

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

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- 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:

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- For Sale: \$2,595,000
- 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

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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.

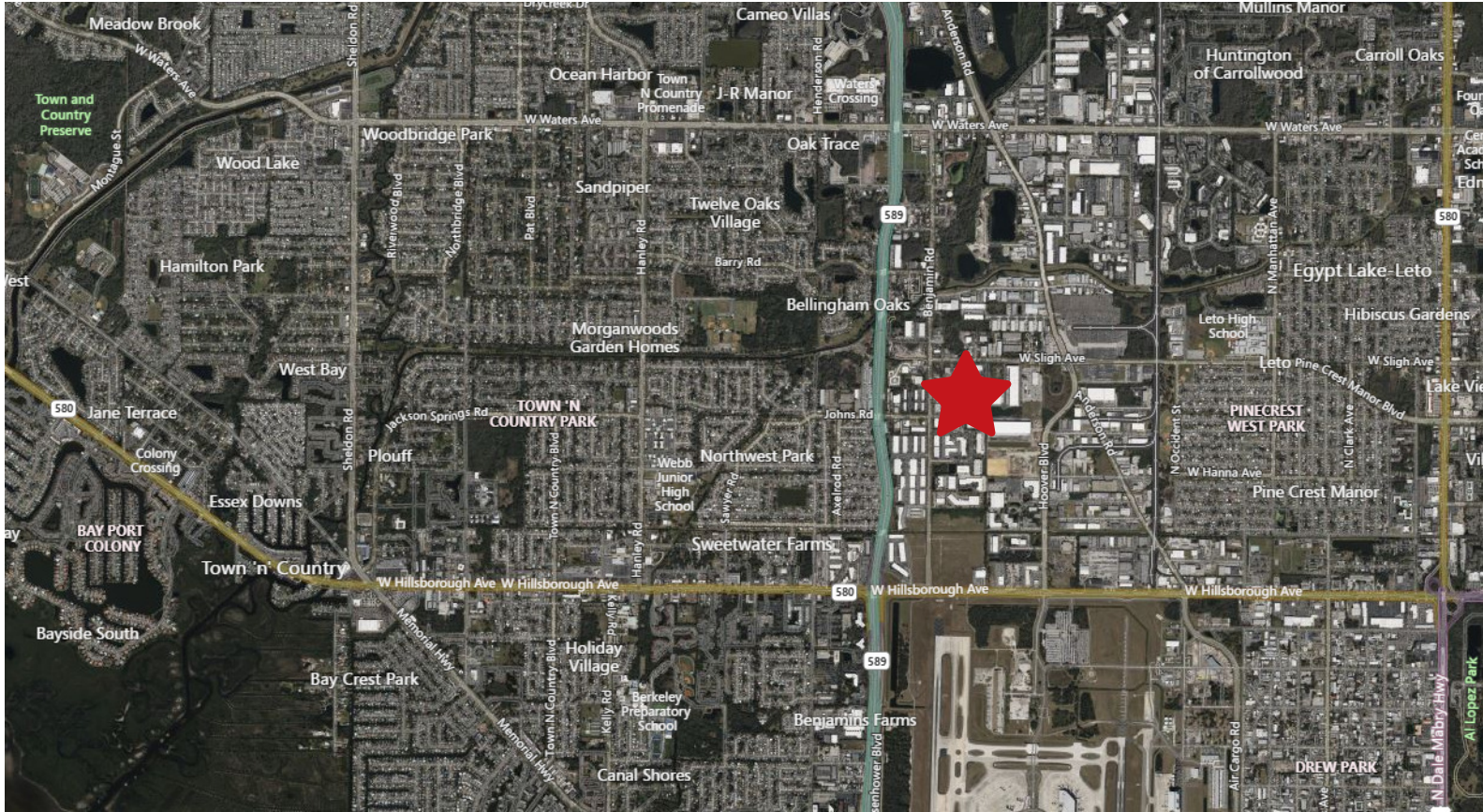
Suite B, 5,942 SF, includes a small warehouse component with an existing OH door, 14± large offices, oversized conference room, 2 bathrooms, and an x-large breakroom. It is presently occupied by a long-term tenant thru 4/2029. Both suites feature spacious and separate reception offices, high-quality 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.

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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

DEMOGRAPHICS BY MILE

	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



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