



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

Commercial/Investment/Real Estate Services

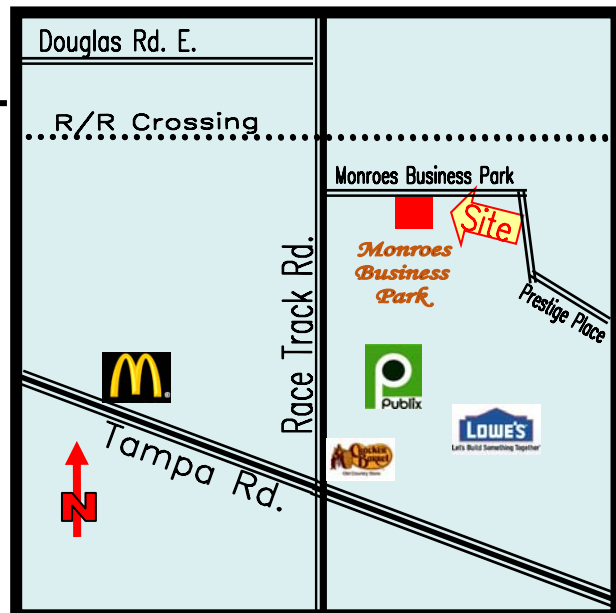
LO-1226

# 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 \$19.00/SF  
FULL SERVICE**



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



**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:** \$19.00/SF, Full Service

**TAXES:** \$15,094.89 (2021)

**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:** \$19.00/SF, Full Service

**ESCALATION:** 3%

<b>OTHER CHARGES</b>	<b>LESSOR</b>	<b>LESSEE</b>
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