



Property Details:

- Zoning CG (Commercial General)
- Lot Size 8,000 total sf/ .18 Acres
- Bldg Size 4,750 Heated sf
- Special Furnishings Available !
- Folio 184459-0000
- Taxes \$11,506.45 in 2010
- Frontage 64' on S. Fremont Ave x 126'
- Terms Sale/ Lease/ Option/ Terms?
- Parking 23 (13 Pvt. Covered + 10 Public)

601 S. Fremont Ave.

**South Tampa / Hyde Park
4750 sf Class A Prof. Office
1 Min from Hyde Park or SOHO**

**Sale - \$995,000
Lease - \$14 / SF (NNN)
Possible Owner Financing !**

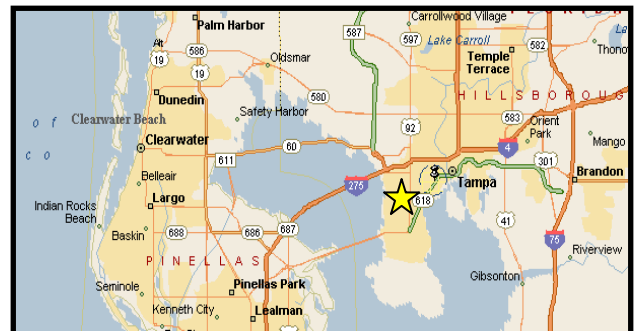
Prime Hyde Park / S. Tampa Professional/ Law Office for the discriminate USER. Fully detailed in every way; marble and granite, high ceilings, tons of glass, built in wood cabinetry, and stainless appliances accent this A+ prestigious professional office located less than 1 minute to either Olde Hyde Park Village or S. Howard and still only moments to Downtown. This Freestanding 4,750 sf gem sits on 8,000 total sf and boasts 13 covered parking spaces on the side and rear of the structure, with even more (10) parking spaces across DeLeon. There are 14 offices (8 oversized or > 11 x 16!), 2 storage areas, a full blown server/ phone/ equipment room, a conference room with side office/ private phone room attached. All offices are networked with phone & Cat5, there is an ADT security system, a Comdial Impace Phone system with one phone equipped per office. The entire building is ADA compliant and remote security doors in front and side with 2 remotes keeps the premises secure at all times. the reception area has travertine floor and built inn custom reception desk with a Granite top. There are 2 copy/ work areas within the building, each ADA restroom has 2 toilets and sinks with built in mirrors and cabinets. The common copy area is located in the middle of the building and has upper and lower cabinets with an open space wired for large copy machine. The front copy/ fax area has granite counters with stainless steel sink and upper and lower cabinets as well. The kitchen is equipped with water heater, ice maker, full sized stainless fridge, built in cabinets and built in table with 4 stools and a marble floor; the conference room has built in cabinets with granite tops and a custom built (avail for purchase) 12 ½ foot granite top and 10 adjustable high back leather chairs. and so much more here that you really need to set an appointment to see this. The tax records show less total sf, so the owners had a Dimensions Plus engineering done to verify actual square footage. Site is zoned CG (commercial general), allowing for most commercial uses. Convenient to all of the downtown core, Channelside, Ybor, Hyde Park, S. Tampa, Westshore and even Brandon via the numerous Expressways and interstates; I-275, I-4, and Selman/Crosstown Expressway, this prestigious office is a perfect fit to service Tampa's elite business and social community.

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Commercial Property Specialists

BUILDER SERVICES

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Class A Freestanding South Tampa Professional Office



This Is A Must See Interior !



Furnishings Are Available !!

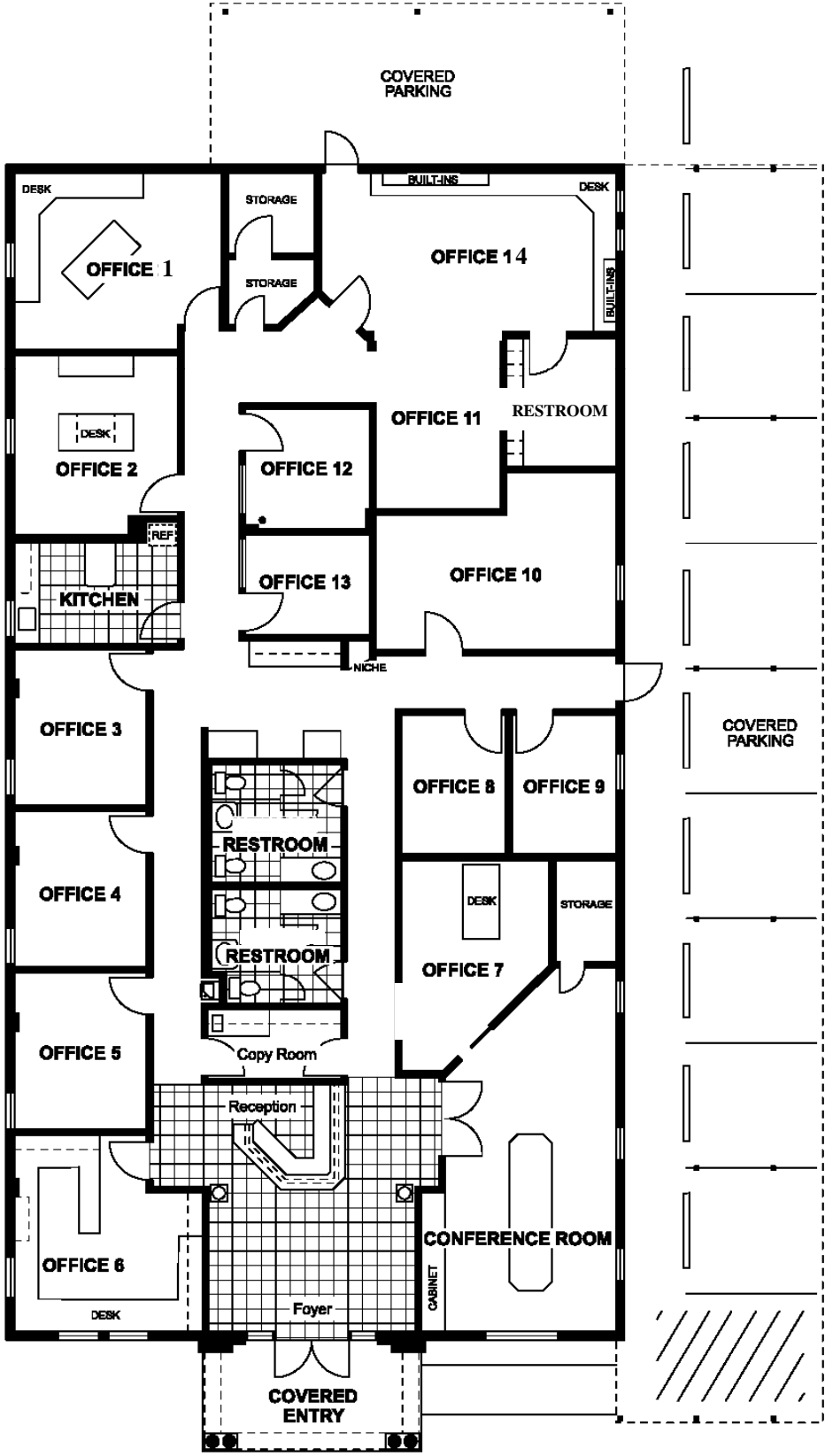
Lease / Operational Expenses

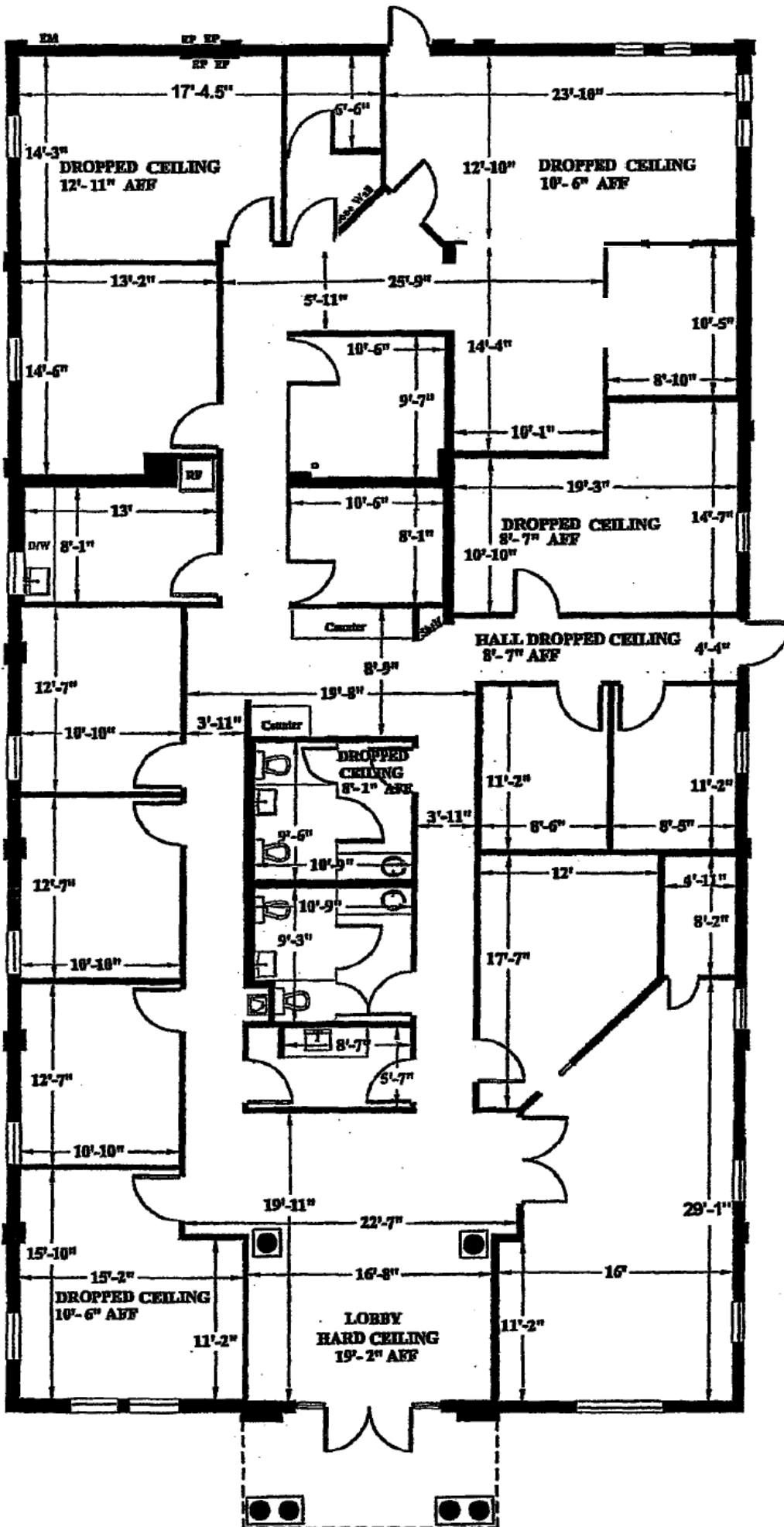
	Monthly	Annual	
Base Rent	<u>\$5,541.67</u>	<u>\$66,500.00</u>	<u>\$14.00 / SF</u>
Property Taxes	\$958.87	\$11,506.45	
Insurance	\$1,069.13	\$12,829.59	
Total Mod. Gross Rent (\$)	<u>\$7,569.67</u>	<u>\$90,836.04</u>	<u>\$19.12 / SF</u>

Additional Expenses:

Lawn Maintenance	\$160.00	\$1,920.00	12 month Avg
Horticulture	\$58.78	\$705.36	12 month Avg
Pest Control	\$34.00	\$408.00	12 month Avg
Electric	\$750.00	\$9,000.00	12 month Avg
Water / Sewer / Trash	\$128.19	\$1,538.28	12 month Avg
Security System (ADT)	\$70.00	\$840.00	12 month Avg

Office Space





OFFICE BUILDING
601 S. FREMONT AVE.
TAMPA, FL 33606-2401

DIMENSIONS

PLUS, INC.

Floor Planning & Measuring Service
 PH (727)-723-2555

Drawn as measured July 12, 2002

Note: Usable area measured to the
 outside of exterior walls.

Note: Room dimensions are for
 information purposes only.

