

The Hager/ Noll Team

Coldwell Banker Commercial NRT

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**Medical
Week of 9-8-03
Spotlight**

Office * Retail * Industrial * Investment * Site Selection * Purchase * Sales

Hi-Profile Designer Medical Bldg in Brandon

Very custom Fleischman & Garcia freestanding 15,473 SF 2-story medical bldg. Built as, and fully equipped "surgi-center". Steps to Brandon Surgical Center, Brandon Hospital & other office/ medical developments. 1.68 acres w/ 65-90 spaces. 10 exam rooms, 10 Dr's offices, large atrium lobby, administrative offices, executive CEO's office w/ full bath... Must See. Ideal Corp. HQ, Ortho Suites...



\$2,000,000

12,852 Seminole Hts Corporate HQ or Med/ Prof Class "A" Bldg

Most beautiful building in Seminole Heights! Almost 13k sf, 1.5 story custom office bldg on 2/3 acre. Beautiful landscaped setting w/ 30+ spaces. True corporate headquarters from glass clad, neon accented exterior to front entry and throughout. Central reception, sculptured ceiling overlooking interior glass atrium conference room and executive offices, true "CEO" office with custom neon accent lighting, a private pampered bathroom with fully tiled sauna, showers and gold trimmed fixtures, OVER 20 OFFICES and meeting rooms (all w/ solid hardwood doors and trim)... This bldg boasts not only beauty but function: fully wired cat5



computer, video & telecommunications conveniences, central men's and women's handicapped accessible restrooms, a built-in kitchenette, more than ample storage facilities...

\$899,000

S. Tampa Retail, Office or Medical Lease

1,500-5,200 sf available for lease just 70' S. of the corner of Henderson & Swann in S. Tampa. Ideal for Retail, Office or Medical. First tenant is Nationwide Insurance. Available space is gutted and ready for reconstruction.

5:1000 parking ratio with entry/ exit from either front or rear. **\$18/sf NNN**



St. Joes Medical, Legal or Retail Site

1.25 Acre Hard Signalized Corner w/ 8,500 sf Bldg near St. Joes Hospital, new Stetson law school & 2nd Dist. Court of Appeals. 2 Blocks to Interstate. 3-st frontage, CI zoning, billboard, twin pylon signage, 4COP-SRX wet zoned. Wow Corner Investment! Ideal retail, professional legal or medical office site, or national bank or chain restaurant site. Possible terms with 20% down.

\$875,000

Two (2) N. Tampa (Avila) Area Medical, Retail, or Office Sites

Join N. Tampa's (Avila's) Newest N. Florida Ave Retail Development Locale. Just S. of the Apex Publix sits two hi-vis development sites: A CG zoned 3/4 acre corner parcel fitting of private practice or national retailer/ fast food; A 3+ acre CI zoned medical/ office site with views of water. Both with utilities in place, zoned and ready to build. Yours for the taking! Priced to Sell. Last 2 lots.

\$325,000 & 775,000

Central Tampa Signalized Corner

NW Corner of Himes/Lambright (Sligh). 1+ acre corner which is now licensed childcare facility. Large Pylon signage on Lambright. Ideal for bank, Medical, Office or Hi-Vis Neighborhood Retail. Real estate only & owner w/ relocate childcare. Will entertain long-term land lease.

\$475,000



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