



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

Commercial/Investment/Real Estate Services

LO-1240-A

# PROFESSIONAL OFFICE FOR LEASE



**4913 W. LAUREL ST.**  
**TAMPA, FL 33607**

- 10,242 SF
- WESTSHORE BUSINESS DISTRICT
- RECENTLY RENOVATED
- CLOSE TO RESTAURANTS & SHOPS
- EASY ACCESS FROM MAJOR ROADWAYS
- CLOSE TO INTERNATIONAL MALL
- CLOSE TO TAMPA AIRPORT
- **LEASE RATE: \$22/SF NET**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
www.kleinandheuchan.com



**ADDRESS:** 4913 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:** 37,395 SF

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

**DIMENSIONS:** 135' X 280'

**IMPROVEMENTS:** 20,850 SF

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

**YEAR BUILT:** 1981

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

**CLEAR CEILING HEIGHT:** 12'

**PARKING:** 4/1000

**TAXES:** \$53,377.40 – (2022)

**PRESENT USE:** Office

**FOLIO #:** 112029-0200

**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 building is a total of 20,850/SF with 10,242/SF available for lease. The building was recently renovated and offers a 4/1000 parking ratio with outstanding signage and visibility. Building can also be purchased.

**KEY HOOK #:** None

**ASSOCIATE:** Lawrence D. Gilbert

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

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

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

### LEASING INFORMATION

**PROJECT SIZE:** 20,850 SF

**SPACE AVAILABLE:** 10,252 SF

**PARKING:** 4/1,000

**OCCUPANCY:** Immediate

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

**ESCALATION:** 5%

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

<u>OTHER CHARGES</u>	<u>LESSOR</u>	<u>LESSEE</u>
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