



Property Details:

- Zoning CI with 4:1000 parking
- USES Professional Office Space
- Bldg SF 7,568 Total SF (3,100/sf floor)
- Special Ground Floor Ofc/ Prof Space
- Avail. 1st Floor Immediately Avail
- Rate **Gross Lease \$18/sf**
- Rooms 7+ Ofcs, Kitch, storage, recept
- Terms 3-5+ Years
- Lot Size 26,250sf ; 250' on Arch x 105'

**Entire 1st Floor Professional
I-275 & Himes (N. of Cypress)
Gross LEASE Avail Immediately**

\$4,976/mos
Gross (Rent + Sales tax)

Freestanding deco' block construction professional building just S. of I-275 to the W of Himes. Ground floor office space for lease at \$18/sf for user of entire floor; may consider sub-dividing depending upon size and term. 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 (3) 12' x 13'+ offices, 16' x 20' office, 16' x 27' office, mens and womens seperate multi-stall restrooms, a plumbed kitchenette, a 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, but would ultimately wish to lease entire space to one user. Monthly rent would be 3,100 sf x \$18/sf = \$4,650 x 1.07 (sales tax) = \$4,976 (inclusive) w/ Lessee still responsible for electric – or depending on user and use, we can negotiate a full-service lease. Call for showing, further details or whatnot.



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Realtors

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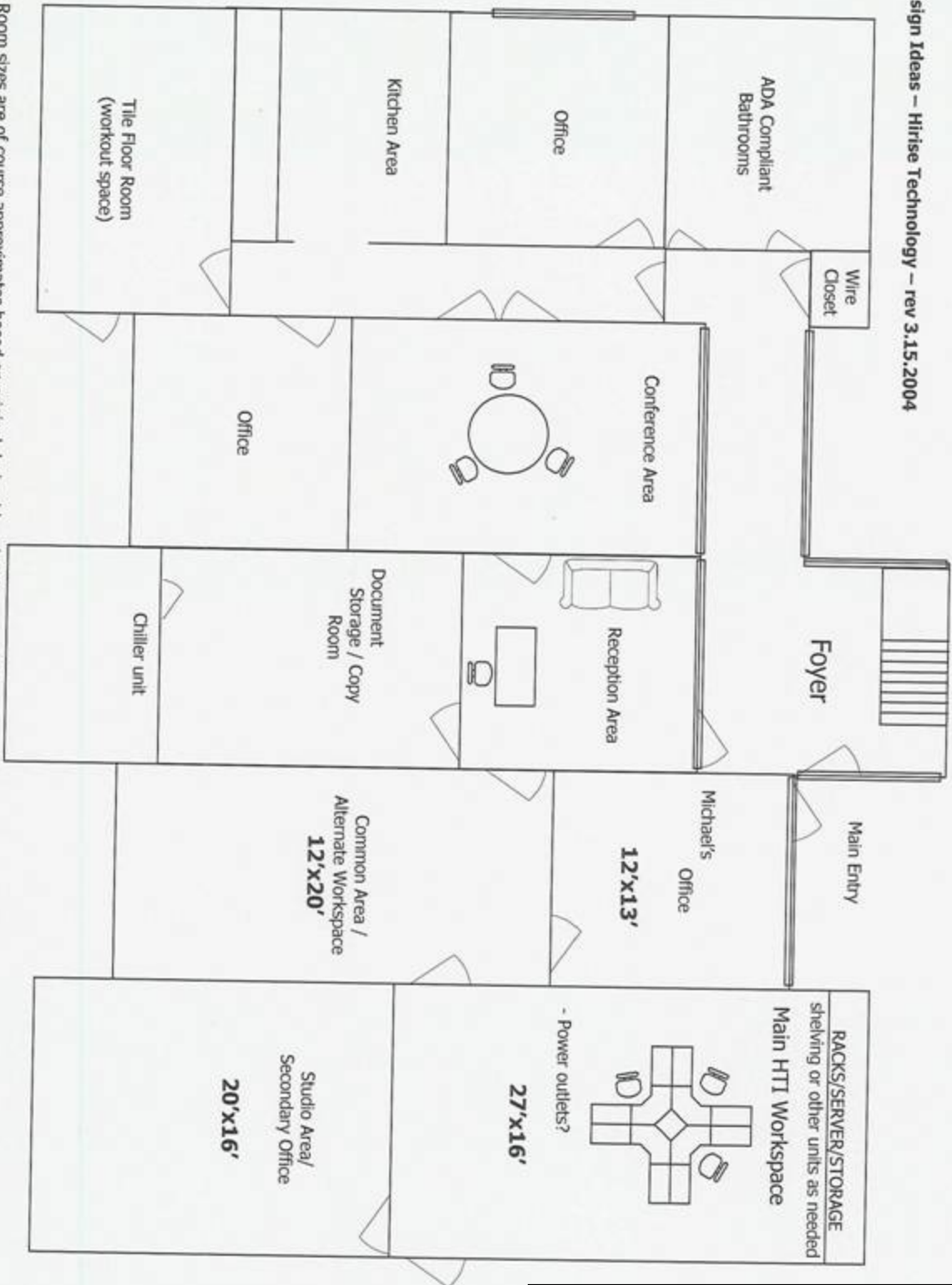
Information has been secured from sources we believe reliable, but no representations or warranties, expressed or implied, as to its accuracy. All references to age, sq. ft., income and expenses are approximate. Customers should conduct their own investigations and rely on those results.



Looking Due West ; Adjacent Bldg to S.

3514 Arch St – Central/ S. Tampa Professional Space

Design Ideas – Hirise Technology – rev 3.15.2004



Room sizes are of course approximate based on actual field...



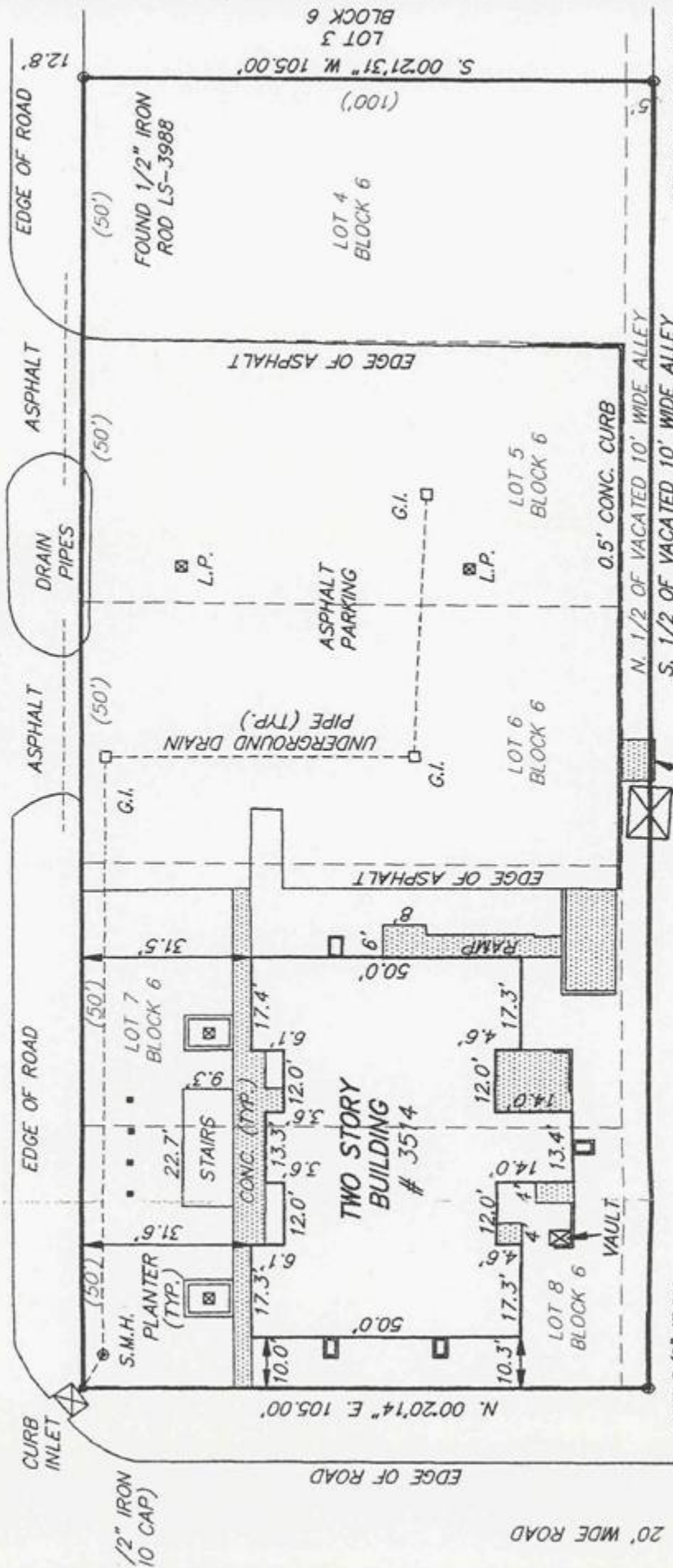
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**W. ARCH STREET (FIELD)
CARIBALDI STREET (PLAT)
(45' R/W)**

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



SET 5/8" IRON
ROD LB-6358

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

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

N. 1/2 OF VACATED 10' WIDE ALLEY
S. 1/2 OF VACATED 10' WIDE ALLEY

SET NAIL AND TAB
LB-6358 IN TREE ROOT

N. 89°57'37" W. (R.) 250' (M.) 249.95'

S. 00°21'31" W. 105.00'
LOT 3
BLOCK 6

LOT 4
BLOCK 6

LOT 5
BLOCK 6

LOT 6
BLOCK 6

LOT 7
BLOCK 6

LOT 8
BLOCK 6

EDGE OF ROAD

EDGE OF ROAD

EDGE OF ASPHALT

EDGE OF ASPHALT

0.5' CONC. CURB

N. 00°20'14" E. 105.00'

20' WIDE ROAD

1/2" IRON
10 CAP

CARTWRIGHT & CHITNUM, INC.

One Mile Radius from 3514 Arch St. Site

Professional Office Lease Space

