



9724 N ARMENIA AVE STE. 300
TAMPA, FL 33612

RESIDENTIAL OFFICE- TAMPA

FOR SALE & LEASE

WELCOME TO 9724 N. ARMENIA AVENUE, SUITE 300, A PROFESSIONAL OFFICE SPACE DESIGNED TO MEET THE NEEDS OF TODAY'S GROWING BUSINESSES.

Brokerage Done Differently

401 EAST PALM AVENUE, TAMPA, FL 33602
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live
work
& play
IN THE HEART OF TAMPA BAY

EXECUTIVE SUMMARY

9724 N ARMENIA AVE STE. 300
TAMPA, FL 33612

OFFERING PRICE **\$620,000**

LEASE PRICE **\$3,500/ mo./ NNN + S.T.**

LEASE TERM 1 YEAR MINIMUM

PURCHASE OPTION CASH, CONVENTIONAL, HARD
MONEY, SBA

PROPERTY FEATURES

PRIME OFFICE OPPORTUNITY ON N. ARMENIA AVENUE

This property is an excellent site for a relocation, expansion, or new office startup, offering a professional office building with a modern layout, ample natural light, and an efficient floor plan. It is ideal for medical, administrative, or general office use, with convenient on-site parking available for both staff and visitors. Located within a business park that features approximately 100 feet of frontage along N. Armenia Avenue, the building is well-maintained and home to professional tenants. The area benefits from strong demographics and limited competition, with a 2024 total population of 13,118 within a one-mile radius, 130,870 within three miles, and 343,732 within five miles.

Lease terms are negotiable and designed to be flexible to meet tenant needs, with immediate occupancy available. The property is zoned for Office/Professional use and offers customizable options to accommodate a variety of business requirements.



PROPERTY VIEW

LOCATION HIGHLIGHTS:

- Prime location in North Tampa with excellent access to N. Dale Mabry Hwy, Interstate 275 and west Busch Blvd. and major commuter routes
- Close to major hospitals and medical centers
- Surrounded by restaurants, banking, and retail services
- Strong residential base in surrounding neighborhoods
- Just minutes from Downtown Tampa and Tampa International Airport

LISTING DETAILS

FINANCIAL TERMS

OFFERING PRICE **\$620,000**

LEASE PRICE **\$3,500/ mo./ NNN + S.T.**

LOCATION

STREET ADDRESS 9724 N ARMENIA AVENUE, SUITE 300

CITY TAMPA

COUNTY HILLSBOROUGH

MARKET TAMPA- ST. PETE- CLEARWATER

SUB MARKET OLD CARROLLWOOD

UTILITIES

ELECTRICITY TECO

WATER HILLSBOROUGH COUNTY UTILITIES

WASTE HILLSBOROUGH COUNTY UTILITIES

COMMUNICATION SPECTRUM, FRONTIER, AT&T

THE COMMUNITY

**NEIGHBORHOOD/SUB
DIVISION NAME** ARMENIA OAKS PROFESSIONAL
PARK

FLOOD ZONE AREA X

FLOOD ZONE PANEL 12057C0211H

THE PROPERTY

FOLIO NUMBER 098861-5057

AVAILABLE SF 2,056 SF

LOT SIZE .047 ACRES

ZONING RO-1 (RESIDENTIAL OFFICE)

PROPERTY USE PROFESSIONAL OFFICE PARK

PARKING COMMON PARKING (50+ SPACES)

TAXES

TAX YEAR 2024

TAXES \$7,454.72

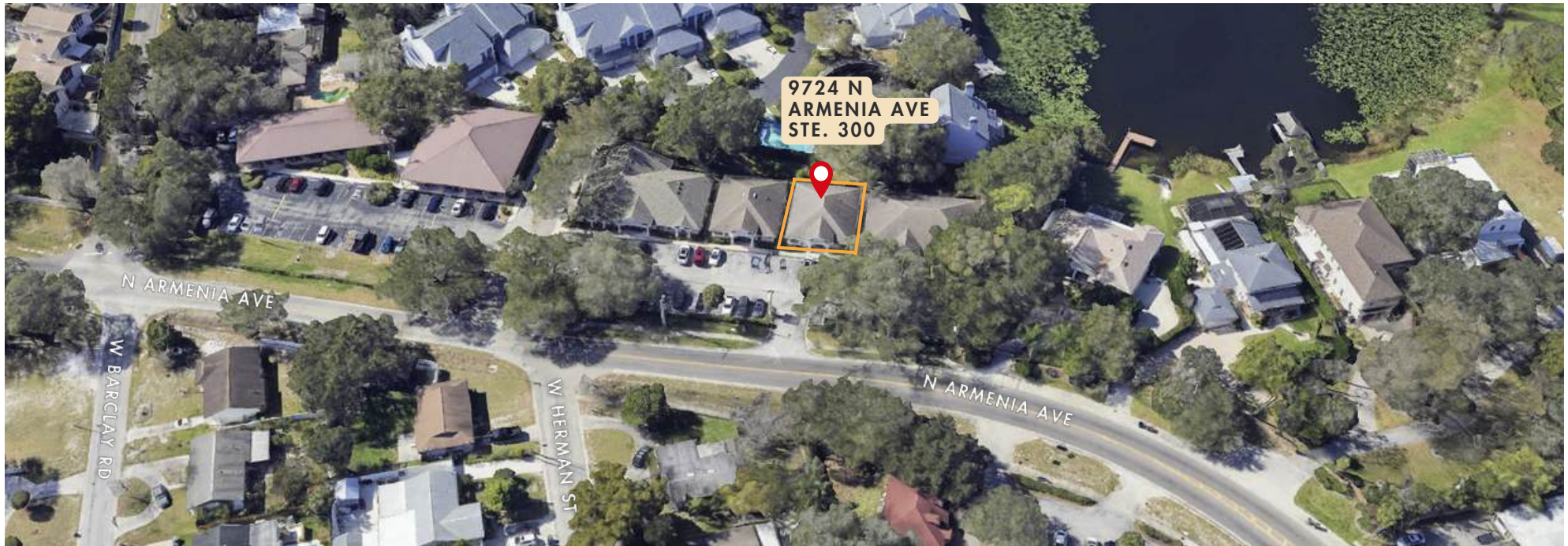
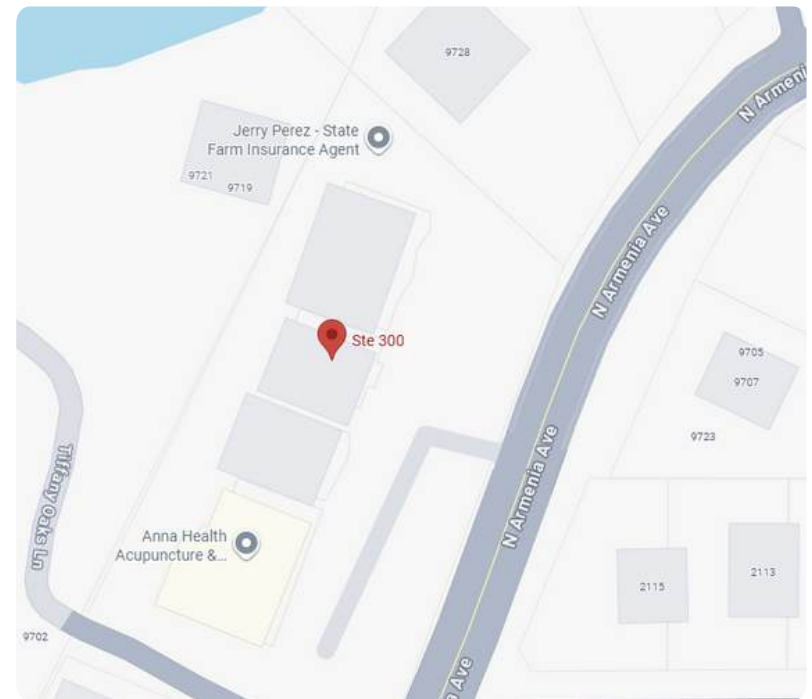


ZONING INFORMATION

Zoning is RO-1 is intended to provide a transitional zone between purely residential neighborhoods and more intensive commercial areas. It allows the development of professional offices while still maintaining compatibility with nearby residential uses.

DRIVING DIRECTIONS

From I-275, take Exit 50 toward Busch Boulevard and head west for approximately 1.5 miles. You will pass a variety of retail, dining, and service establishments along the way, reflecting the area's strong commercial presence. Turn right (north) onto N. Armenia Avenue and continue for about 1 mile through a mix of professional offices and neighborhood businesses. The property, located at 9724 N. Armenia Avenue, Suite 300, will be on your left. It sits within a well-established commercial corridor that offers both convenient access and excellent visibility, making it an ideal location for professional use.



PROPERTY PHOTOS



PROFESSIONAL OFFICE OPPORTUNITY IN NORTH TAMPA: A THRIVING LOCATION FOR BUSINESS, CONNECTIVITY & GROWTH

Florida Commercial Group presents a professional office space at 9724 N Armenia Ave, Suite 300. Located in the heart of North Tampa, this property offers a convenient and accessible business environment suitable for a wide range of office users. The space provides flexible layouts designed for medical, administrative, or general office needs, with excellent visibility along N. Armenia Avenue and close proximity to major thoroughfares. With its strategic location near highways, hospitals, and universities, this property positions businesses to thrive in one of Tampa's most dynamic and high-traffic areas. Contact us today to schedule a walkthrough and explore purchase or lease options.

Welcome to 9724 N. Armenia Avenue, Suite 300, a professional office space tailored to meet the needs of growing businesses. Situated in a highly accessible North Tampa location- Armenia Oaks Professional Park, the property combines functionality, visibility, and convenience, making it an excellent choice for medical practices, administrative offices, or professional service providers. The suite features a flexible floor plan, abundant natural light, modern finishes, and a professional atmosphere that creates both efficiency and a welcoming environment. On-site parking and well-maintained common areas further enhance the experience, offering comfort and convenience for both employees and clients.

Positioned in the thriving North Tampa market, this property benefits from close proximity to major economic and cultural anchors. Just minutes from N. Dale Mabry Hwy, Interstate 275, and W. Busch Blvd., tenants enjoy easy access to Downtown Tampa, Tampa International Airport, and surrounding neighborhoods. The area is supported by strong employment centers, including major healthcare institutions, universities, and corporate offices, making it a sought-after destination for professionals. Nearby retail centers, dining, and essential services add convenience, while the area's growth continues to attract businesses and residents alike. With accessibility, strong community presence, and steady development, North Tampa offers a vibrant setting for work and lifestyle. Call today for a showing.



Your Tampa Bay and Beyond Commercial Real Estate Experts

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When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by knowledge, stability, and resources, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an authority on all types of properties with a commitment to excellence and exceptional service. With over 27 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.



CALL OUR TEAM TODAY!
813.935.9600



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- Buyer & Seller Representation
- Tenant & Landlord Representation
- Property Management for Owners & Financial Institutions
- Valuation & Advisory Services
- Commercial & Residential



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