



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

AWARD WINNING WESTSHORE OFFICE FOR SALE



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

- 10,116 SF TOTAL
- 2ND FLOOR EXECUTIVE OFFICES
- 20' HIGH CEILINGS
- INCLUDES A/C GARAGE
- AWARD WINNING
- HIGH END INTERIOR FINISHES

~~• SALE PRICE: \$4,250,000~~

PRICE REDUCED: \$3,750,000



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
FLOOD ZONE: 'AE' – Flood Insurance Required

IMPROVEMENTS: 69,670 SF

LEGAL DESCRIPTION: Lengthy, in listing file

YEAR BUILT: Bldg. 1975
Interior space - 2017

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

CLEAR CEILING HEIGHT: 20'

TAXES: \$29,901.69 (2023)

PARKING: 4/1000
PRESENT USE: Office

FOLIO #: 112485-0104

MORTGAGE HOLDER: F & C

TERMS: Cash

PRICE REDUCED: \$3,750,000

NOTES: Now is your chance to purchase or rent 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

ASSOCIATE: Larry Gilbert

K&H SIGNAGE: 3 X 4

LISTING CODE: SI-1665-2-31

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

Floorplan available upon request.

