

For Sale: Office Building

SOUTH TAMPA OFFICE BUILDING

1501-1511 South Church Avenue | Tampa, FL 33629



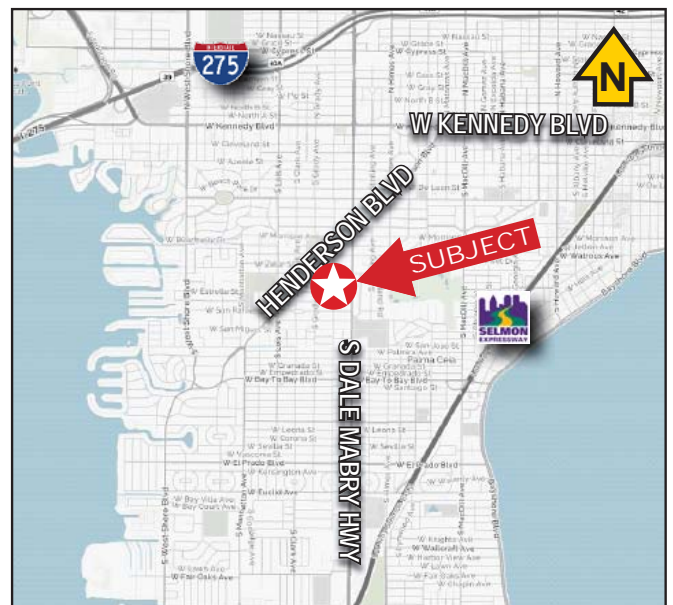
FEATURES

- Prestigious 14,222 SF South Tampa office building available for an owner/user purchase
- Landmark location on the Southwest corner of South Church Avenue and Neptune Street
- Amenities: fully redundant with back up generator, high tech server room, building façade and monument signage
- 50 surface parking spaces (4 per 1,000) plus an additional 60' x 137' lot to expand parking lot by 12-20 spaces (5 per 1,000) or construct an additional building
- Walking distance to Publix, banks, shopping and restaurants
- Year Built: 1962 (Renovated in 2009)
- Zoned: PD (Planned Development)

ASKING PRICE

- \$3,400,000 (\$239/SF)

LOCATION MAP



FOR ADDITIONAL INFORMATION:

Jason Aprile, CCIM
727.725.2800 (O)
813.532.6432 (C)
japrile@rmcrr.com

Elliott M. Ross, CCIM
727.725.2800 (O)
727.639.3800 (C)
eross@rmcrr.com

RMC ROSS REALTY
4401 W. Kennedy Boulevard, Suite 100
Tampa, FL 33609
www.RMCPG.com

For Sale: Office Building

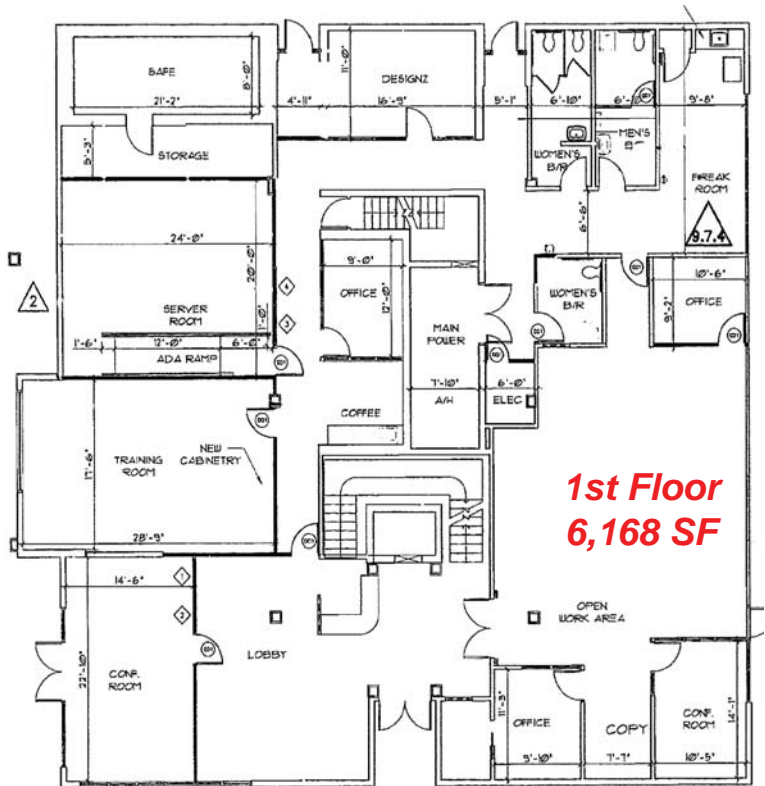
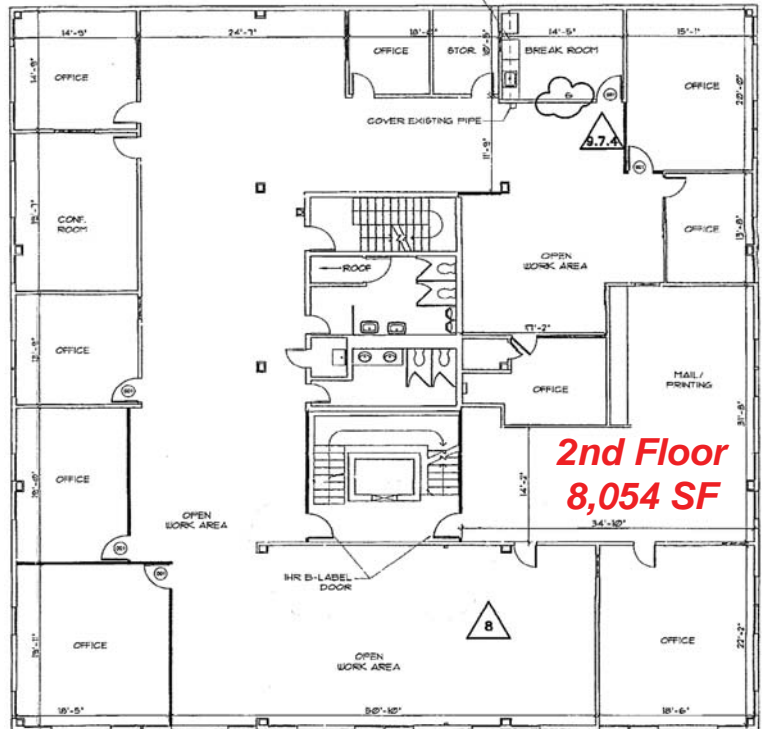
SOUTH TAMPA OFFICE BUILDING

1501-1511 South Church Avenue | Tampa, FL 33629



LOCAL DRIVE TIMES & DISTANCES

| | | |
|---------------------------------|---------|-----------|
| I-275 | 1 Mile | 3 Minutes |
| Tampa Int'l Airport / Westshore | 4 Miles | 7 Minutes |
| Veterans Expressway | 2 Miles | 5 Minutes |
| Downtown Tampa | 4 Miles | 7 Minutes |



All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.
 O:\ALLWORKS\Mangrove Church\MARKETING\CURRENT FLYER & PACKAGE\Mangrove 060116