Property Details:

- Zoning CG
- Bldg Size 1,235 sf
- Lot Size 4,500 sf/ .10 Acre
- Utilities City Water/ Sewer
- Parking 10; 5 Front/ 5 Rear
- Frontage 50' on Kennedy x 90'
- Terms Lease ONLY; 3-5 yrs

Freestanding Retail/ Prof Bldg
3 Lg Offices & Fish-Tank Conf Rm.
Front & Back Entry & Parking

$2,000/mos
Gross Lease – NOT NNN! ☺

Retail/ Professional bldg on Kennedy just 1 block W. of Himes between Downtown and Westshore. This beautiful freestanding building was renovated to house a legal user, then occupied by a small firm for the last 3 years, and now can be yours… A truly impressive building for ANY professional or retail user. Completely renovated in the last 5 years; interior is immaculate and would make any legal or professional user PROUD and competitors envious; interior space boasts such things as 9-10' ceiling height, custom 3 color paint, 8' French doors throughout, 4 oversized offices w/ lots of windows (1 converted to filing and billing areas w/ 1 window – owner will return it to large office space if necessary), large glass laden conference room, central built-in reception w/ sliding window, a galley kitchenette, a handicapped bathroom, phone system in place for tenant use as well as completely "wired" and linked to each other. 5 Parking spaces in the front for guests and also 5 spaces available for staff in the rear (2 covered) which can be accessed via Kennedy to the E & W. **Available for lease only** at $2,000/mos gross w/ landlord responsible for roof/ AC & property taxes… Lessee (tenant) to pay own utilities, interior & exterior up-keep and will provide insurance… You really must see the interior of this building to truly appreciate. Very centralized office easily accommodates users looking for space in Downtown, Westshore, or almost anywhere in S. Tampa as you have many arterial thoroughfares nearby; incl Dale Mabry 3 blocks to the W, I-275 <1 mile to the N. on Himes & the Selman Expressway 1 mile to the SE. Signage on building.

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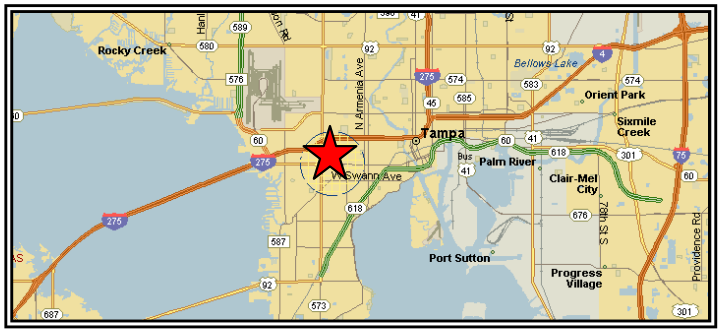

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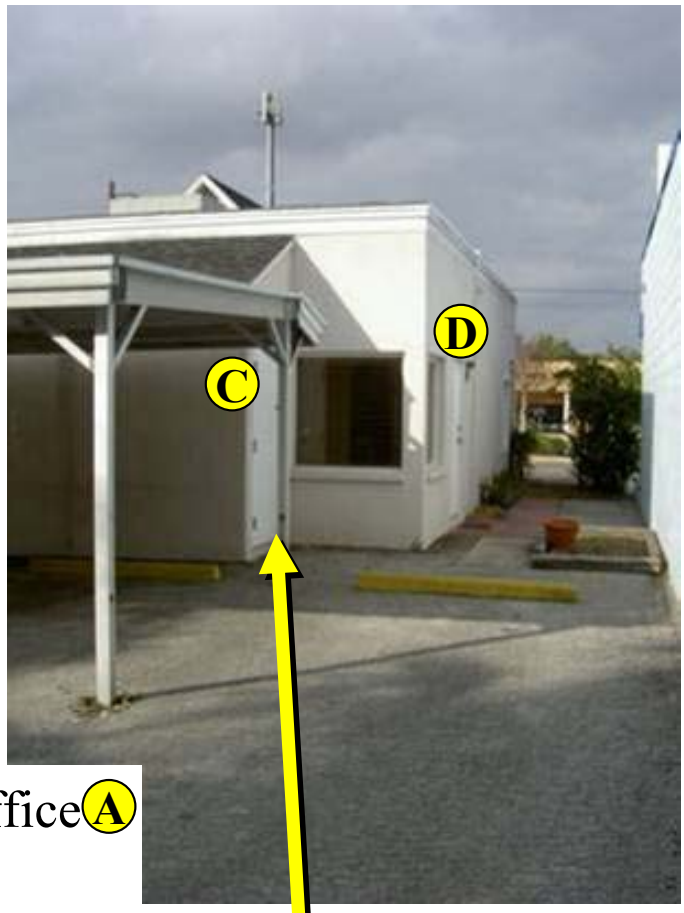
Typical Interior Pics

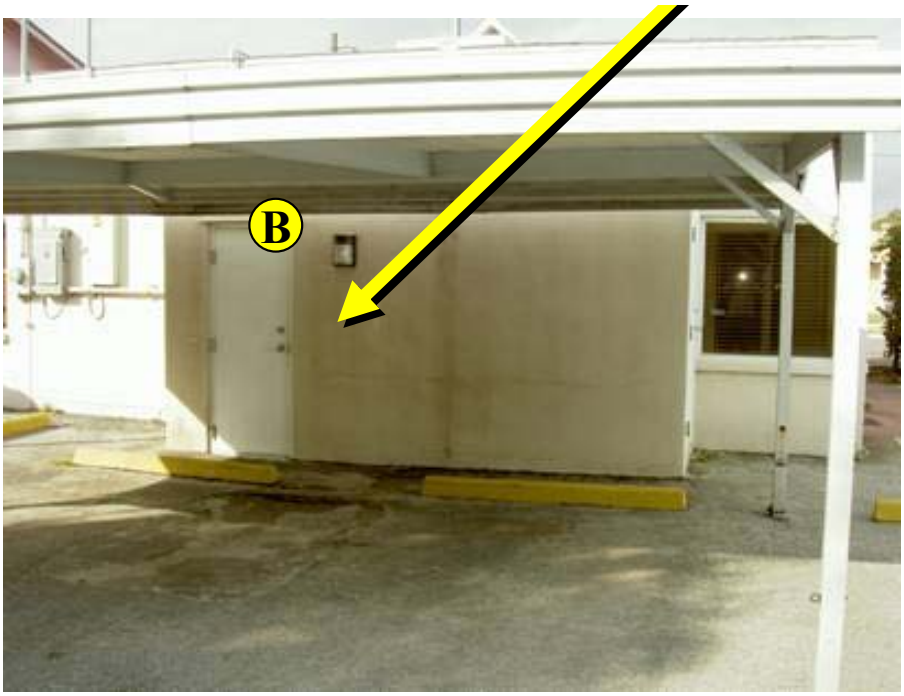
- Designer Colors – 3 Color
- Built In Reception/ Kitchen

A. Taken from reception desk facing front door thru reception window; B. Kitchenette; C. Rear right office w/ rear exit; D. Front right office; E. Rear left (3) exam rooms/ cubicles; F. Handicapped rest room; G. Front left board/ conf room; H. Phone system already wired & incl.

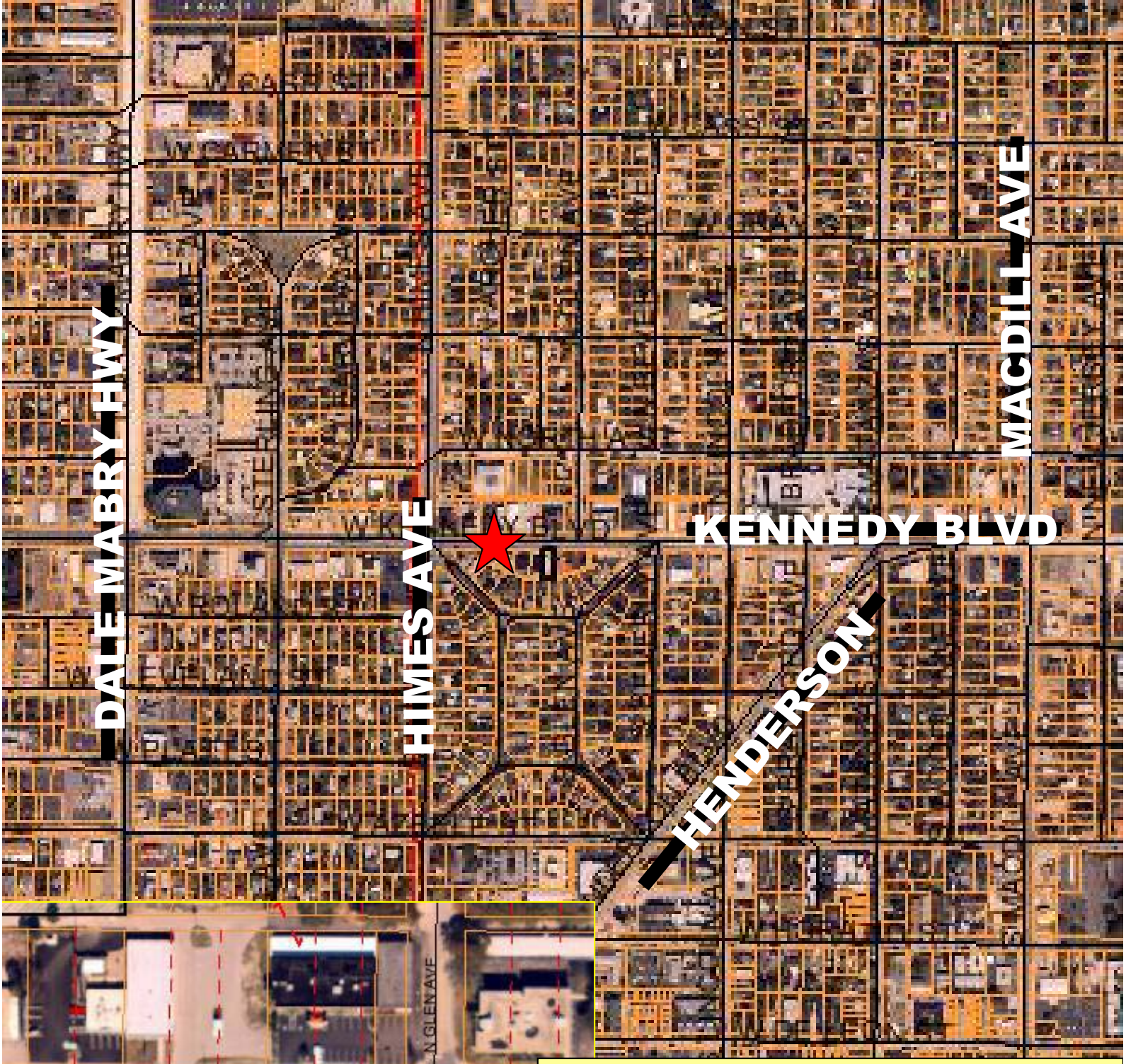


Rear of Property Pictures:

- Rear Entry/ Exit Door – Private Rear Office A
- Parking for 4-6 Vehicles in Rear
- Covered Parking for 2 Vehicles
- 1 Large A/C'd Storage/ Phone Closet C
- 1 Large Non A/C'd Storage Closet B
- Rear Entry / Exit Door – Drywalled Over D



Rear Parking is Accessed by Alley from Kennedy E & W of Site


DALE MABRY HWY
HIMES AVE
KENNEDY BLVD
HENDERSON
MACDILL AVE

N GLEN AVE
W KENNEDY BLVD
W GRAY CT

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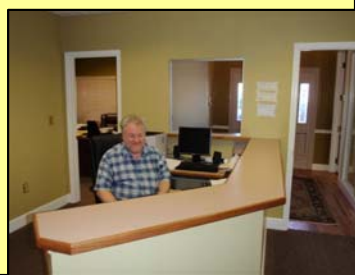
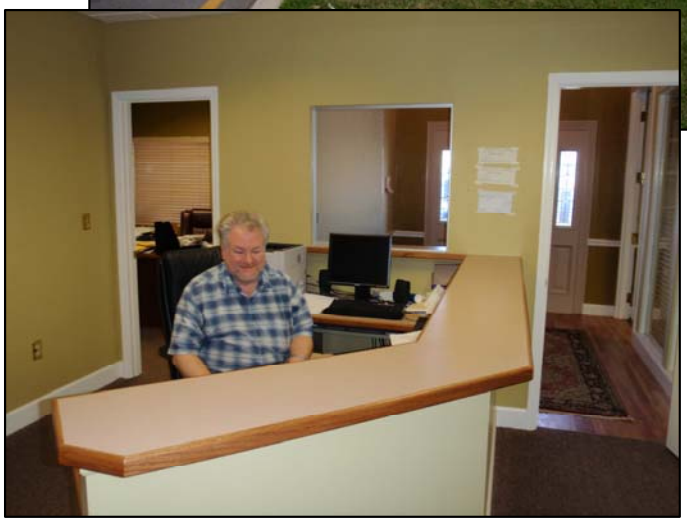
A MUST SEE



PAPA JOHN'S



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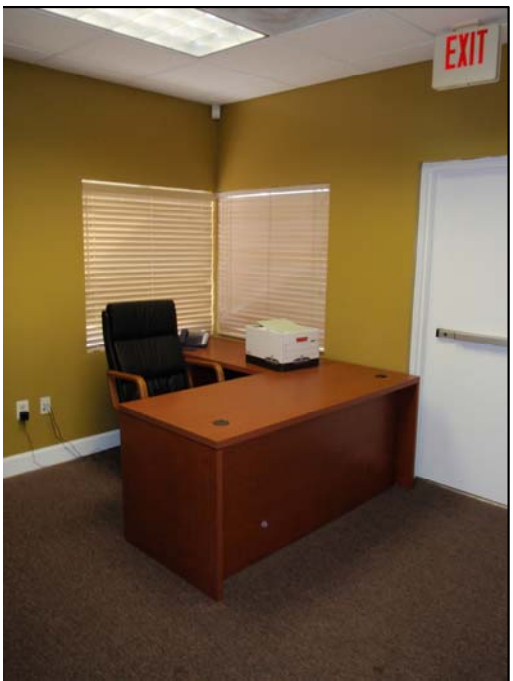
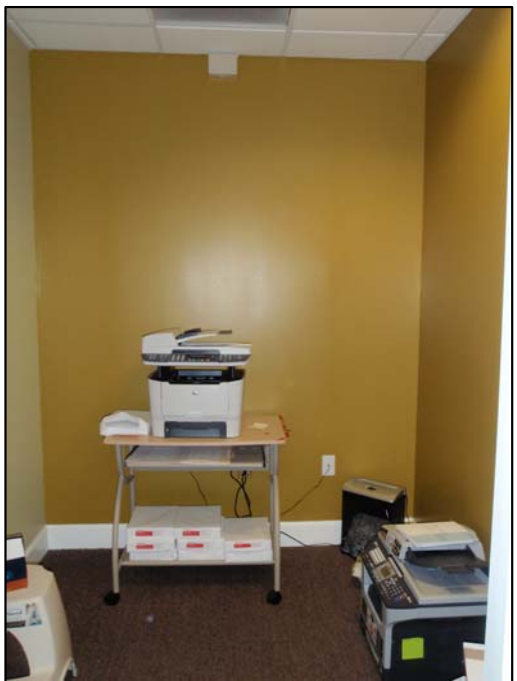
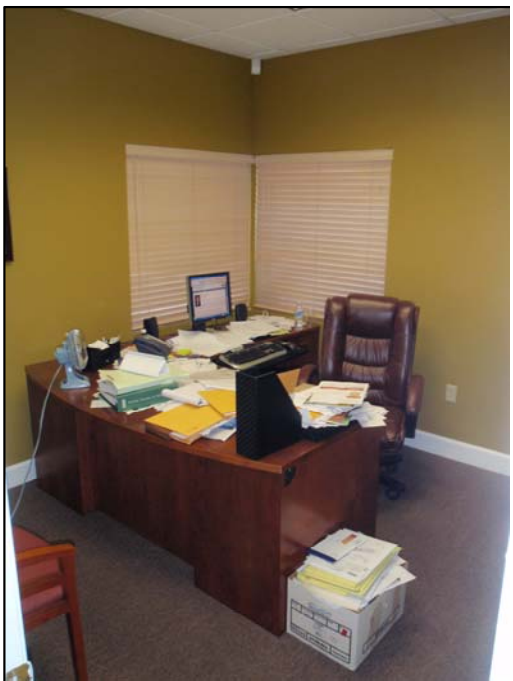
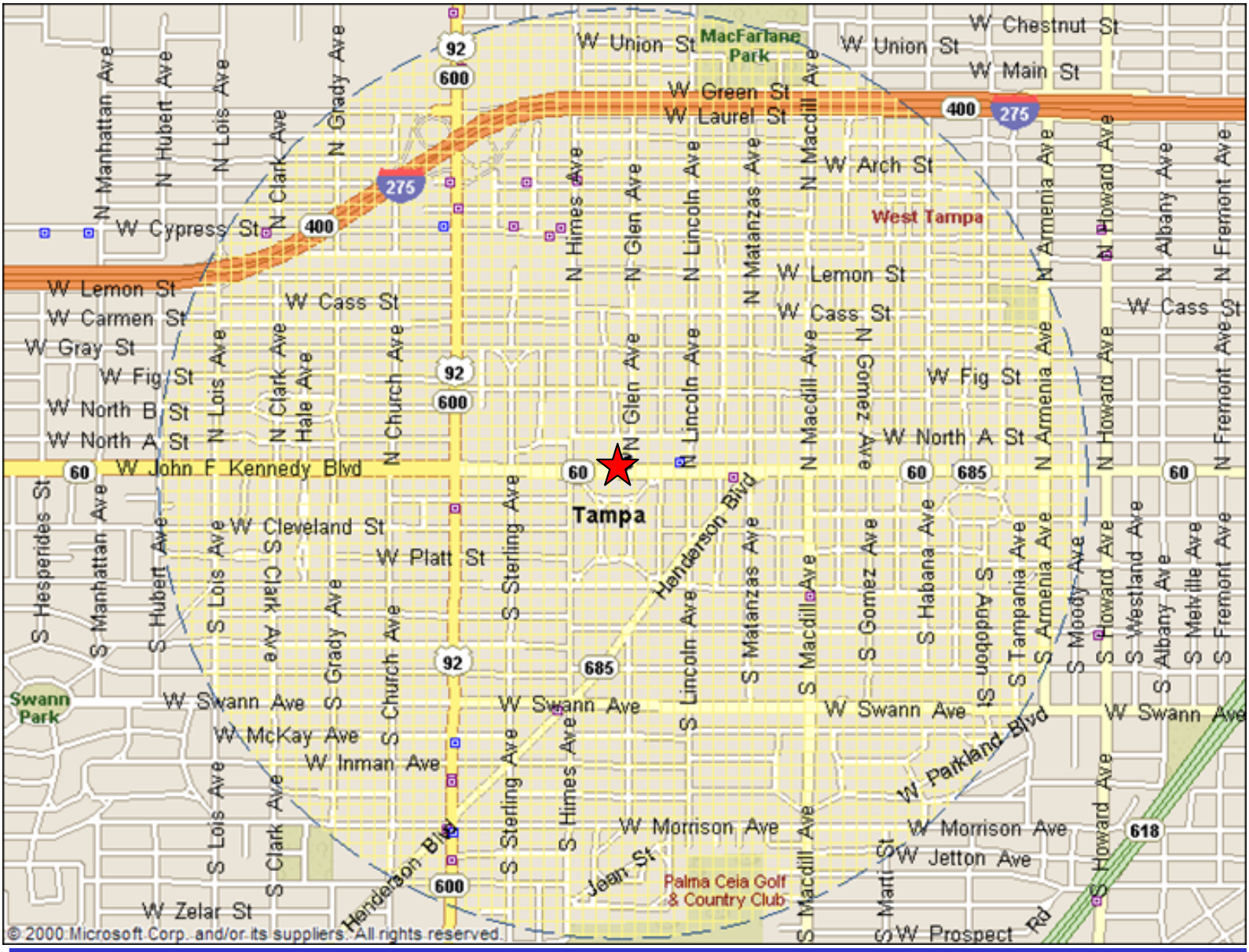
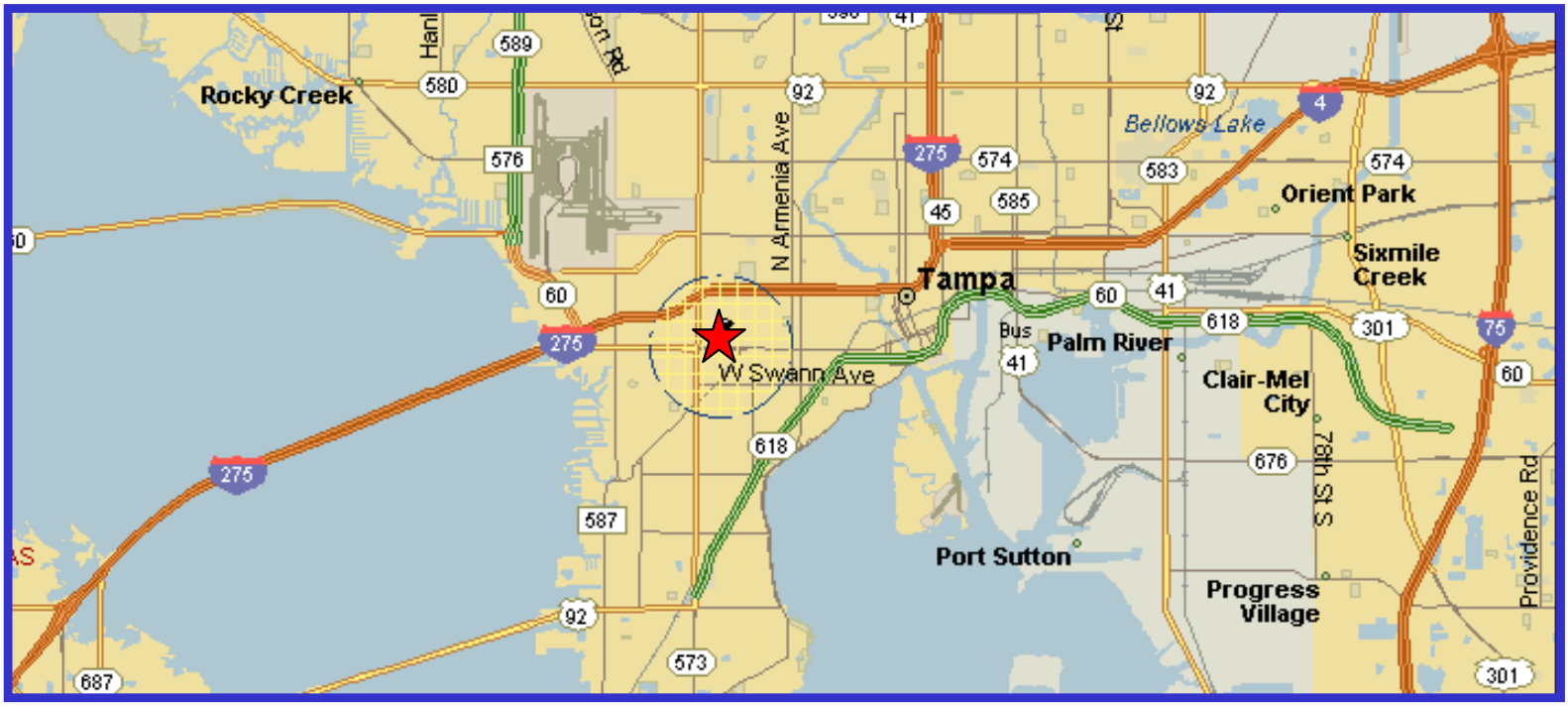

EXIT





1 Mile Radius From Site

3426 W. Kennedy Blvd. Professional Office 4 Lease