



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

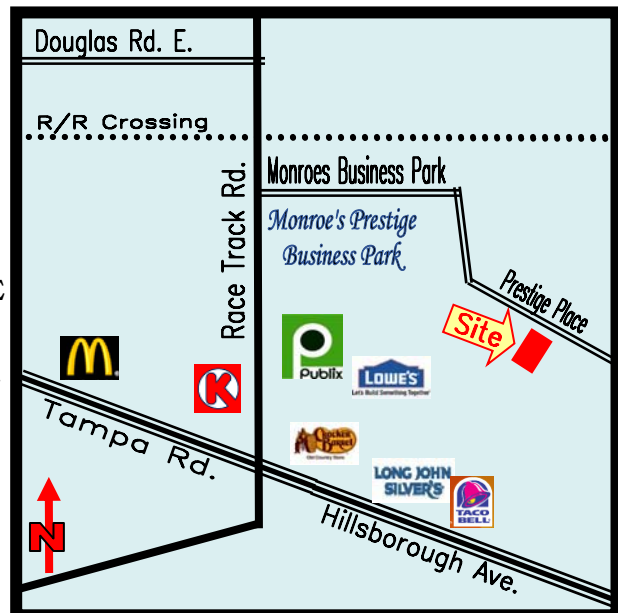
LO-1298

2,800 SF PROFESSIONAL OFFICE SPACE FOR LEASE



13513 PRESTIGE PLACE
SUITE #101
TAMPA, FL 33635

- 2,800 SF OFFICE SPACE
- NEW FLOORING & PAINT
- 7 PERIMETER OFFICES/ CONFERENCE ROOMS & LARGE OPEN WORK AREA
- GREAT NW HILLSBOROUGH LOCATION
- EASY ACCESS TO TAMPA, WESTCHASE, OLDSMAR, PALM HARBOR & CLEARWATER
- **LEASE RATE \$16.00/SF NNN + \$4.23/SF CAM (2024 EST.)**



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

www.kleinandheuchan.com



ADDRESS: 13573 Prestige Place, Ste. 101
Tampa, FL 33635

LOCATION: NE of the intersection of Hillsborough Ave., (Tampa Rd.) & Race Track Rd., in Monroe's Prestige Business Park.

LAND AREA: 39,825 SF
DIMENSIONS: 135' x 295'

ZONING: PD-Planned Development – Hillsborough Cty.
LAND USE: LI – Light Industrial
FLOOD ZONE: AE- Flood Insurance Required

IMPROVEMENTS: 9,800 SF

LEGAL DESCRIPTION: Lengthy – in listing file

YEAR BUILT: 2008

UTILITIES: Electric– TECO
Water & Sewer – Hillsborough County

PARKING: 26 spaces total

LEASE RATE: \$16.00/SF, NNN
+ \$4.23/SF CAM (2024 Est.)

TAXES: \$16,623.00 (2023)
PARCEL ID #: U-19-28-17-926-000000-33990.1

NOTES: 2,800 SF available for Lease. Centrally located NE of the intersection of Hillsborough Ave., (Tampa Rd) & Race Track Rd. and close to many eateries. Space includes large administration area, multiple offices, kitchenette, IT room and two restrooms. Four large area corner offices can also be used as conference rooms. Ideal for professional office use.

KEY HOOK #:N/A

ASSOCIATE: Donnie Russell (727) 709-2158

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1298-3-195

SHOWING INFORMATION: Call Listing Agent.

LEASING INFORMATION

PROJECT SIZE: 9,800 SF

SPACE AVAILABLE: 2,800 SF

PARKING: 26 spaces total

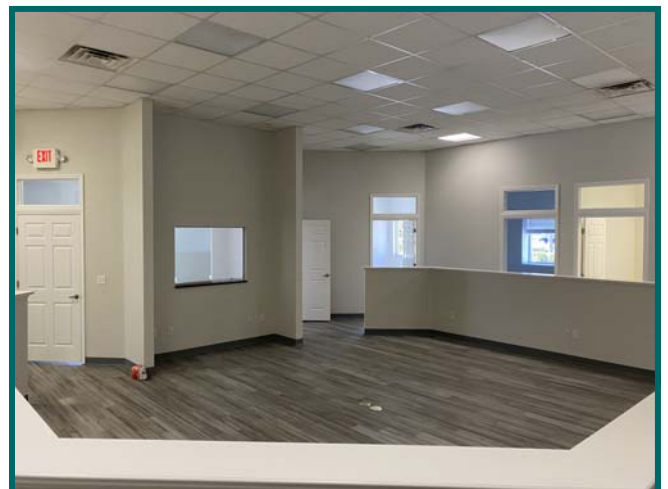
OCCUPANCY: Immediate

RENT: \$16.00/SF, NNN
+\$4.23/SF CAM (2024 Est.)

OTHER CHARGES

LESSOR LESSEE

Real Estate Taxes	CAM	
Insurance	CAM	
Insurance: Personal Property & Liability		X
Trash	CAM	
Exterior Maintenance	CAM	
Interior Maintenance		X
Water	CAM	
Management	CAM	
Electric		X



MINIMUM TERM: Negotiable

SIGNAGE: On building