



**KLEIN & HEUCHAN, INC  
REALTORS**

Commercial/Investment/Real Estate Services

LO-1320

# AWARD WINNING WESTSHORE OFFICE FOR LEASE



**5402 W. LAUREL ST., UNIT # 1-B  
TAMPA, FL 33607**

- 10,116 SF TOTAL
- 2<sup>ND</sup> FLOOR EXECUTIVE OFFICES
- 20' HIGH CEILINGS
- INCLUDES A/C GARAGE
- AWARD WINNING
- HIGH END INTERIOR FINISHES
- LEASE RATE: \$28.00/SF MODIFIED GROSS
- RENT: \$23,604.00/MONTH + SALES TAX



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



**ADDRESS:** 5402 W. Laurel St., Unit #1-B  
Tampa, FL 33607

**LOCATION:** From Spruce St., south on O'Brien. West on W. Laurel, property is on the south side of W. Laurel St.

**LAND AREA:** 2.36 Acres

**DIMENSIONS:** Irregular

**ZONING:** M-AP-2 - Airport Compatibility District

**LAND USE:** M-AP – Municipal Airport Compatibility

**IMPROVEMENTS:** 69,670 SF

**FLOOD ZONE:** 'AE' – Flood Insurance Required

**YEAR BUILT:** Bldg. 1975  
Interior space - 2017

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

**CLEAR CEILING HEIGHT:** 20'

**UTILITIES:** Electric – TECO, Water/Sewer/Trash – Via Association (Hillsborough County)

**PARKING:** 4/1000  
**PRESENT USE:** Office

**TAXES:** \$29,901.69 (2023)

**MORTGAGE HOLDER:** F & C

**FOLIO #:** 112485-0104

**LEASE RATE:** \$28.00 PSF Modified Gross

**TERMS:** Cash

**NOTES:** Now is your chance to rent or purchase an Architectural Award Winning Commercial Office Space in the Westshore Business District!!! This one of a kind 10,116 SF office suite. Twenty eight (28) workstations in two separate bullpens, nine (9) private offices, two (2) conference rooms, secured space previously a certified SCIF, separate IT room with redundant HVAC, sitting area for guest and employees, open employee kitchen on the first floor and an executive kitchen and restroom on the second floor. The Suite has it's own 432 SF secured storage room complete with air conditioning and an overhead rollup door. Construction is underway for an additional parking lot adjacent to this suite offering a new owner 4 parking spaces per thousand square feet, which is almost unheard of in the Westshore area. Pictures alone do not do this space justice. Monthly Association Fee is \$3,846.24 (\$4.56/SF) & includes Property Insurance, Water/Sewer, Landscaping & more. Call today to schedule your private tour of this one of a kind office suite.

**KEY HOOK #:** 21  
**K&H SIGNAGE:** 3 X 4

**ASSOCIATE:** Larry Gilbert  
**LISTING CODE:** LO-1320-2-31

**SHOWING INFORMATION:** Tenant in place: Listing Associate must schedule all showings.

**LEASING INFORMATION**

**PROJECT SIZE:** 69,670

**SPACE AVAILABLE:** 10,116 SF

**PARKING:** 4/1,000

**OCCUPANCY:** Immediate

**RENT:** \$28 PSF

**ESCALATION:** 5%

**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



Floorplan available upon request.

**MINIMUM TERM:** 5 years

**SIGNAGE:** Monument