric	X	CAM

**MINIMUM TERM:** 3 years

**SIGNAGE:** Monument & Building