

4805 W. Laurel



Property Details:

- USES Prof Office/ Retail Space
- Lease Sizes 192 - 5,025 total sf (mol)
- Special 2nd or 3rd Floor Space Avail
- Availability Immediately to 30 Days
- Rate Full Service \$16.50+/sf
- Rooms Private Floor, Oversized Ofcs
- Terms 3-5+ yrs; Rate varies w/ term
- Parking Plenty of Parking (4+:1000)
- Amenities Restaurants & Services Near

Free-standing Professional Bldg
2nd Floor Avail: 192sf, 1215sf or 1846sf
Entire 3rd Floor – 5025sf

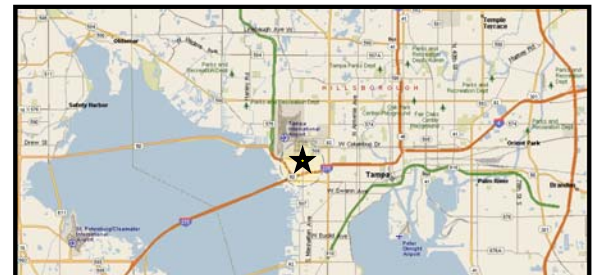
From \$375 to
7,291/ mos
Full Service 192-5000 sf

Freestanding glass laden brick 3 story professional office (possible 1st floor retail) bldg in Prestigious West Shore Business District. Full service and for lease for as low as \$17.50/sf; may consider sub-dividing or offering custom build out on a floor depending upon size and term; 3rd floor currently occupied by a single tenant with elevator opening directly to the entry doors of the space. Entire 3rd (5,025 sf) floor is available (1st floor is also possible and they will move to 3rd floor but w/ be \$5-7/sf higher) as well as potential for 3rd floor users Naming Rights (signage) on the Bldg for a nominal extra fee!! 2nd Floor has individual spaces for from 150sf to 3150sf starting at \$375/mos. Built in 1981 and renovated as occupied, this prime central West Shore gem extends its welcome. In the heart of it all, adjacent to Starbucks, TLC Florida Eye Center, Hampton Inn, Ruth's Chris, La Bomba... just one minute to either TIA Airport, The International Mall, Westshore Mall, I-275, The Veterans Expressway, Kennedy Blvd, Dale Mabry....and quickly accessible to Downtown, Ybor, S. Tampa, St. Petersburg. Well landscaped property w/ more than ample parking on the N, E, & W sides of the bldg and ingress and egress to BOTH Main St (via rear parking) and Laurel St., well-lit larger offices with floor to ceiling windows, (see floor plan attached), 1-stall mens and 2-stall womens separate restrooms, CAT 5 cabled, 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 or retail users.**

www.CommercialMLS.net



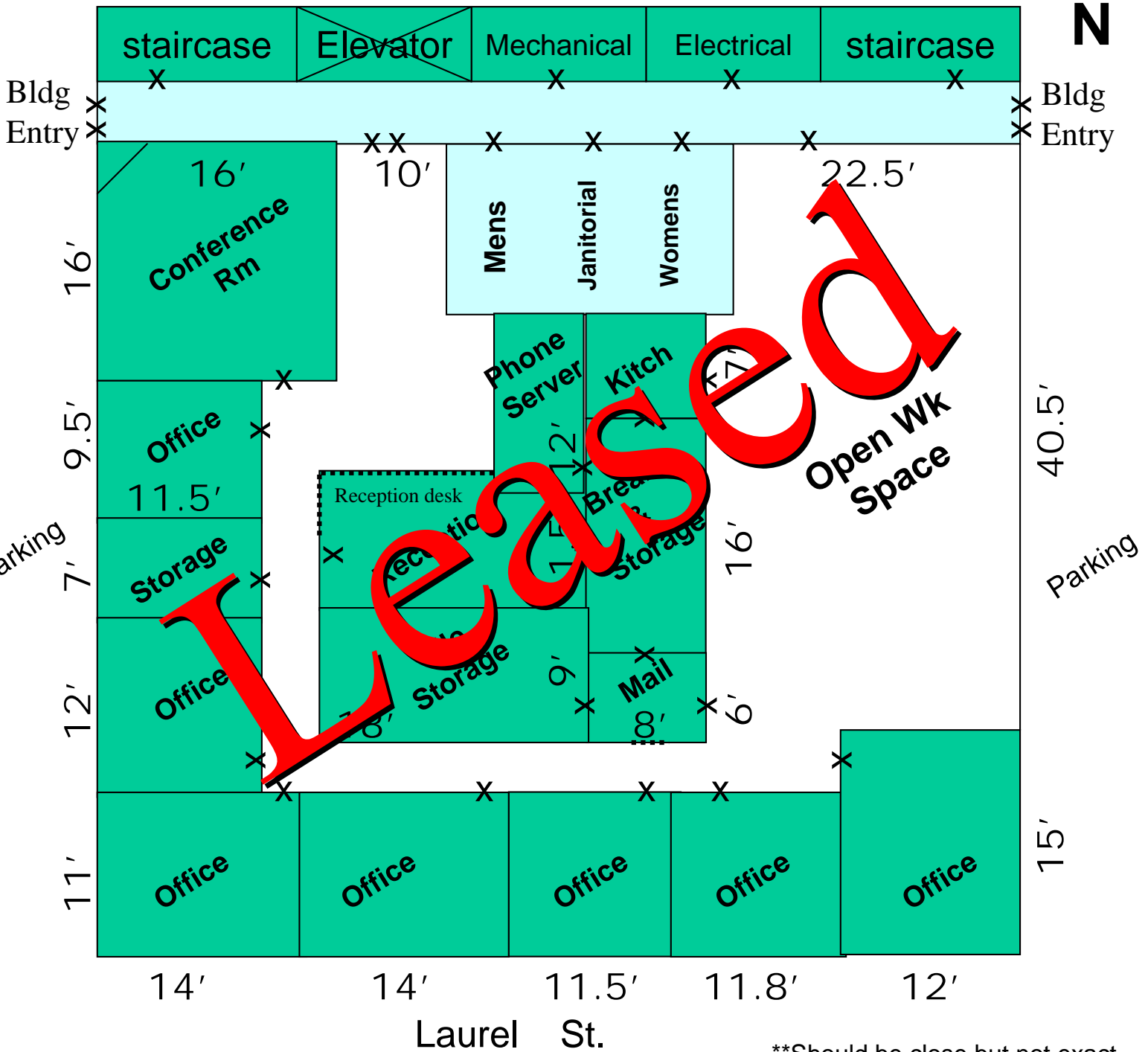

Office: 813-600-5592 Fax: 813-315-7775



For ALL of YOUR Commercial Real Estate Needs!
 Be Sure to Visit us Online at: <http://www.CommercialMLS.Net>

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.

Ground Floor Plan for 4805 Laurel St.**



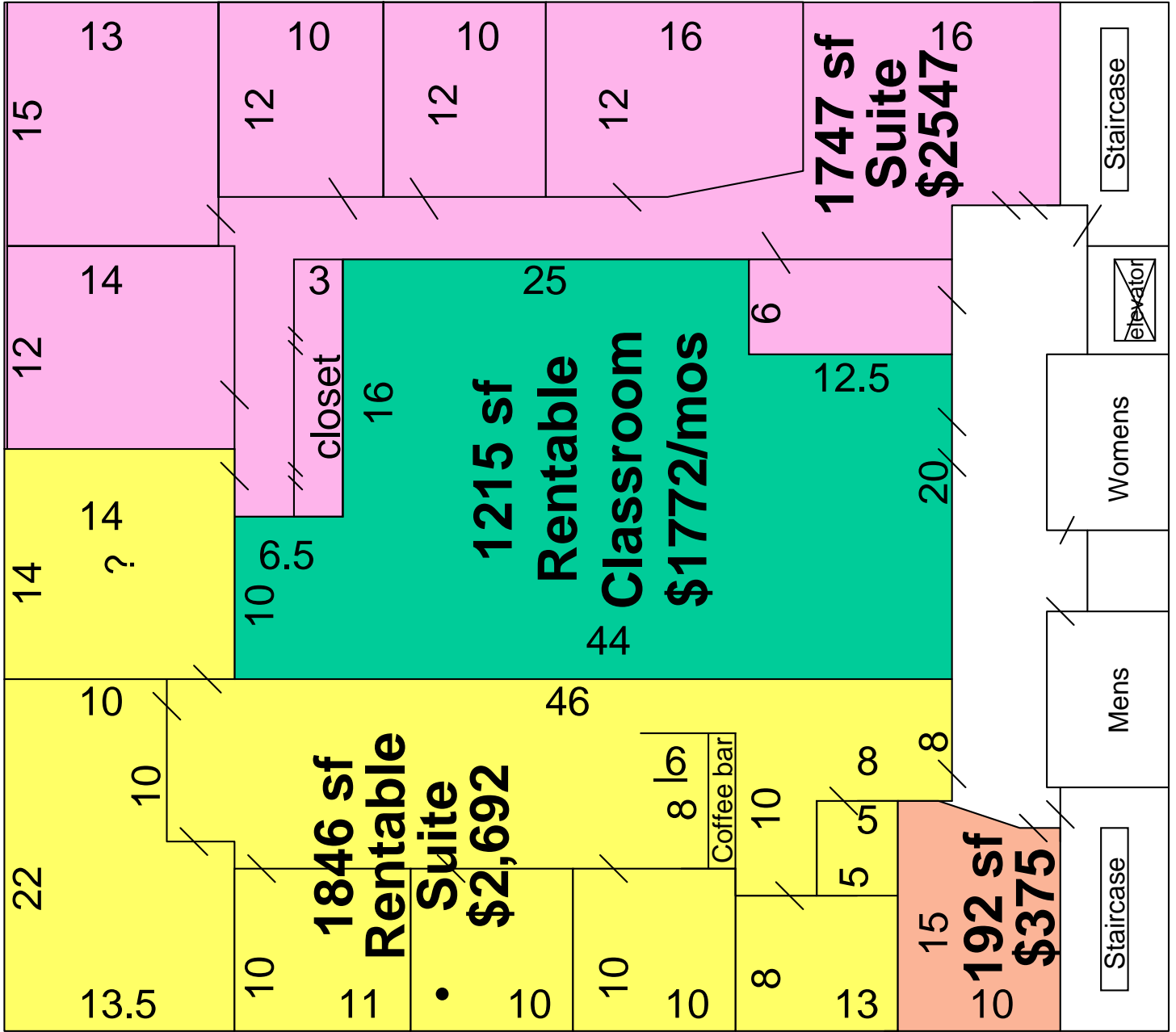
**Should be close but not exact

Note: This is a first floor floorplan rendition, which was created by the listing agents. The sizes and exact configuration may be slightly different in actuality, so be sure to confirm sizes before relying on this mock-up. This space is currently occupied and in the eventuality that a company wants to rent the first floor, this Accounting firm will be relocating to the 2nd floor.



Office: 813-600-5592 Fax: 813-315-7775

4805 W. Laurel St. Tampa, FL 33607 - WESTSHORE
Approximately 5,025 Total sf Available; Whole or Part



NOTE: The Rentable Square Footage includes a Core Factor For Common Space

BUILDER SERVICES
BRACCIA & NOLL
 Commercial Property Specialists

Mike Braccia
Rick Noll
(813) 600-5592
Commercial Realtors

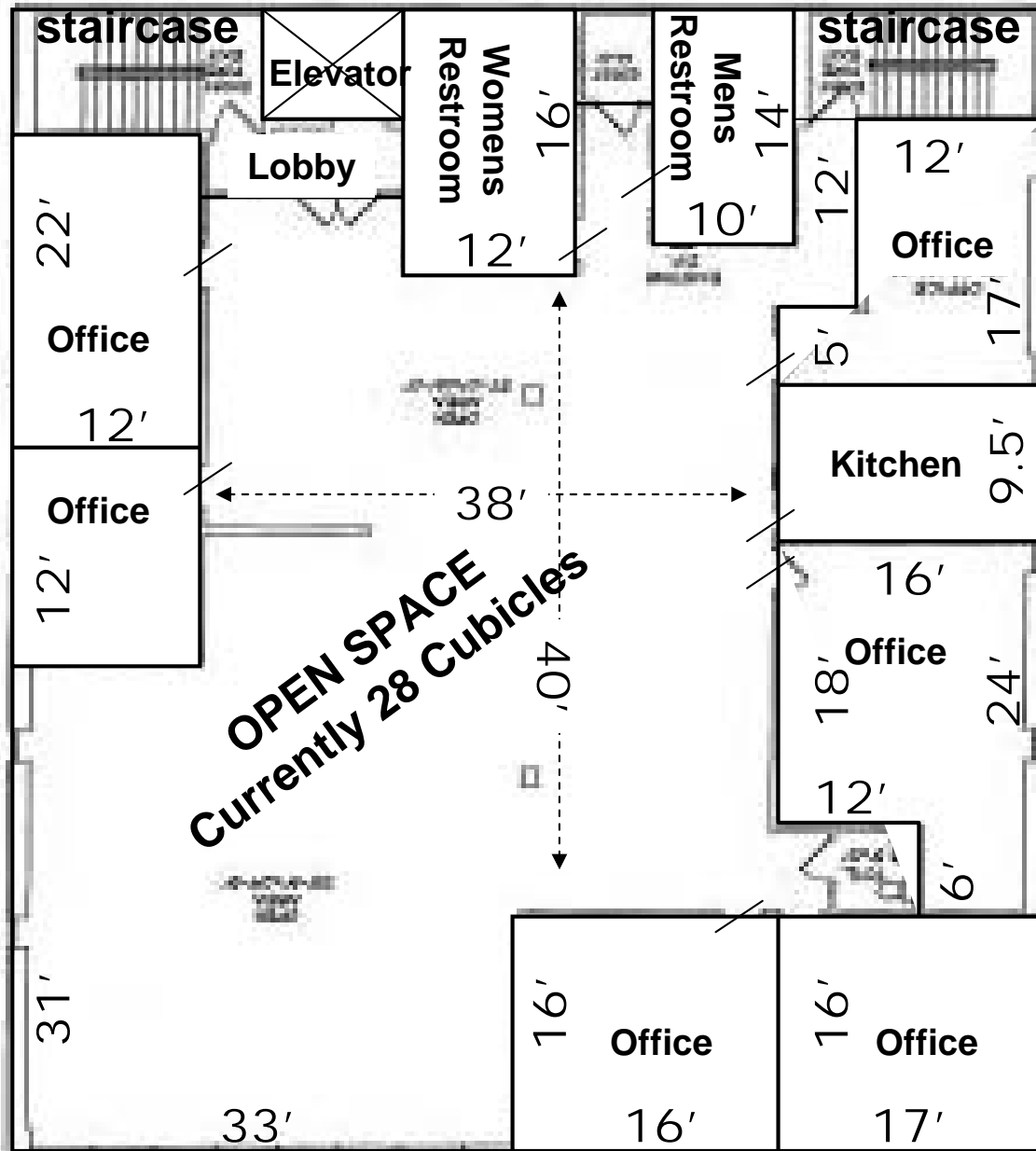
www.CommercialMLS.net

2nd Floor of Laurel Floor Plan

All Measurements are Approximate and do not include a factor for common space (restrooms, wall widths, lobby, etc). Longer Terms get more favorable rates and annual rate adjustments. Call to see space today

Space is still Tenant Occupied: please do not disturb tenants and showings should be with the assistance of the listing agents.

Approximately 5,025sf



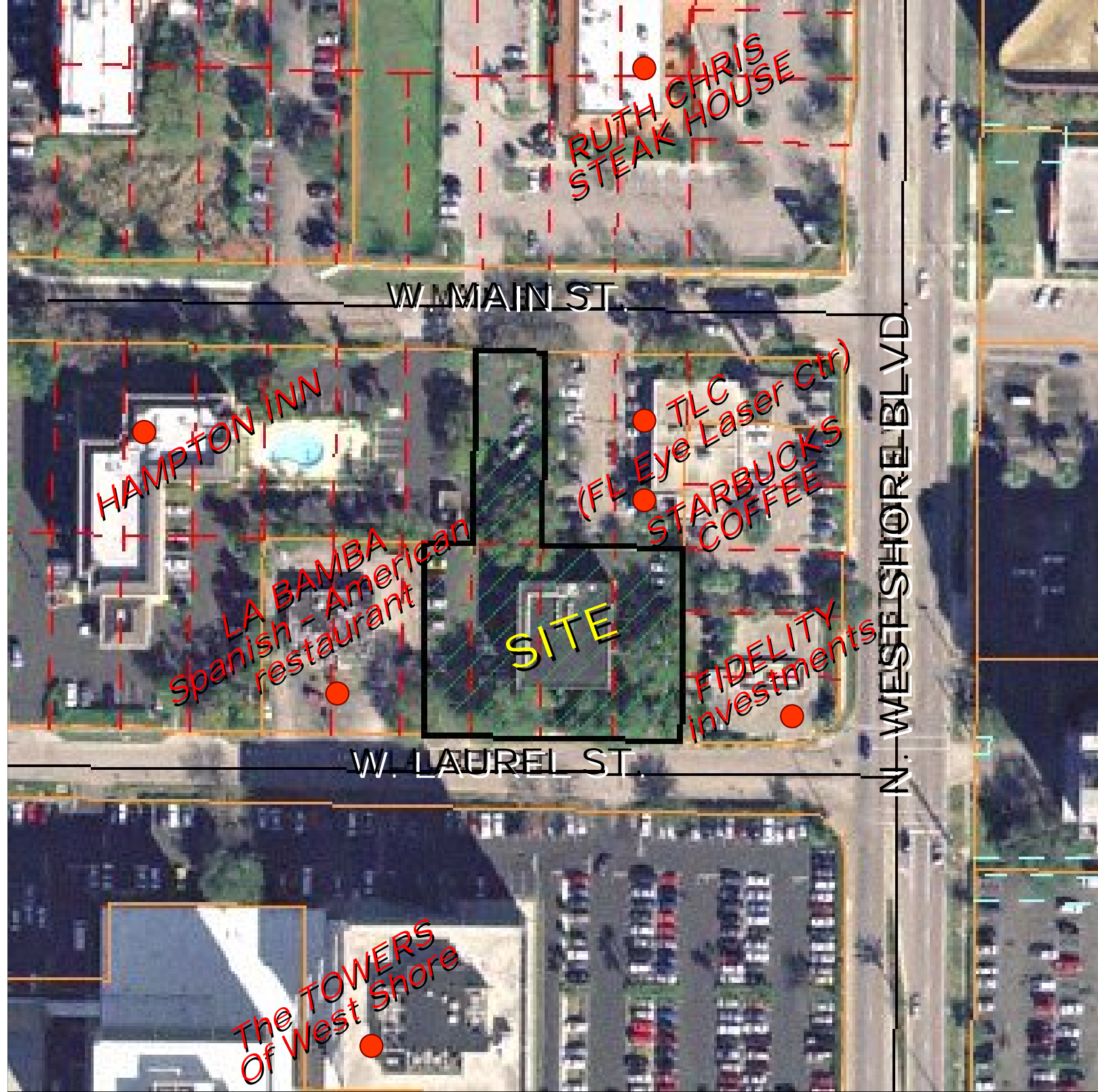
Laurel St.

**Should be close but not exact

Note: This is a 3rd floor floorplan as built, which was created by the listing agents. The sizes and exact configuration may be slightly different in actuality, so be sure to confirm sizes before relying on this mock-up. This space is currently occupied and the firm occupying has given notice of its intention to move out due to need for additional space. In the event a new tenant wishes to occupy the first floor, the Accounting firm will be relocating to the 3rd floor.



Office: 813-477-4517 Fax: 813-888-6756



Left Parking (22)

Rear Parking (15)

Right Parking (14)

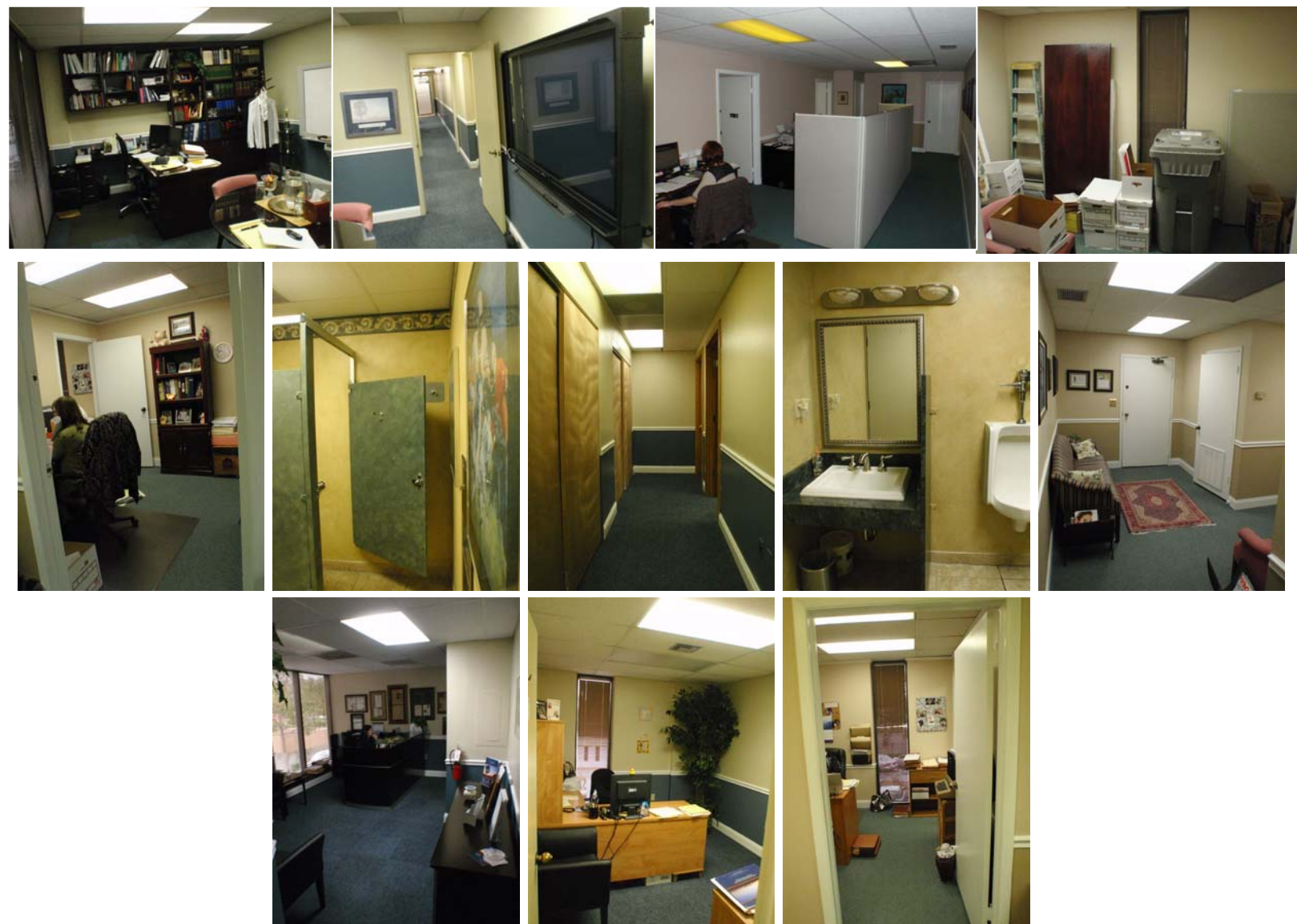
Typical Interior Pictures of the 2nd Floor - Laurel



Above Pictures of the Wide Open Classroom



Typical Pictures of the Office Suites & Views.



More Typical Pictures Above.



Above 3 Pictures of the Small Individual Suite

Interested in Just a Few Rooms?? Call Us.
We May Be Able To Accommodate!

PROPERTY INFORMATION

1) Property: **4805 W LAUREL ST 100, TAMPA FL 33607-4540 C036**
APN: **112175-0000** Strap #: **A-17-29-18-3JS-000000-000180**
Card #: Mill Code: Use: **OFFICE BUILDING**
County: **HILLSBOROUGH, FL** Prop Tax: **\$36,633.90**
Census: **46.00** Tax Yr: **2006** Delinq:
Map Pg: **31** Tax Appraisal: **TEN**
A/M Vol/Pg 1: **W / 0031** Neigh Code: **307002.**
A/M Vol/Pg 2: **/** Exemptions:
T/R/S: **29-18-17**
Municipality:
Subdivision: **ELEANOR VILLAS**
Owner: **HENDERSON PROFESSIONAL GROUP INC** Owner Vest: **/ / CO**
Phone:
Mail: **4805 W LAUREL ST STE 100; TAMPA FL 33607-4540 C036**

SITE INFORMATION

Zoning: **M-AP-4**
County Use: **1820**
State Use: **18**
Bldg Class:
Location Type:
Site Influence:
Topography:
Plumbing:



Acres: **0.73**
Lot Area: **31,960**
Lot Width: **235.00**
Lot Depth: **136.00**
Usable Lot Area:

IMPROVEMENT INFORMATION

Gross Bldg Area: **15,075**
Bldg/Living Area: **14,085**
Total Adj Area: **14,566**
Base/Main Area: **9,438**
Ground Flr Area:
Basement Area:
\$/SF:
Pool Area:
Porch 1 Area:
Porch 2 Area:
Patio/Deck 1:
Patio/Deck 2:
Perimeter Area:
Heated Area:

Total Rooms: **20**
Bedrms:
Baths (Full/Half):
Ttl Baths/Fixt:
Yr Built/Eff: **1981 1990**
Stories: **3.00**
Fireplace/#:
Pool:
Porch Type:
Patio Type:
Improve Type:
Style:
Condition:
Quality: **AVERAGE**

County: **HILLSBOROUGH, FL**
APN: **112175-0000**

Construction:
Foundation:
Ext Wall: **BRICK**
Int Wall: **DRYWALL**
Roof Type:
Roof Matl: **BUILT-UP**
Roof Frame: **BAR JOIST & RIGID FRAI**
Roof Shape:
Heat Fuel: **ELECTRIC**
Heat Type: **FORCED AIR**
Parcel Fuel:
Floor Type:
Floor Cover: **CARPET**
Air Cond: **CENTRAL**

One Mile Radius - 4805 W. Laurel St, Tampa, FL 33607

150 - 5,025 sf Professional Office Lease Space

