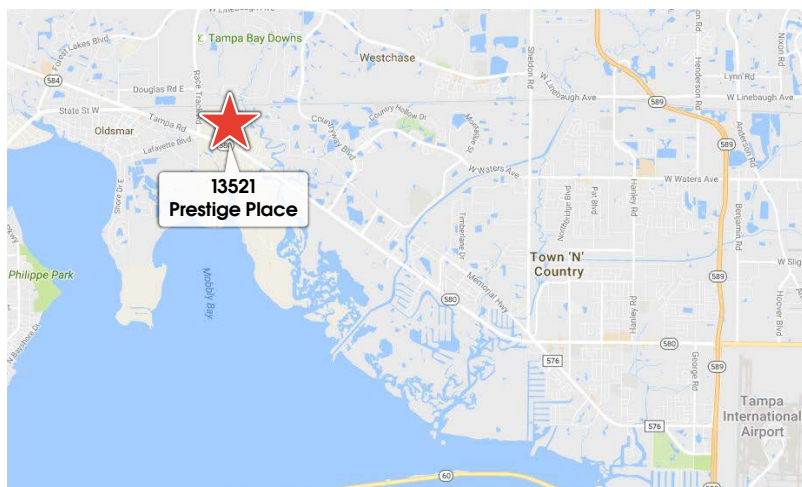


OFFICE/FLEX BUILDING FOR SALE

13521 Prestige Place

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NET LEASE INVESTMENT OPPORTUNITY



PROPERTY OVERVIEW

Building Size	16,254 sf
Property Type	Office/Flex Building
Year Built	2011
Occupancy	100% Leased NN Single Tenant (Expires 12/31/2021)
Asking Price	\$2,775,000

PROPERTY FEATURES

- + 12,422 sf AC Office / 2,867 sf Warehouse / 965 sf Mezzanine space
- + Upscale office build-out
- + Commercial grade kitchen
- + Warehouse includes 2-dock high bays with two 9'W x 10'H rollup doors
- + Mezzanine space for extra storage

LOCATION

- + Centrally located in the Monroe's Business Park in Oldsmar, near Westchase, Town and Country, Dunedin, Palm Harbor, and Safety Harbor
- + Convenient access to Hillsborough Ave (580), Tampa Rd and Racetrack Rd

For additional information, contact:

Elliott M. Ross, CCIM
(727) 639-3800 mobile • (813) 600-4815 office
eross@ciminelli.com



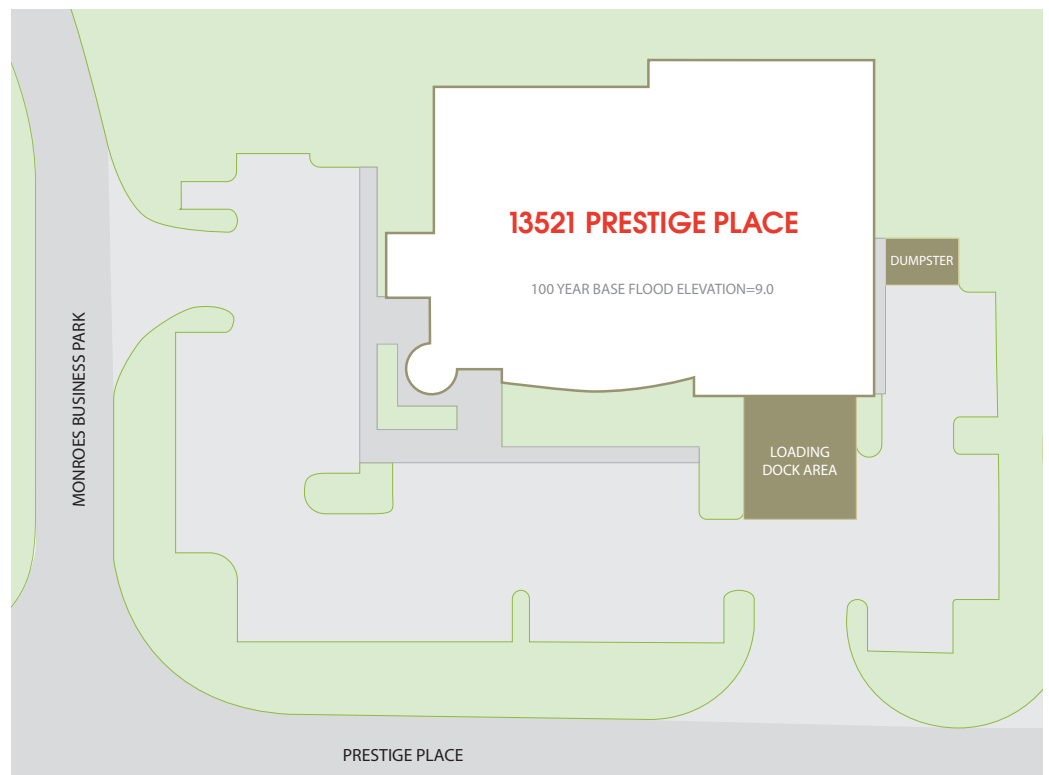
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SITE PLAN



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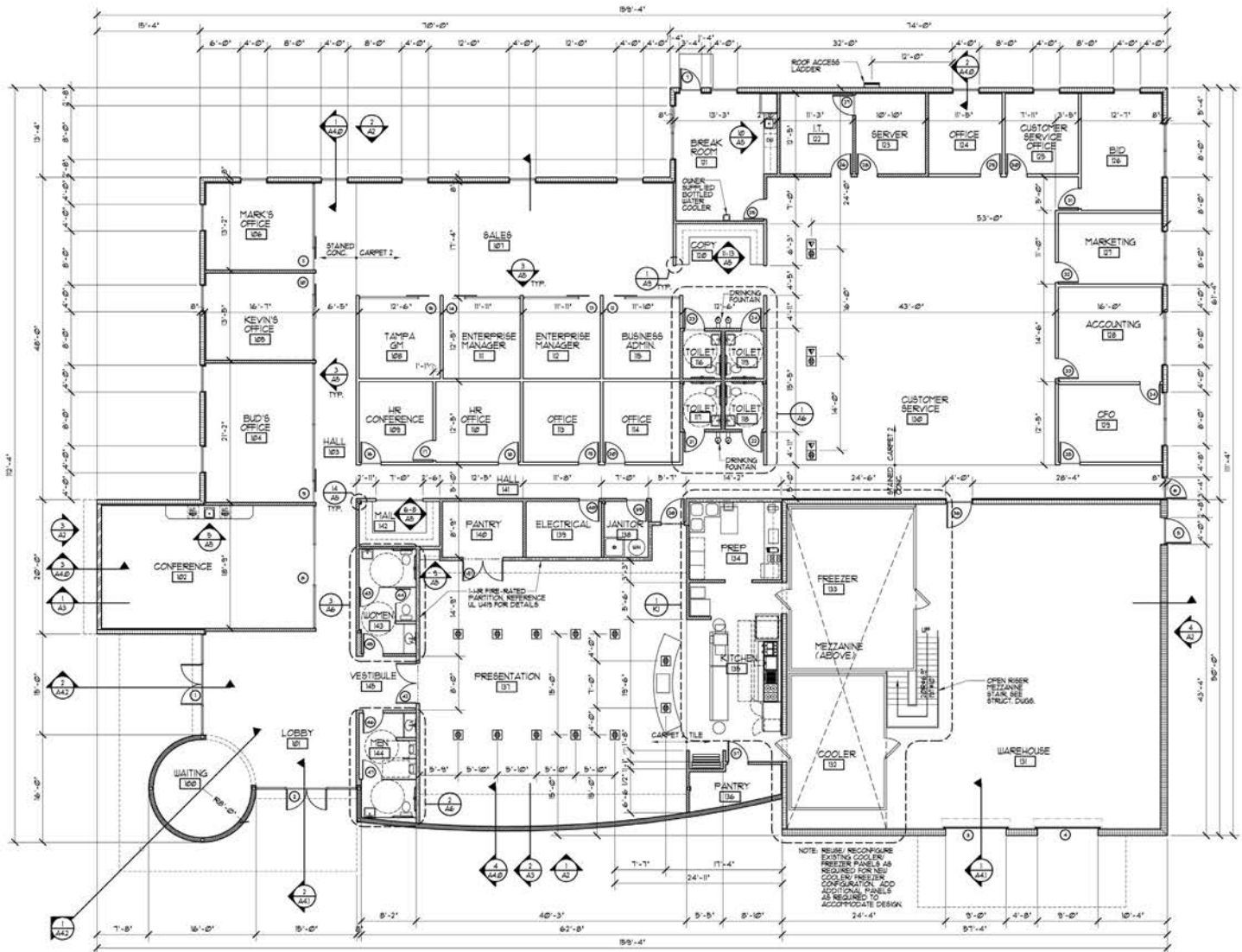
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13521 PRESTIGE PLACE

Building Plan - 16,254 square feet

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+ 12,422 sf AC Office + 2,867 sf Warehouse + 965 sf Mezzanine



The above floor plan is not to scale. The available space shown is believed to be correct but is subject to change.

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