

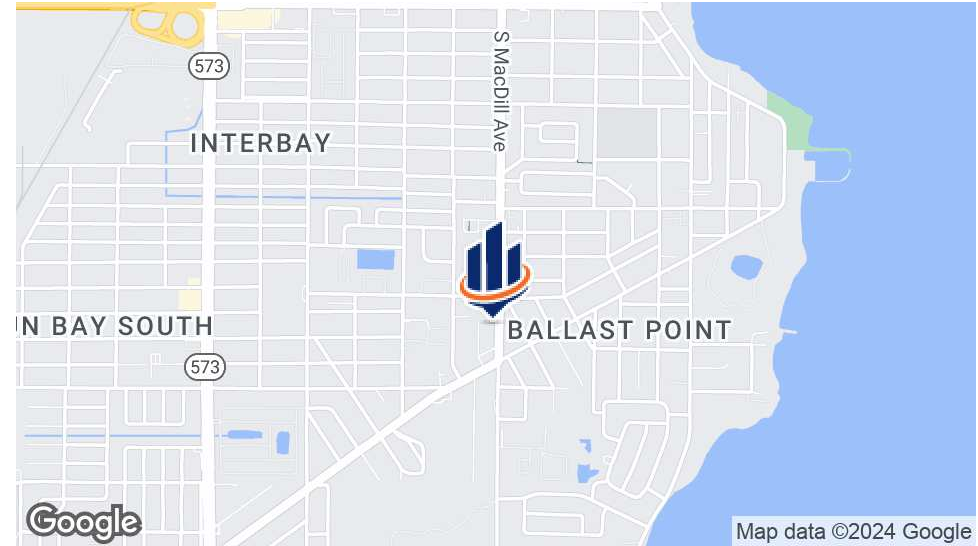


5815 SOUTH MACDILL AVENUE

TAMPA, FL 33611

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Property Summary



Lease Rate

\$3,978.00 PER MONTH

PROPERTY OVERVIEW

South Tampa professional office space, 1,761 SF, just minutes from MacDill Air Force Base. Contains five offices, a conference room, a kitchen, two restrooms, along with 6 parking spaces. Building is handicap accessible.

Located in the South Tampa/Ballast Point area, 2 ± miles from the MacDill Air Force Base.

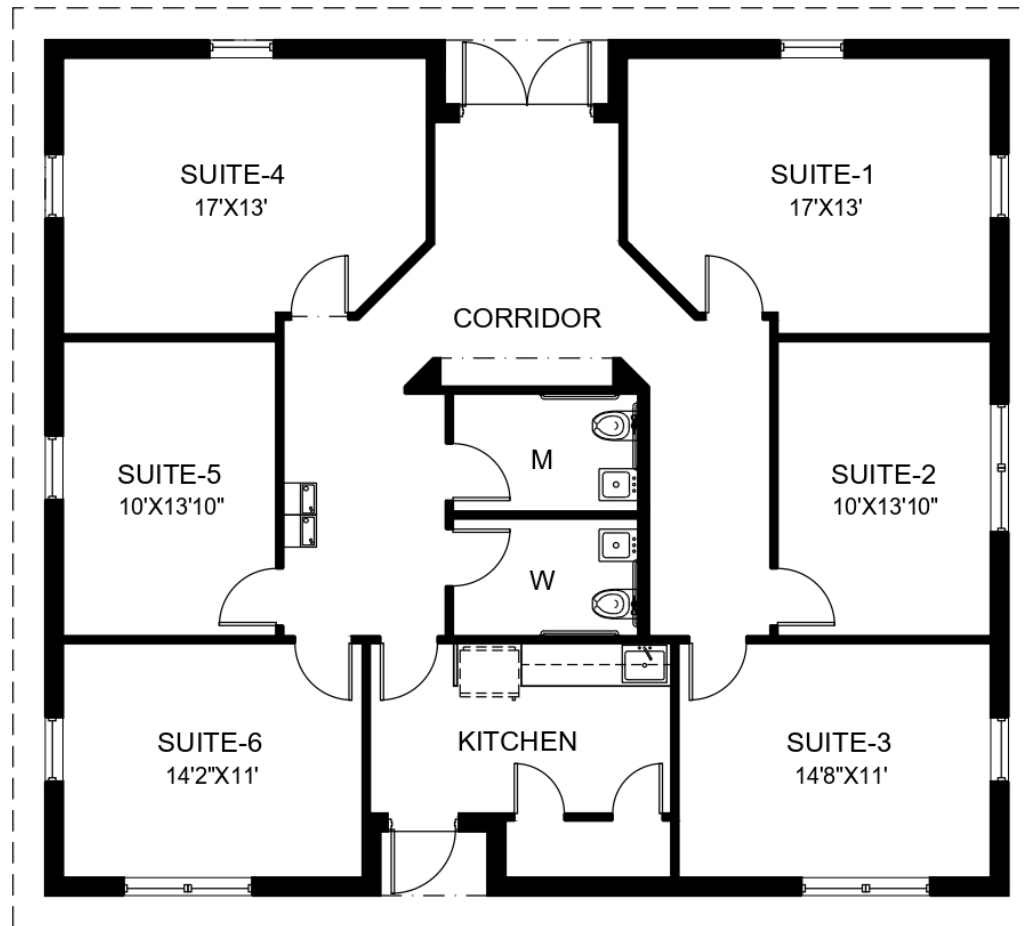
OFFERING SUMMARY

Building Size:	1,761 SF
Available SF:	1,761 SF
Year Built:	2006
Market:	South Tampa
Submarket:	Ballast Point

PROPERTY HIGHLIGHTS

- Professional office space
- Handicap accessible
- Only 2 ± miles from MacDill Air Force Base
- Close proximity from State Road 572 to Dale Mabry Highway and U.S Highway 92 to Gandy Bridge

Floor Plan



5815 S MACDILL AVE



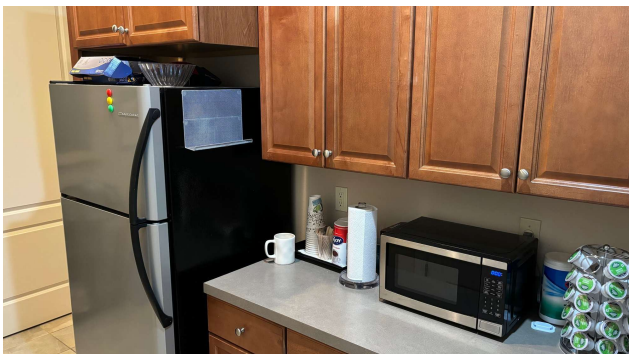
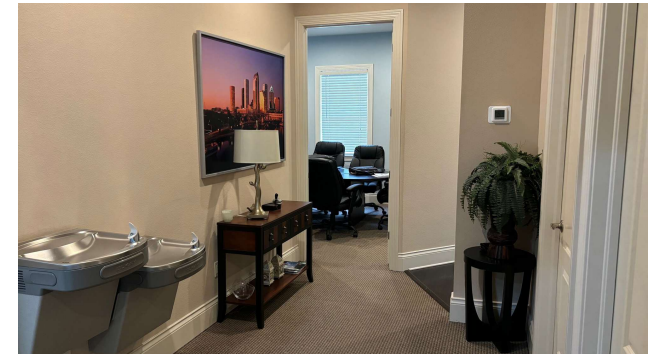
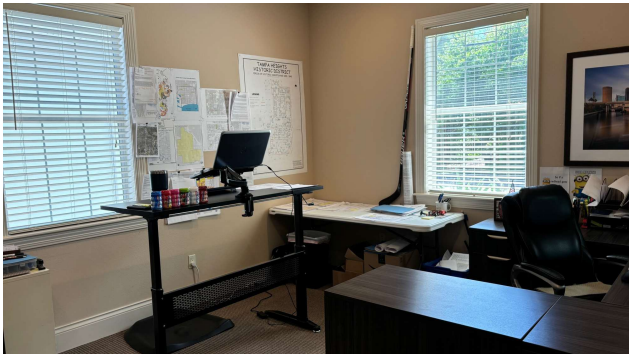
Location Description



LOCATION DESCRIPTION

This property is located just 2 ± miles north from the MacDill Air Force Base in Tampa, Florida and east of State Road 573. The intersection of U.S Highway 92 & the Selmon Expressway is located just north of the property, sitting approximately 1 ± mile away.

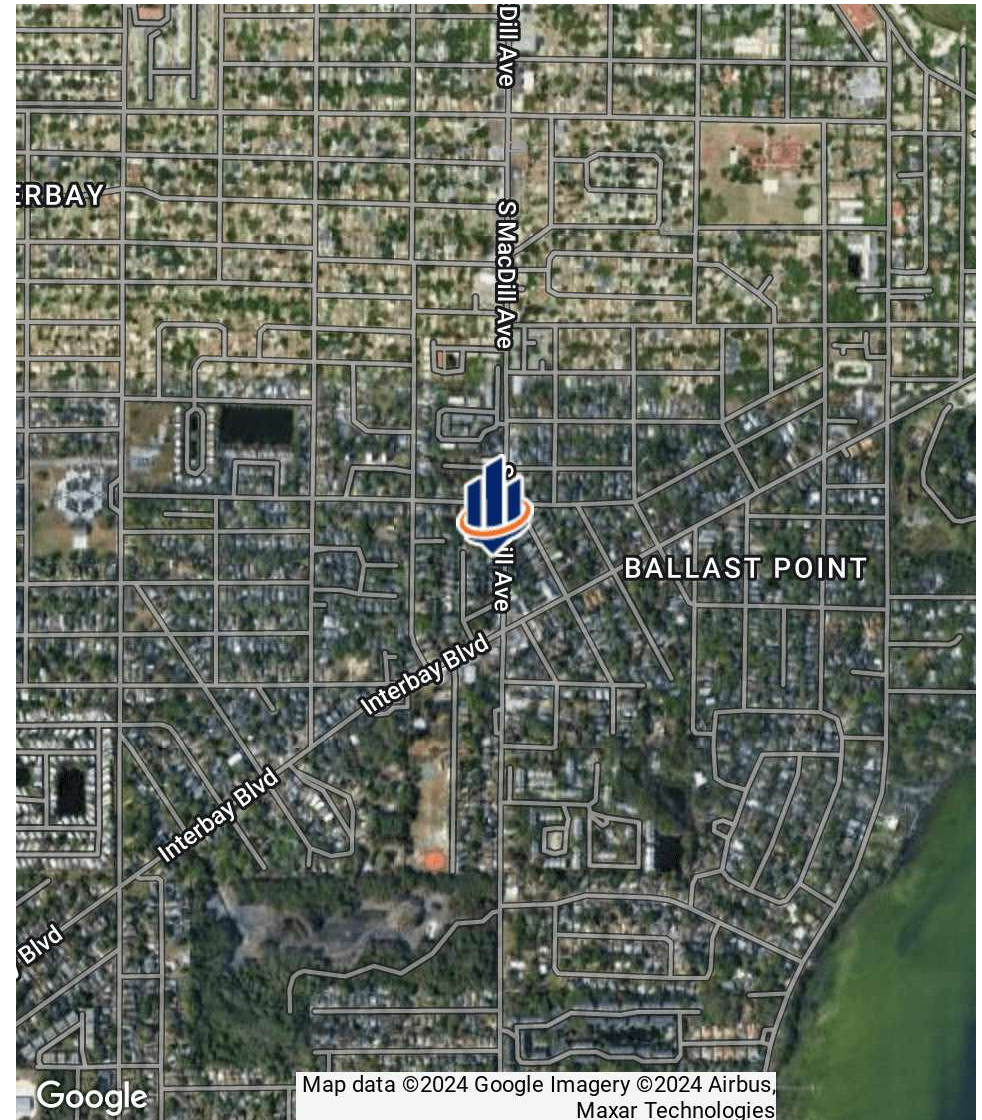
Additional Photos



Demographics Map & Report

	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	1,281	5,043	15,901
Average Age	40	41	42
Average Age (Male)	39	40	41
Average Age (Female)	41	42	43
HOUSEHOLDS & INCOME			
Total Households	590	2,274	7,078
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$138,650	\$144,764	\$138,110
Average House Value	\$626,421	\$626,412	\$576,130

Demographics data derived from AlphaMap





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PROFESSIONAL BACKGROUND

Liz Menéndez, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate operating out of Tampa, Florida.

Liz expertly serves her commercial real estate clients by providing superior service and thoughtful knowledge throughout every stage of the real estate process. Her personal approach and service commitment to clients enables Liz to create meaningful, positive relationships with clients while helping them close on successful real estate transactions.

She has been a REALTOR® since 2005. Her experience in both residential and commercial sales and leasing provides Liz with a wealth of knowledge capable of tackling any transaction. In her previous roles, Liz has served as a Certified Short Sales Specialist, Commercial Leasing Agent, Commercial Sales Agent, and a Residential Sales Agent.

Liz also earned the designation of Certified Commercial Investment Member [CCIM] in 2008. Prior to working in real estate, her seventeen-year career in banking included: financial areas of banking administration, commercial and consumer lending, business banking, and financial consulting - Series 6 and 63 licenses. She also graduated from the University of South Florida with her BA in Finance.

She is a proud, lifetime resident of South Tampa and is very familiar with the entire Tampa Bay region. As a full-time professional real estate advisor, it is more than just her career, it is her passion.

Liz specializes in:

- Office
- Industrial
- Retail
- Leasing & Tenant Representation
- Medical Office

About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

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