

# DALE MABRY WINDOW FRONTAGE

7211 N. Dale Mabry Highway  
Tampa, FL 33614

**Suites: 219 & 220**

**Next to AdventHealth Carrollwood Hospital**



## PROFESSIONAL OFFICE SPACE FOR LEASE

**Second Floor Availability:** Some suites offer windows facing N. Dale Mabry Hwy., custom buildouts of cabinets, restrooms and additional storage. Suite sizes range from 175 SF to approx. 300 SF and are ideal for a variety of professional office users.

**Monthly rent Includes:** Water, sewer/garbage and common area cleaning.

Situated directly on Dale Mabry Hwy., property offers high road exposure/ visibility and enormous traffic counts 64,000 VTD. The area is exploding with new commercial and residential growth and is surrounded by countless new developments.

Property is zoned CN (commercial neighborhood), and maybe used as professional office. Subject is just North of the intersection of Hamilton Avenue and Dale Mabry Highway. There are numerous medical offices, professional offices, restaurants, retail establishments and schools surrounding this flourishing area. Easy access to the interstate systems, you'll be centrally located to meet your client's needs. This is lease opportunity with unlimited potential! **Call today for your showing!**

## Suite Details

Suite #	SQ. FT.	Lease Rate
<b>219</b> 2nd floor Interior suite	<b>175 SF</b> 1 office with built in cabinets and a sink	<b>\$675/ mo. + Sales Tax</b>
<b>220</b> 2nd floor, Dale Mabry Hwy. window view	<b>287 SF</b> 1 office with full restroom and shower	<b>\$900/ mo. + Sales Tax</b>

**LISTING AGENT:** Tina Marie Eloian • O: 813-935-9600 • P: 813-997-4321 • E: Tina@FloridaCommercialGroup.com



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401 E. Palm Avenue ❖ Tampa, FL 33602 ❖ [www.FloridaCommercialGroup.com](http://www.FloridaCommercialGroup.com)

**Sales • Investments • Leasing • Property Management**

Each Office Individually Owned and Operated

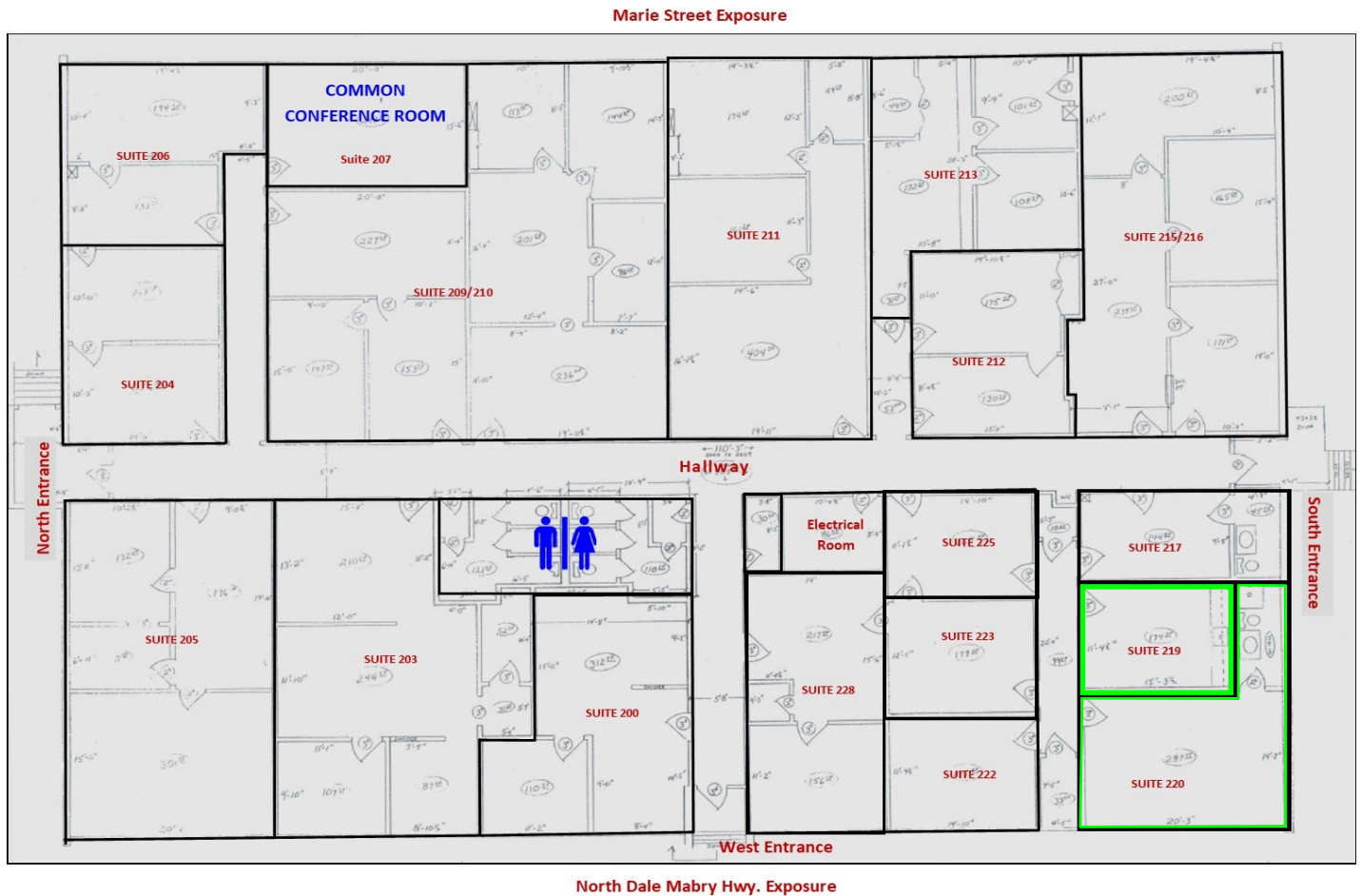
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## Suite Floorplan

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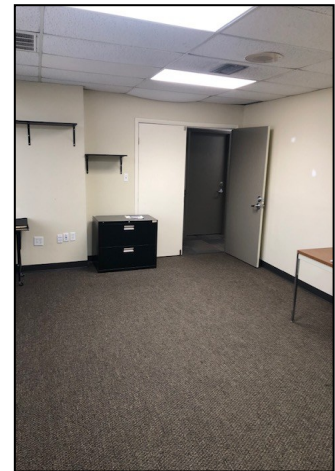


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## Second Floor Interior Photos

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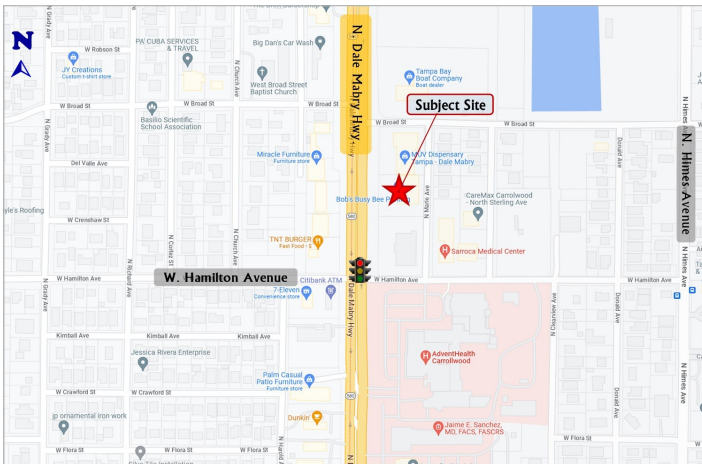
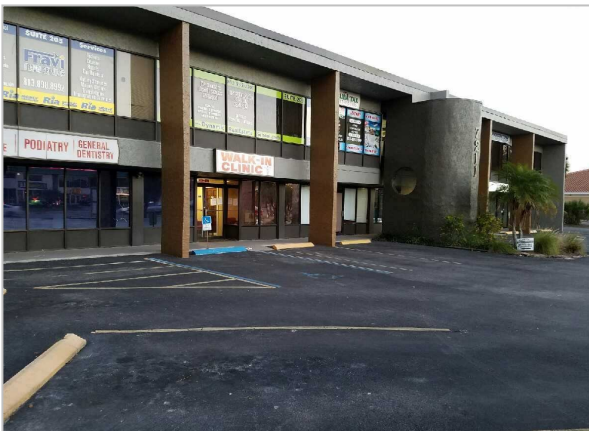
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## Maps and Directions

**Suites: 219 & 220**

**Next to AdventHealth Carrollwood Hospital**



### DIRECTIONS FROM INTERSTATE- 275

- Take exit 41-A at US 92/ N. Dale Mabry Hwy.
- Head North on Dale Mabry Hwy.
- Travel North approx. 4 miles
- Property located on East (right) side of the Street just after W. Hamilton Avenue (Between Sligh Avenue & Broad Street)

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