



Property Details:

- USES Professional Office Space
- Lease Sizes 3,100 sf (mol) more or less
- Special 2nd Floor Office/ Prof Space
- Availability Immediately or SOONER
- Rate Full Service \$16/sf
- Rooms 9 Ofcs, storage, 2 bathrms...
- Terms 3-5+ Years
- Parking Plenty of Parking (4+:1000)
- Amenities All Lg Windowed Offices

Free-standing Professional Bldg Entire 2nd Floor – Himes S. of I-275

\$4,133/mos
Full Service + tax

Freestanding deco' block construction professional building adjacent to new "Tampa One" Office Interstate Development Site just S. of I-275 & W. of Himes. Full service 2nd story office space for lease for as low as \$16/sf for user of entire floor; may consider sub-dividing depending upon size and term. Nicely landscaped property, well-lit larger offices with floor to ceiling windows overlooking neighboring properties (see floor plan attached), more than adequate parking, central location to downtown & Westshore, S. Tampa, the airport, the interstates, Dale Mabry or Veterans Expressway... This superb space has such amenities as (3) 11' x 20' offices (or conference rooms), (2) 12' x 18' offices, 12' x 20' reception area, (3) 11' x 15' offices, a 15' x 16' office, mens and womens seperate multi-stall restrooms, a plumbed kitchenette and break room, 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 users in need of not-so-highly-visible location.** Owners may consider dividing space, but would ultimately wish to lease entire space to one user, and/ or may consider adding elevator and amortizing into 5+ year lease. Newer AC's & Roof, Newer Stucco Bands & Paint, Newer Upstairs remodel. Will consider options and maybe even sale, but would be pricey (\$250/sf or so).



Office: 813-600-5592 Fax: 813-249-2503



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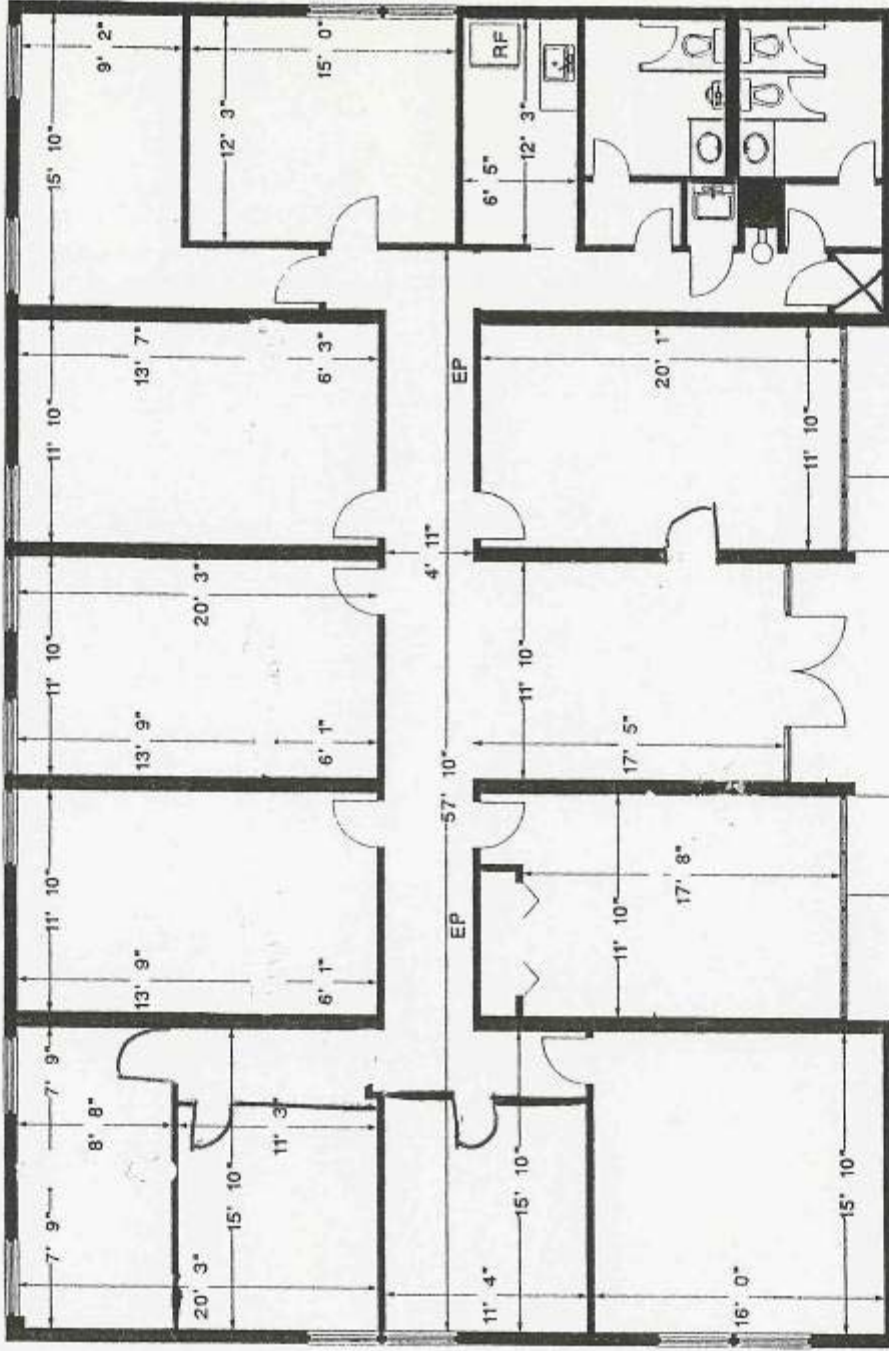


Looking Due West ; Adjacent Bldg to S.

CAPITAL HOLDING CO.
 RUSSELL MATHEWS
 PH (813)-877-7984

OFFICE BUILDING
 3514 ARCH ST.
 TAMPA, FL 33607

SECOND FLOOR



Drawn as Measured November 11, 1997
 Note: Usable area measured to the center of demising walls & to the exterior of all other walls.
 Note: Interior room dimensions are for information purposes only.



BRACCIA & NOLL
 Commercial Property Specialists

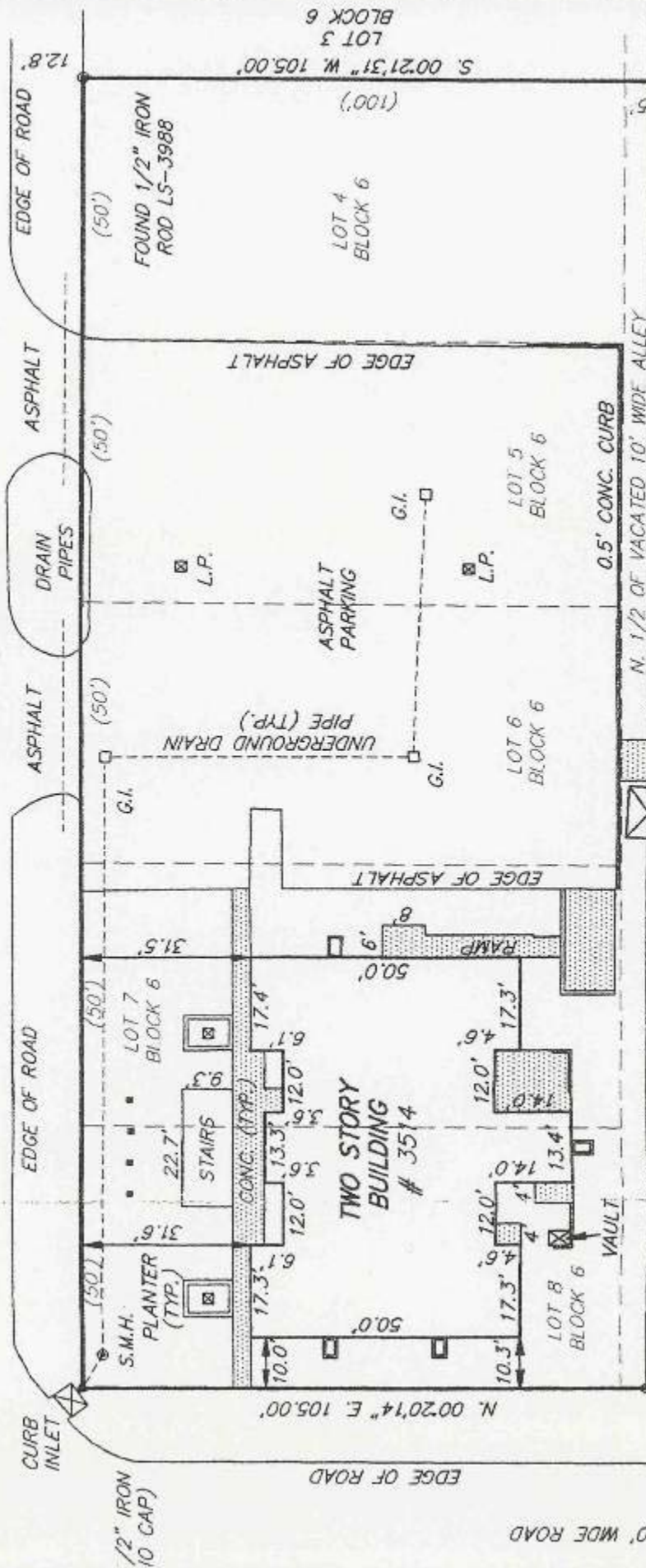
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3514 Arch St – Central/ S. Tampa Professional Space

**W. ARCH STREET (FIELD)
CARIBALDI STREET (PLAT)
(45' R/W)**

S. 89°57'37" E. (R.) 250' (M.) 249.99'
BASIS OF BEARINGS



SET 5/8" IRON
ROD LB-6358

7.5' X 10' METAL SHED
EXTENDS 3.9' OFF
SUBJECT PARCEL

6' X 8' CONC. PAD
EXTENDS 0.8' OFF
SUBJECT PARCEL

N. 89°57'37" W. (R.) 250' (M.) 249.95'
S. 1/2 OF VACATED 10' WIDE ALLEY
N. 1/2 OF VACATED 10' WIDE ALLEY

SET NAIL AND TAB
LB-6358 IN TREE ROOT

CARTWRIGHT & CHITNUM, INC.

One Mile Radius from 3514 Arch St. Site

Professional Office Lease Space

