

West Tampa Office/Retail Building for Lease

2009 N. Armenia Ave., Tampa, FL 33607

EXECUTIVE SUMMARY



Summary:

Lease Rate:	\$3,049/month (\$18.67 PSF, NNN plus \$8 PSF CAM)
Also Available for Sale:	\$749,900.
Availability:	Immediate
Space Size:	1,372 SF Office
Parking	5 +/- spots
Ceiling Heights:	9' +/-
Location:	West Tampa
Traffic Counts	Over 10,000 AADT
Utilities	Water/Sewer City of Tampa Electric: Tampa Electric

Overview:

Free Standing Prime Retail/Office Building for Lease

Located in the heart of West Tampa, this small office building offers an ideal space for businesses seeking convenience and accessibility. With a contemporary design and professional ambiance, it provides an inviting environment for clients and employees alike.

Features:

- Central Location:** Situated in West Tampa's bustling commercial district, easily accessible by public transportation and quick access to I-275 only blocks away.
- Flexible Layout:** Versatile floor plan adaptable to various office setups, from open-concept workspaces to private offices.
- Modern Amenities:** Equipped with state-of-the-art technology, high-speed internet, and climate control for comfort and productivity.
- Natural Light:** Ample windows throughout the building ensure plenty of natural light, fostering a bright and energizing atmosphere.
- Parking:** On-site parking available for tenants and visitors, ensuring hassle-free access.
- Access:** This stand-alone building provides 24-hour access for excellent access.
- Convenience:** Close proximity to dining, retail, and other amenities, offering convenience for employees and clients.

Whether you're a startup looking for a dynamic space to grow or an established firm seeking a strategic location, this office building provides the perfect foundation for your business success.

Schedule a viewing today to experience the potential of this prime retail/office space firsthand!

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PICTURES

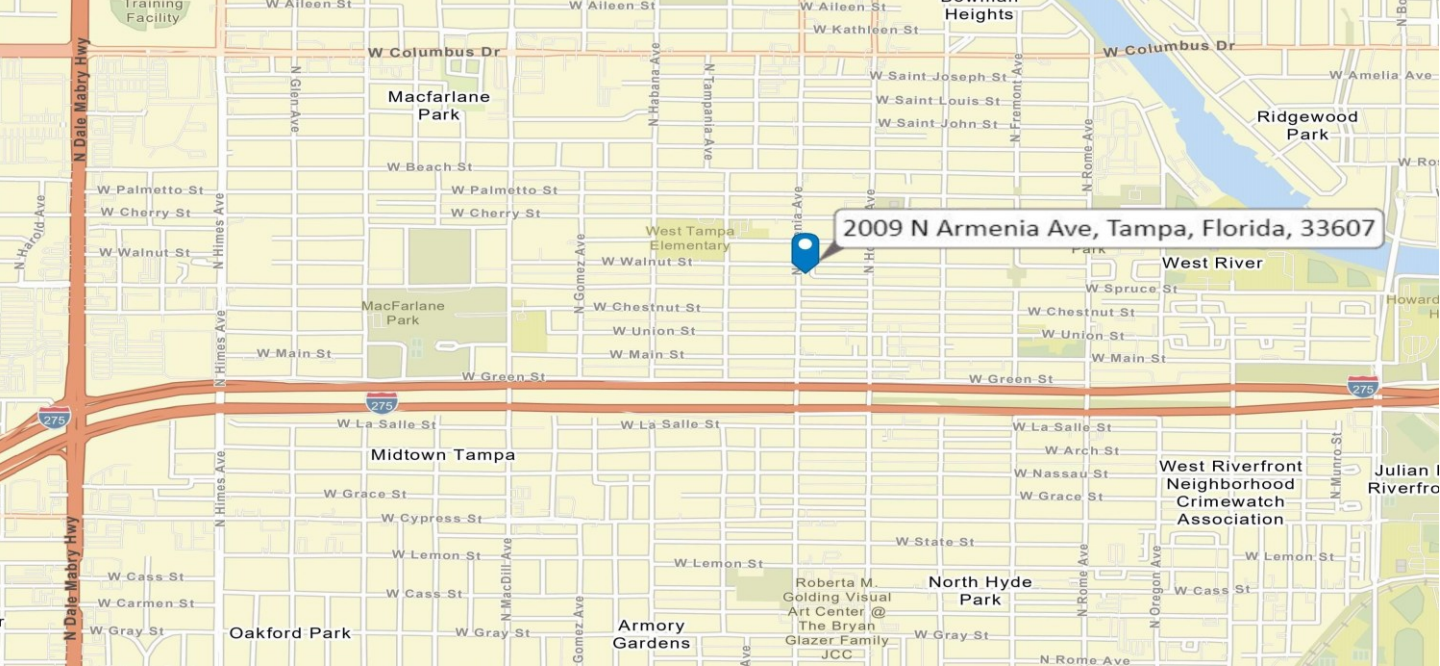


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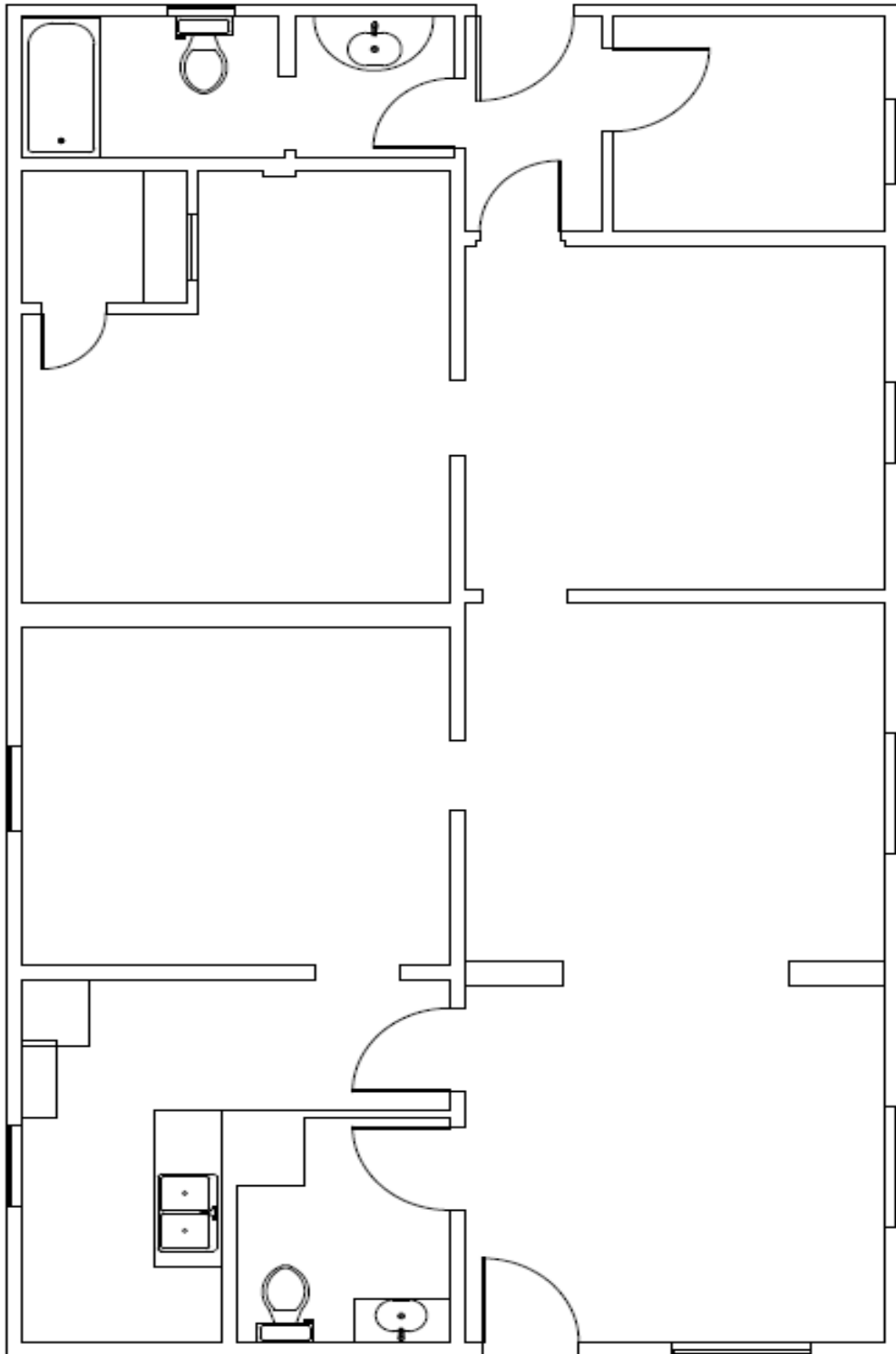


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FLOOR PLAN (NOT TO SCALE)



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