

# Free Standing Office Building For Sale & For Lease

5620 W Sligh Ave, Tampa, FL 33634



JILL CARBONELLI, CCIM  
COMMERCIAL REAL ESTATE



## For Sale or Lease Investment Office/Warehouse

- For Sale or Lease Investment Office/Warehouse
- Long term tenant in Suite B, 5,942± SF  
expires 4/2029
- Suite A, 6,304± SF available for lease or  
Owner Occupant
- Small warehouse component in Suite B w/OH door
- Each Suite has 14-15 oversized offices, x-large  
conference rooms and breakrooms.
- Spacious 43 Parking Spaces on 1.63 acres

**For More Information  
Contact:**

**Jill Carbonelli, CCIM**

Sr. Broker Associate  
727-639-5713

[Jill@CarbonelliCRE.com](mailto:Jill@CarbonelliCRE.com)

- For Sale: \$2,695,000
- For Lease: \$15/SF NNN

Ranked Top 5 Teams Globally - Berkshire Hathaway HomeService Florida Properties Group Commercial Division 2018-2023

**Teamwork | Integrity | Passion | Excellence**

7916 Evolutions Way, Suite 210, Trinity, FL 34655 | 4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609

# Free Standing Office Building For Sale & For Lease

5620 W Sligh Ave, Tampa, FL 33634



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its own representatives as well as state and local agencies. Brokers, please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2024

BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.

# Free Standing Office Building For Sale & For Lease

5620 W Sligh Ave, Tampa, FL 33634



This 12,246± SF office/warehouse property is available for sale or lease and offers flexibility for both investors and owner-occupants. Suite A, totaling approximately 6,304 SF, is currently available and ideal for an owner-user, with 15 large offices (Ave 14' x 13'), huge conference room (31'x16'), 2 set bathrooms, and an x-large breakroom.

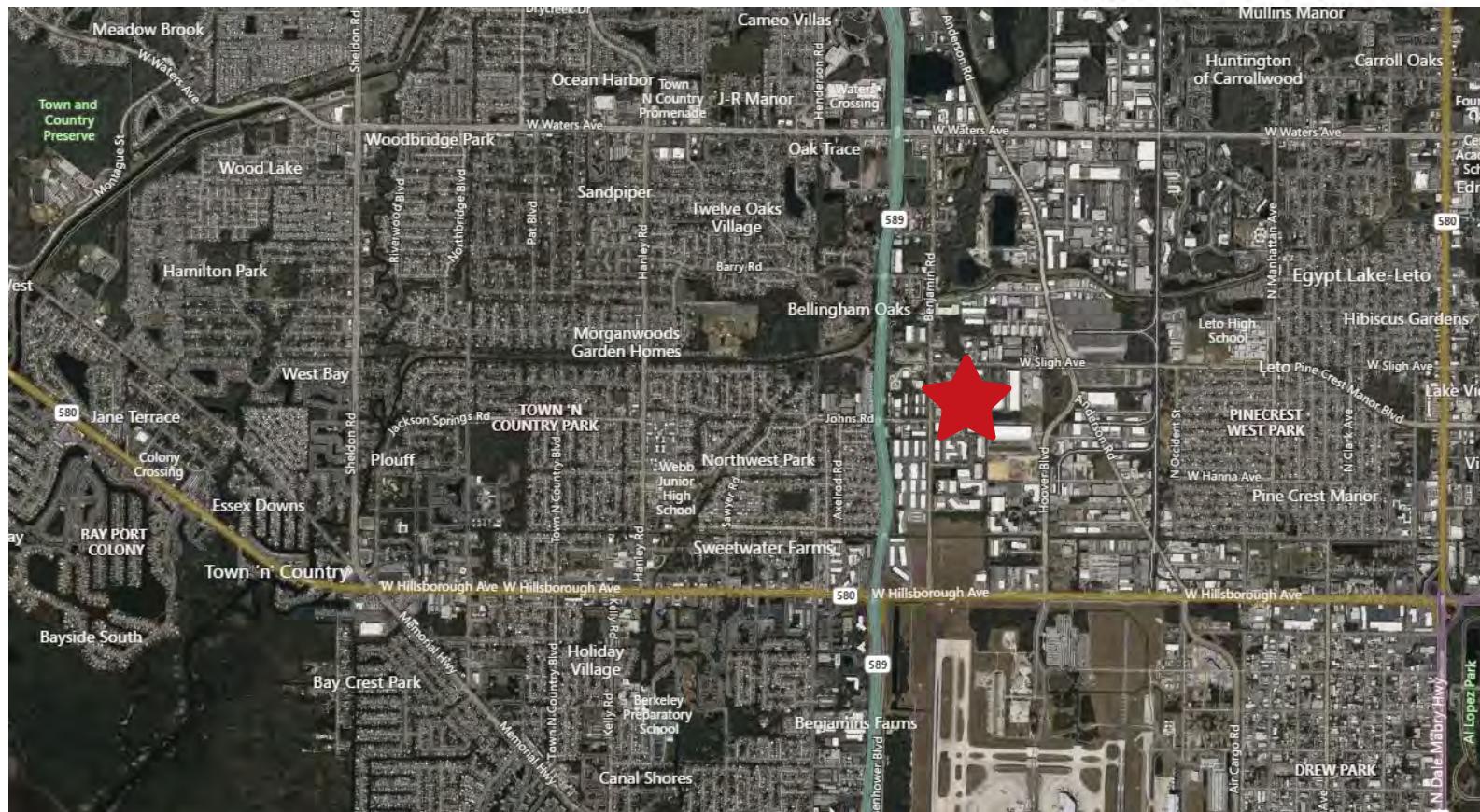
Suite B, 5,942 SF, includes a small warehouse component with an existing OH door, 14± large offices, oversized conference room, 2 bathrooms, and an x-large breakroom. It is presently occupied by a long-term tenant thru 4/2029. Both suites feature spacious and separate reception offices, high-quality office finishes, including oversized hurricane-rated windows. The property also offers 43 parking spaces and enjoys a central location with quick access to the Suncoast Parkway.

# Free Standing Office Building For Sale & For Lease

5620 W Sligh Ave, Tampa, FL 33634



JILL CARBONELLI, CCIM  
COMMERCIAL REAL ESTATE



DEMOGRAPHICS BY DRIVE TIME			
	5 MIN	10 MIN	15 MIN
Total Population	6,160	78,493	252,916
Avg. HH Income	\$83,560	\$83,452	\$101,116
Median Age	43.7	39.9	40.3
Total Households	1,937	29,729	101,337

	1 MILE	3 MILES	5 MILES
Total Population	3,875	103,994	262,280
Avg. HH Income	\$88,709	\$86,509	\$96,871
Median Age	42.0	39.6	40.2
Total Households	1,225	40,407	107,704



**For More Information  
Contact:**

**Jill Carbonelli, CCIM**

Sr. Broker Associate  
727-639-5713

[Jill@CarbonelliCRE.com](mailto:Jill@CarbonelliCRE.com)

**BERKSHIRE  
HATHAWAY  
HOMESERVICES**

FLORIDA  
PROPERTIES  
GROUP

COMMERCIAL DIVISION