



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

PROFESSIONAL OFFICE COMPLEX FOR SALE



4913 & 4919 W. LAUREL ST.
TAMPA, FL 33607

- 37,882 TOTAL SF
- 3 BUILDING COMPLEX
- 3 PLUS ACRES/LAND
- WESTSHORE BUSINESS DISTRICT
- 4/1,000 PARKING
- **SALE PRICE: \$ 12,000,000**



ADDRESS: 4913 & 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: 134,168 SF (3.08 ac)

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

DIMENSIONS: 466' x 280' ±

IMPROVEMENTS: 37,882 SF

LEGAL DESCRIPTION: Lengthy, in listing file

YEAR BUILT: 1979 / 1981

UTILITIES: Electric - TECO Electric
Water/Sewer/Trash - Hillsborough County

CLEAR CEILING HEIGHT: 12'

PARKING: 4/1000

TAXES: \$96,825 - (2021)

PRESENT USE: Office / Retail

FOLIO #: 112029-0200 & 112028-0100

MORTGAGE HOLDER: Flagship Bank

TERMS: Cash

BALANCE: \$6,000,000

PRICE: \$12,000,000

NOTES: Outstanding opportunity to purchase a 3 plus acres multiple building professional office complex with income to offset debt service in the heart of the Westshore Business District. Total square footage of the project is 37,882 with 10,608/SF rented to the VA, currently paying \$143,950/per year. This leaves two high end office spaces available for an owner/user totaling 27,274/SF (4919 W Laurel St. 17,032/SF & 4913 W Laurel St. vacant 10,242/SF) Both units were built out in 2020 and have all high end finishes. This property is ideally located in Westshore and is minutes to shopping, restaurants, banking and more. The property enjoys a 4/1,000 parking ratio and is for sale at \$12,000,000 or for lease at \$30.75/PSF full service. Call today to schedule your private tour.

KEY HOOK #: None

ASSOCIATE: Lawrence D. Gilbert

K&H SIGNAGE: 3 x 4 (2)

LISTING CODE: SI-1609-5/3-31

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

SURVEY:

