



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

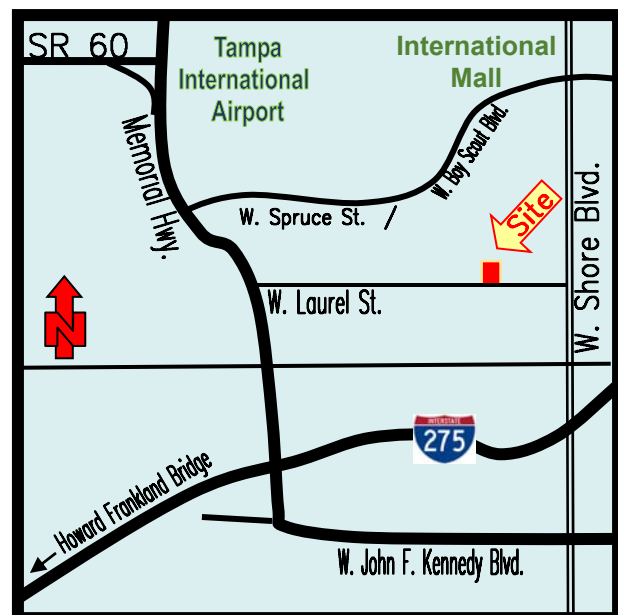
LO-1240-A

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

DIMENSIONS: 135' X 280'

LAND USE: M-AP – Municipal Airport Compatibility

IMPROVEMENTS: 20,850 SF

FLOOD ZONE: 'X' – No Flood Insurance Required

YEAR BUILT: 1981

LEGAL DESCRIPTION: Lengthy, in listing file

CLEAR CEILING HEIGHT: 12'

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

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

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