

For Sale: Carrollwood Class "A" Office

# BUSCH PROFESSIONAL CENTER

2801 West Busch Boulevard | Tampa, FL 33618



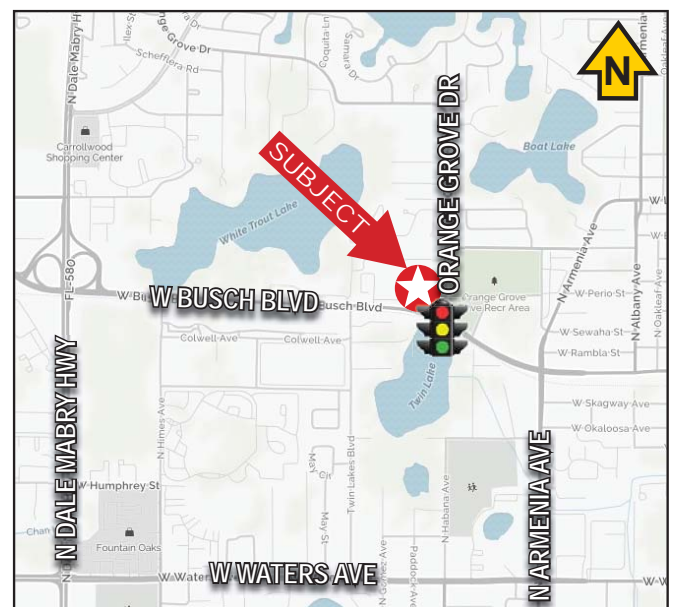
## FEATURES

- Entire 15,000 SF (MOL) Class "A" Office Building For Sale
  - 6,939 SF Condo Unit #1 and #2 (entire 1st floor)
  - 6,577 SF Condo Unit #3 (entire 2nd floor) plus 1,500 SF (MOL) (3rd floor)
- .99 acre site fronts Busch Boulevard at signalized intersection just East of Dale Mabry Highway with access to I-275
- Located on the NW corner of Busch Boulevard and Orange Grove Drive
- High end finishes throughout offices and common areas
- 24/7 access and HVAC
- 4 per 1,000 parking
- Substantial pylon and building façade signage available
- Re-developed in 2005 (priced well below replacement costs)

## ASKING PRICE

- \$2,150,000 (\$143 psf)

## LOCATION MAP



### FOR ADDITIONAL INFORMATION:

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**RMC ROSS REALTY**  
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LOCAL DRIVE TIMES & DISTANCES		
Dale Mabry Highway	1.1 miles	2 minutes
I-275	2.3 miles	6 minutes
Downtown Tampa	8.2 miles	15 minutes
Veterans Expressway	4 miles	9 minutes
USF	6.3 miles	16 minutes

