



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SI-1693 / LO-1240-A

PROFESSIONAL OFFICE FOR SALE OR LEASE



**4913 W. LAUREL ST.
TAMPA, FL 33607**

- 20,850 SF TOTAL
- 10,242 SF AVAILABLE FOR LEASE
- 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 NNN**
- **SALE PRICE \$5,000,000**



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

LAND AREA: 37,395 SF

DIMENSIONS: 135' x 280'

IMPROVEMENTS: 20,850 SF

YEAR BUILT: 1981

CLEAR CEILING HEIGHT: 12' – 16'

PARKING: 4/1000

PRESENT USE: Office

SALE PRICE: \$5,000,0000

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.

ZONING: M-AP-1 - Airport Compatibility District

LAND USE: M-AP – Municipal Airport Compatibility

FLOOD ZONE: 'X' – No Flood Insurance Required

LEGAL DESCRIPTION: Lengthy, in listing file

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

TAXES: \$65,896.73 – (2024)

FOLIO #: 112029-0200

NOTES: Now available for Sale or Lease!!! A free-standing 20,850/SF building with 10,242/SF of vacant office is ideally located in the heart of the Westshore Business District and is perfect for an owner-user/investor. Located minutes from shopping, restaurants, banking and the Tampa International Airport. The office was recently renovated and the 10,608/SF warehouse has a long-term tenant paying over \$200,000 per year helping an owner/investor offset their debt service. Call today to schedule your tour of this property.

KEY HOOK #: None

ASSOCIATE: Lawrence D. Gilbert & Angel Calkins
(727)483-2512

K&H SIGNAGE: 3 x 4 (2)

LISTING CODE: SI-1693/LO-1240-A-3-31/14

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, NNN

ESCALATION: 5%

FLOORPLAN:

CAM: \$ 9.29/SF **FREE RENT AVAILABLE!!**

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

MINIMUM TERM: 3 years

SIGNAGE: Monument & Building

