

# Citrus Park Office Space for Sale or Lease

6640 Gunn Hwy, Suite B, Tampa, FL 33625



## FOR SALE or LEASE!

- Lease rate: \$ 20 PSF, NNN (\$7,303/month)
- Sales Price: \$1,449,500
- Immediate availability
- East side of a two-unit free-standing building
- Space Available: 4,382 SF Office
- No build out – space in vanilla shell condition
- Parking ratio: 5:1000 +/-
- Ceiling Heights: 10' +/-
- Municipality: Located in Hillsborough County
- Zoning: BPO - Business, Professional Office
- Construction: Masonry/Stucco
- Open floor plan: 55' x 79' +/-
- Year built: 2021
- Utilities: Water/Sewer
- Pylon signage available
- Traffic count: Average of 26,000 vehicles per day
- This freestanding office building is located in Northwest Hillsborough County, just blocks east of the Veterans Expressway on Gunn Highway in Citrus Park. The 4,382 SF open floor plan is located in a two-tenant office building. The building has great visibility fronting Gunn Hwy with traffic counts of 26,000 cars per day. The building was built in 2021 and features abundant parking. This building is perfect for a law office, medical office, real estate office or any other professional office user looking for space in Northwest Hillsborough County. Space is selling and leasing in "AS-IS" condition. Landlord would consider some tenant build out on a LEASE.

For More Info Contact:

Bill Besselieu, CCIM  
Mobile/Direct: 813-263-5854  
[besselieu@gmail.com](mailto:besselieu@gmail.com)



Greg Andretta, SIOR  
Mobile/Direct  
813-263-4833  
[greg@andrettaproperties.com](mailto:greg@andrettaproperties.com)

## Andretta Properties

A Licensed Real Estate Brokerage  
550 N. Reo St. #300  
Tampa, FL 33609

[www.andrettaproperties.com](http://www.andrettaproperties.com)

Office: 813-889-0889

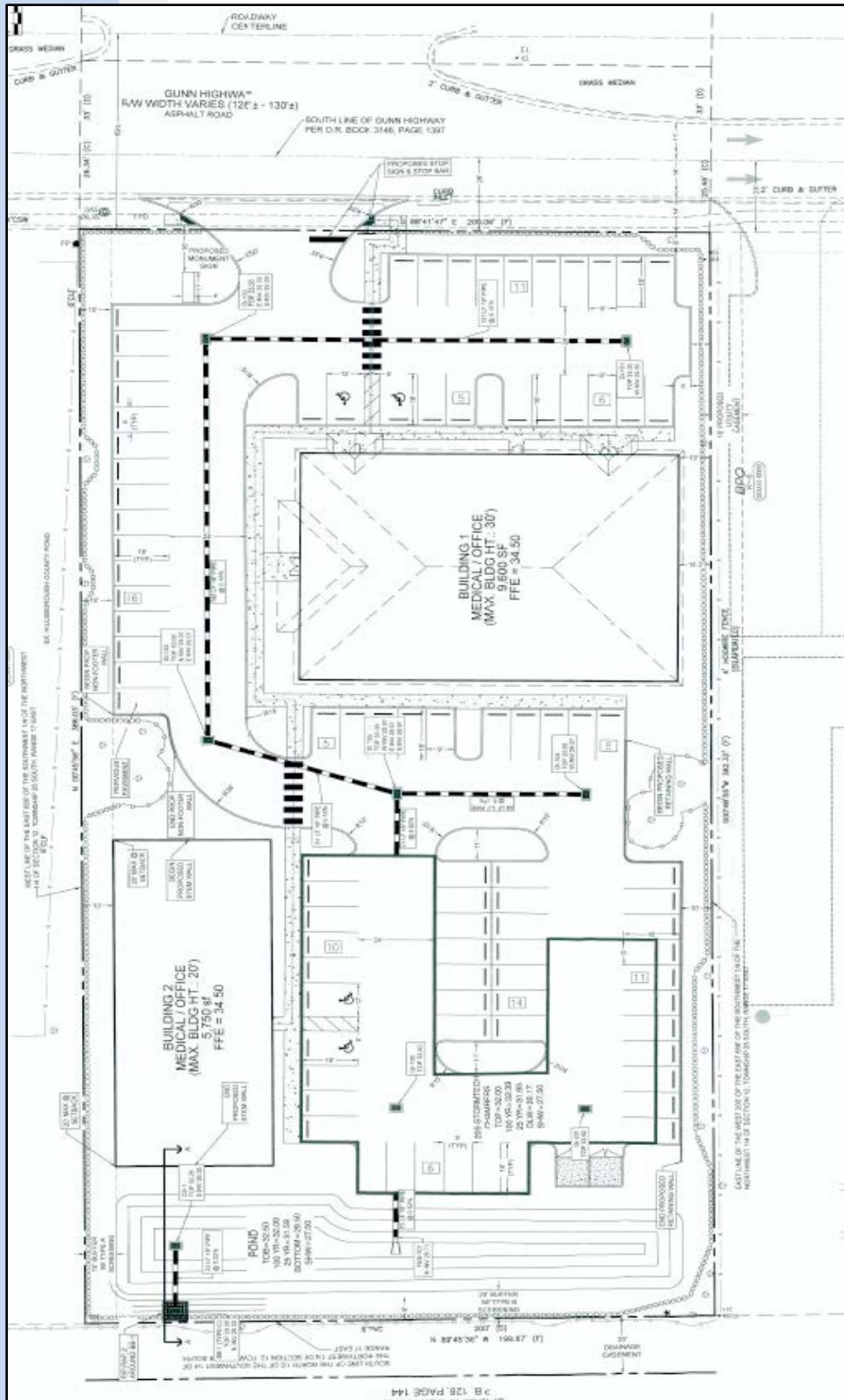
# Photos





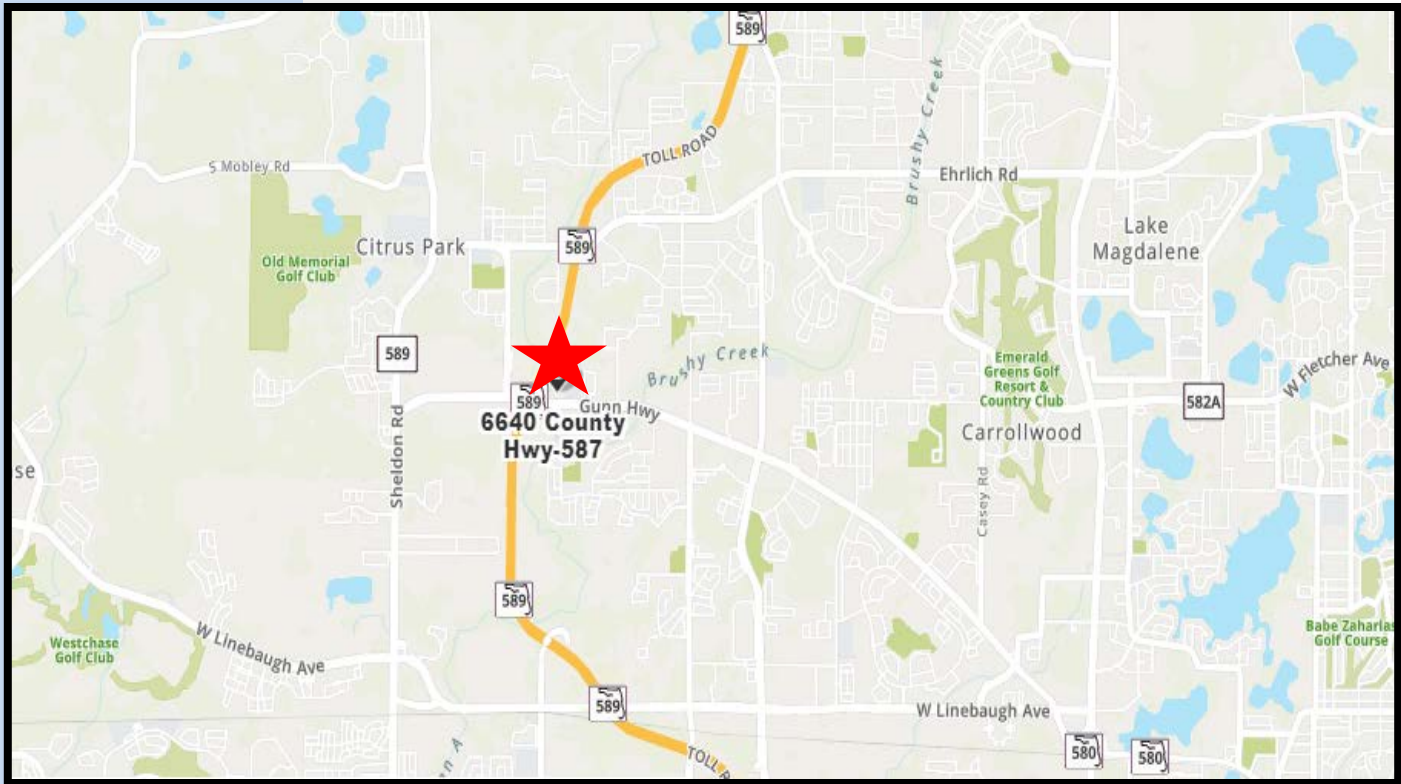


# Site Plan



All information furnished regarding property for sale, rental, financing or projections of income & expenses is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is subject to errors, omissions, change of price, rental or other conditions prior to sale, financing, or withdrawal without notice. Neither the Owner or Andretta Properties, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspectors of the Property in evaluating a possible purchase of the real property.

# Location and Aerial Maps



All information furnished regarding property for sale, rental, financing or projections of income & expenses is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is subject to errors, omissions, change of price, rental or other conditions prior to sale, financing, or withdrawal without notice. Neither the Owner or Andretta Properties, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.