

\$15/sf Full Service Gross

Property Details:

- Zoning CI – Commercial Intensive!
- USES Professional/Med Office Space
- Bldg SF 7,568 Total SF
- Special 2nd Floor Leased to June 2015
- Avail. 1st Floor Immediately Avail
- Rate Lease \$15/sf F.S.; 3200 sf
- Rooms 9 Ofcs, Kitchenette, 2 bathrms
- Terms 3-5+ Years; Lease 2 Own?
- Lot Size 26,250sf ; 250' on Arch x 105'

3514 W. ARCH ST.

3,200 sf 1st Floor Available!
I-275 & Himes (N. of Cypress)
SBA Eligible! SALE or LEASE

~~695,000~~
~~\$775,000.00~~ Sale

Lease Single Office to Entire 1st Floor
 From \$350-\$4,000/mos (+sales tax)

Own this bldg for almost FREE with SBA financing to qualified parties! At \$695,000; 10% down / 5.25% financing for 25 years this bldg has a payment of \$3730/mos. The upstairs lease pays \$4422.31/mos and was just leased until 2015. So essentially for about property taxes and insurance... You'd occupy & OWN this Westshore Office Bldg for just the down payment!

Freestanding deco' block construction professional building just S. of I-275 to the W of Himes. Nicely landscaped property, well-lit larger offices with floor to ceiling windows overlooking neighboring properties (see floor plan attached), more than adequate parking for 30+ vehicles, central location to downtown & Westshore, S. Tampa, the airport, the interstate, veterans... This superb first floor space has such amenities as (5) 12' x 13-15' offices, a 12'x22' conf room, 10'x16' server or conf rm, a 9'x12' kitchen, 16' x 30' open office space, a 16' x 18' office, mens and womens seperate multi-stall restrooms, a plumbed 9'x12' kitchenette and break room, phone and storage rooms and more. You must really see these offices and the surrounding locale to truly appreciate this central location. **Ideal for professional office or possible medical users in need of not-so-highly-visible location.** Owners may consider dividing space and have priced it as such on the floor plan, but would ultimately wish to lease entire space to one user. Call to see.



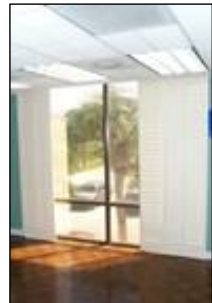
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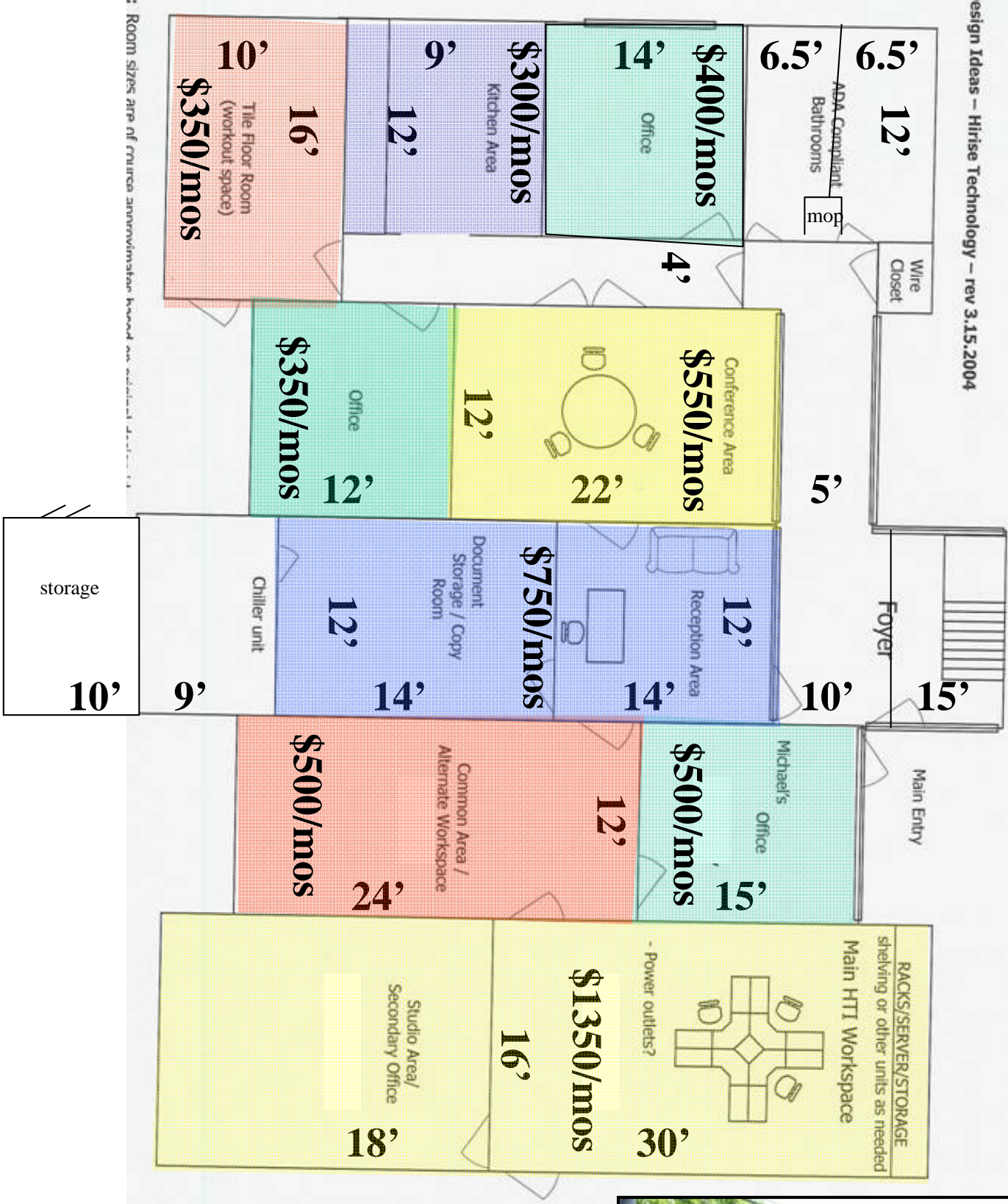
Information has been secured from sources we believe reliable, but no representations or warranties, expressed or implied, as to it's accuracy. All references to age, sq. ft., income and expenses are approximate. Customers should conduct their own investigations and rely on those results.



Looking Due West ; Adjacent Bldg to S.

3514 Arch St – Central/ S. Tampa Professional Space

Design Ideas – Hirise Technology – rev 3.15.2004



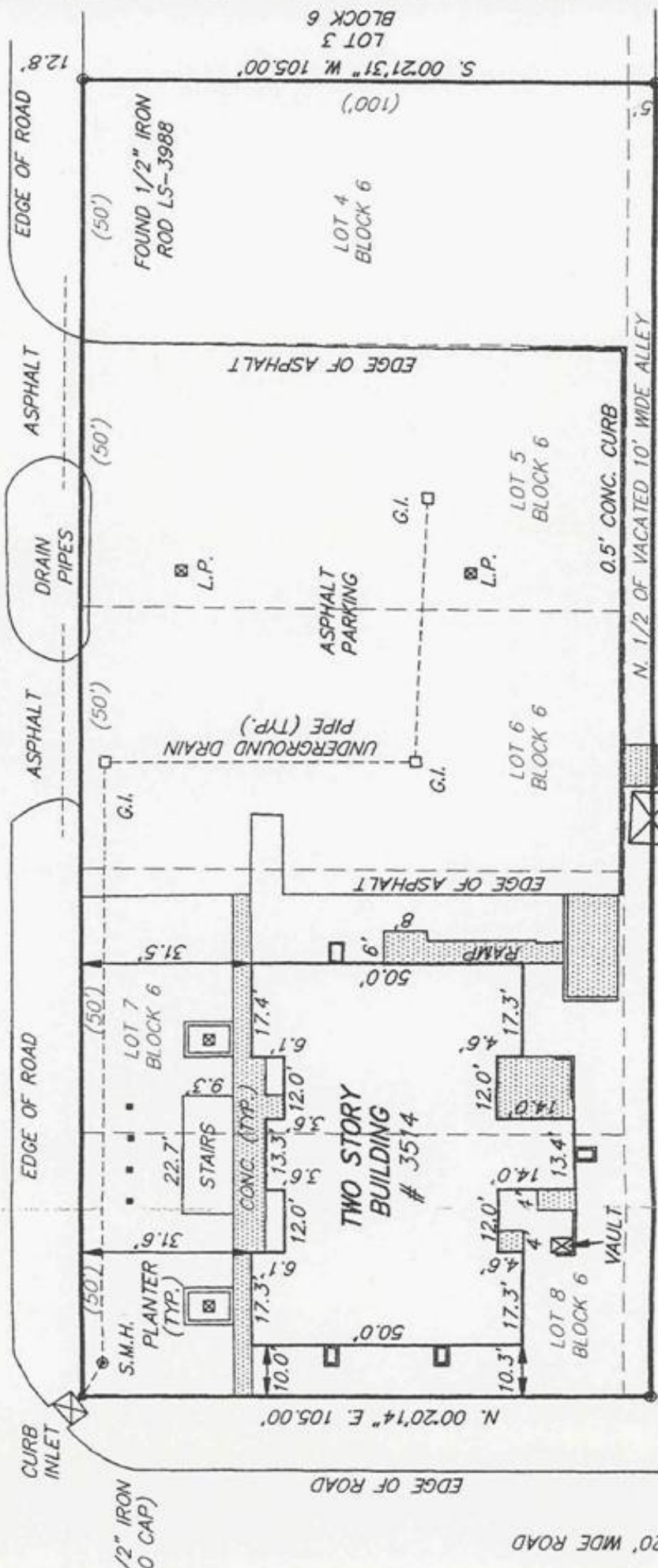
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**W. ARCH STREET (FIELD)
CARIBALDI STREET (PLAT)
(45' R/W)**

S. 89°57'37" E. (R.) 250' (M.) 249.99'
BASIS OF BEARINGS



7.5' X 10' METAL SHED
EXTENDS 3.9' OFF
SUBJECT PARCEL

6' X 8' CONC. PAD
EXTENDS 0.8' OFF
SUBJECT PARCEL

CARTWRIGHT & CHITTUM, INC.

One Mile Radius from 3514 Arch St. Tampa, FL 33607 Professional Office Lease Space

