

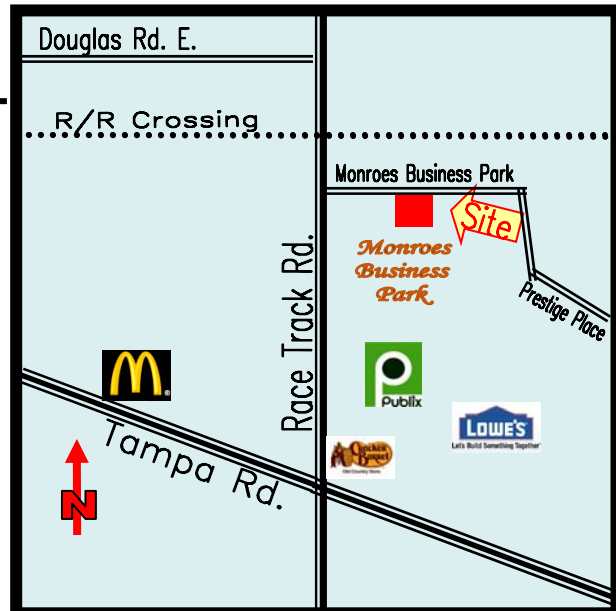


5,225 SF PROFESSIONAL OFFICE FOR LEASE



**13904 MONROES BUSINESS PARK
TAMPA, FL 33635**

- 5,225 SF AVAILABLE
- FREE STANDING BUILDING
- GREAT 3 COUNTY LOCATION (HILLSBOROUGH, PINELLAS & PASCO)
- EASY TRANSPORTATION ROUTES
- VERY NICE FLOOR PLAN
- HIGH PARKING RATIO
- **LEASE RATE \$21.95/SF
FULL SERVICE**



ADDRESS: 13904 Monroes Business Park
Tampa, FL 33635

LOCATION: Property is located east of Race Track Rd., on the south side of Monroes Business Park.

LAND AREA: .14 Acres
DIMENSIONS: Irregular

ZONING: PD-Planned Development – Hillsborough Cty.
LAND USE: LI – Light Industrial
FLOOD ZONE: AE- Flood Insurance Required

IMPROVEMENTS: 5,975 SF

LEGAL DESCRIPTION: Lengthy – in listing file

YEAR BUILT: 2017

UTILITIES: Water & Sewer – Hillsborough County Public Utilities, Electric– TECO & Trash- Waste Management.

PARKING: 6 /1000

LEASE RATE: \$ 21.95/SF, Full Service

TAXES: \$13,663.01 (2020)

FOLIO #:004257-5686

NOTES: 5,225 SF available in Monroe's Business Park. Space offers reception area, 2 large conference rooms, multiples offices, cubicles, production area, eat in kitchen and his and hers restroom. High end finishes which include glass entry conference room, upgraded flooring, LED lighting, etc. Flexible layout allows for easy flow. Signage will be available on building. Close to many eateries. Ideal for any professional office user looking to be centrally located.

KEY HOOK #:3

ASSOCIATE: Monique Petronje

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1226-3-25

SHOWING INFORMATION: Must contact Listing Associate to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 5,975 SF

SPACE AVAILABLE: 5,225 SF

PARKING: 6 /1000

OCCUPANCY: Immediate

RENT: \$ 21.95/SF, Full Service

ESCALATION: 3%

OTHER CHARGES	LESSOR	LESSEE
Real Estate Taxes	X	
Insurance	X	
Insurance: Personal Property & Liability		X
Trash	X	
Exterior Maintenance	X	
Interior Maintenance	X	
Water	X	
Management	X	
Electric	X	

MINIMUM TERM: 5 years

SIGNAGE: On building & front door