

5505 W. GRAY ST. Tampa, FL 33609



Corporate Headquarters!

Property Details:

- Zoning M-AP-4 Munic Airport- Comm.
- USES Professional Office Space
- Bldg SF 14,684 Total SF; 7,300sf/ Floor
- Special Corporate HQ with Amenities!
- Avail. 7300-14,684sf Immediately
- Rate Gross Lease \$15-16/sf Full Svc
- Parking 47+ Parking Spaces on Site
- Terms 3-5+ Years; Lease 2 Own?
- Lot Size 42,000 ; 200' Gray x 190' deep

1st, 2nd or Both Floors Available!
W. Of Westshore Off S. Rio St.
SBA Eligible! SALE or LEASE

\$15-16/sf Lease

Or For Sale ~~\$2,500,000~~

\$2,000,000

Own this bldg with \$200k down SBA financing to qualified parties! At \$2,000,000; 10% down / 6% financing for 25 years this bldg has a payment of about \$11,600k/mos. Or Lease the upstairs (\$15/sf) or the downstairs (\$16/sf) or the entire bldg (\$14/sf Gross). Must See! Kitchen/ Break Area – Exec Restrooms – Theater/ Training Rooms – Fitness...

Freestanding Brick professional building just S. of Cypress St and W. of S. Rio St to the W of I-275 & The Veterans Expressway. If you are looking for a plug and play corporate office/ HQ, one with ability to entertain, train, work and play... this is your last stop. Lushly landscaped property on almost acre of land with surrounding gated parking, well-lit larger offices, plenty of open space, storage, server rooms, new TPO roof in 2010, 7 air conditioners, dual staircases, remote controlled curtains and completely wired for sound, phone and more, men's and women's separate multi-stall restrooms, a Gigantic Kitchen featuring tons of cabinets, granite, soda and slurpee machines, coffee stations, multiple fridges, dishwasher, ice, executive washroom and shower... all in a central location to downtown & Westshore, S. Tampa, the airport, St. Pete, Clearwater and the rest of the Bay Area via the interstates and Veterans. You must really see these offices and the surrounding locale to truly appreciate this building and its location. Ideal for professional office or possible medical users in need of not-so-highly-visible location within easy reach to all of Westshore, St. Pete or Tampa via the interstates. Owners may consider dividing space, but would ultimately wish to lease entire floors to single users. Call for showing, further details or whatnot.



Rick Noll

(813) 477-4517
Commercial Realtor
& Relocation
Specialist Since '98



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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.



MUST SEE INTERIOR – AMENITIES/ UPGRADES!
Formerly McNichols Company Corporate Headquarters



Now Keypath, LLC
Corporate Headquarters

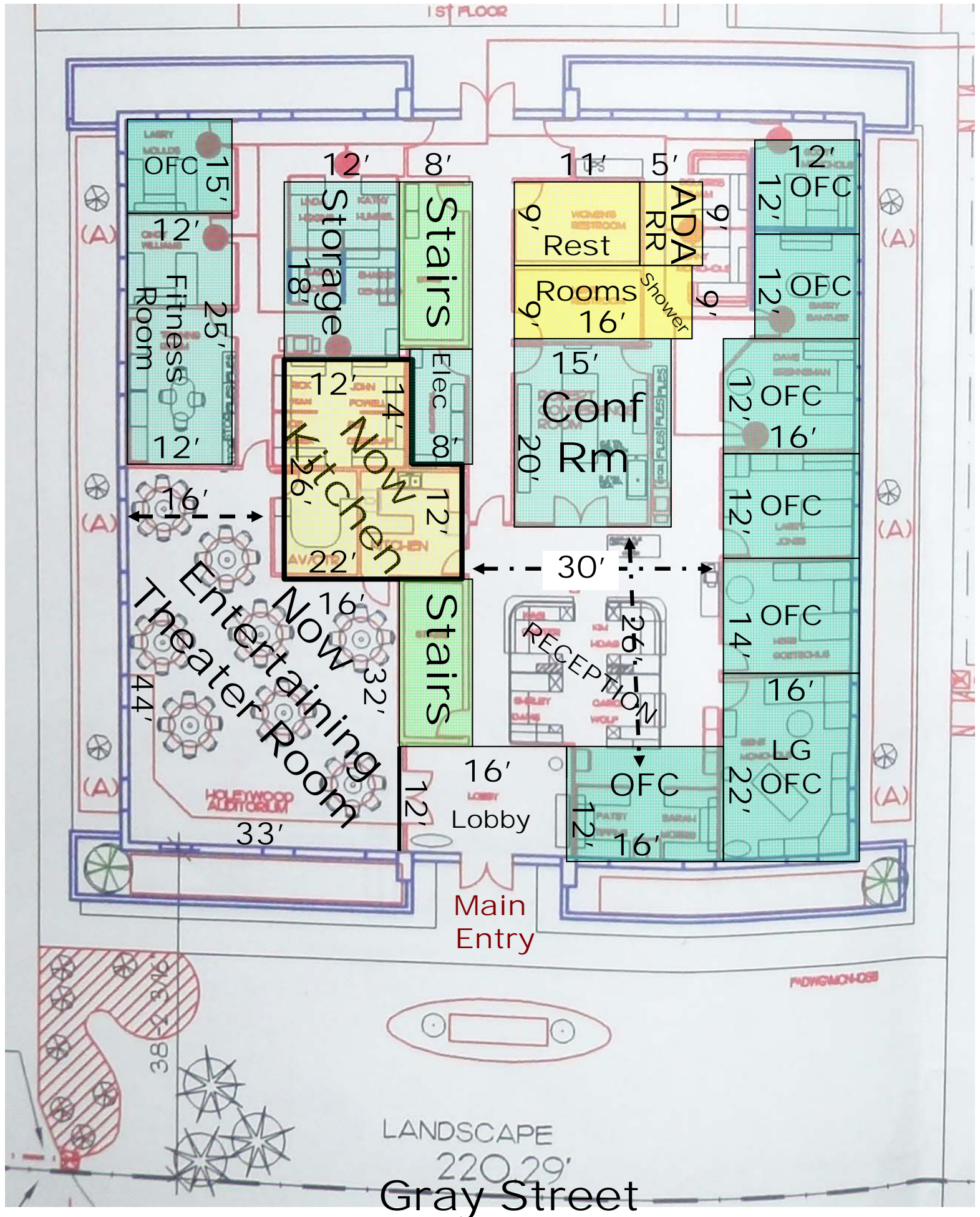


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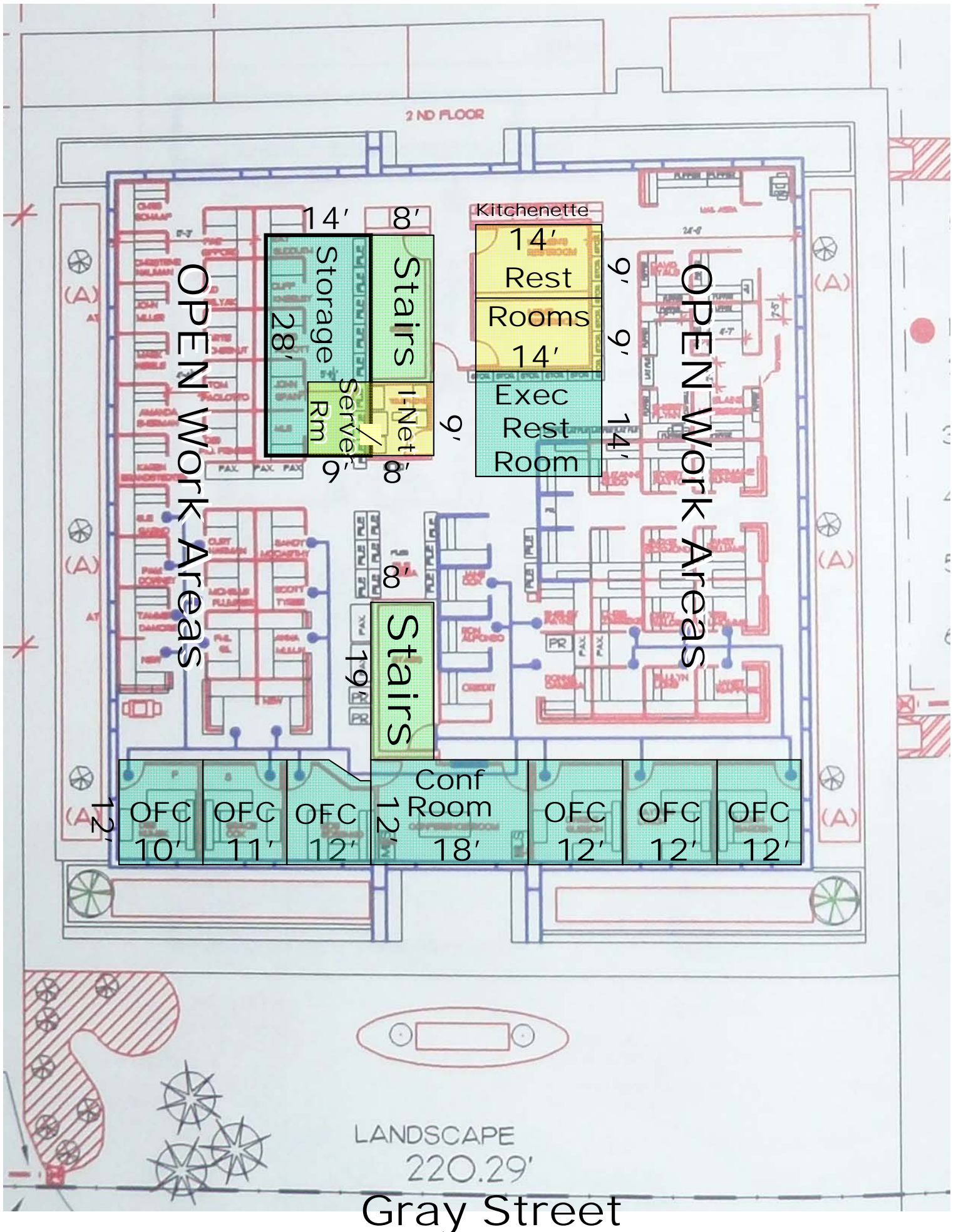
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1st Floor - Floor Plan (Mostly Accurate, Not Exact)

HUGE OFFICES THROUGHOUT!

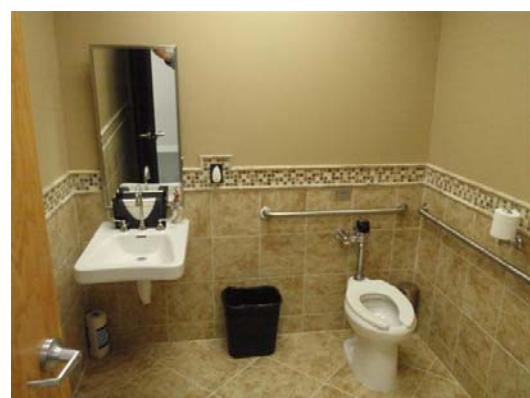


2nd Floor - Floor Plan (Mostly Accurate; Not Exact)



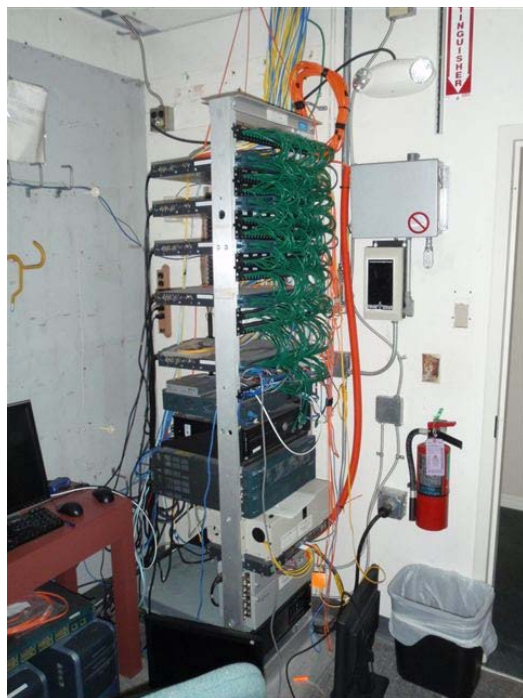


Typical Interior Photographs - NICE!





Typical Interior & Exterior Photographs





Typical Exterior Pics and Surroundings



