

FOR LEASE

501 N. MORGAN STREET, STE 101

Approx. 5,734 SF (May Subdivide) Professional Office/ Retail

- DOWNTOWN TAMPA -

Lease Rate: \$26/PSF/NNN

PROPERTY DETAILS:

<u>ADDRESS:</u>	501 N. Morgan Street
<u>PARCEL ID #:</u>	193467-0000
<u>LEASABLE SF:</u>	5,734 SF (Divisible)
<u>PARKING:</u>	Reserved/ Paid
<u>ZONING:</u>	CBD-1
<u>TAXES 2018:</u>	\$37,150.17

Raw/ Vanilla Shell: Great Opportunity to Lease in a Professional Office Building in the heart of Downtown Tampa. The Unit is located on the first floor and measures approximately 5,734 SF (divisible); it may be built out as an Executive office space, cubicle or fitted for Professional Office/Retail. The building is located near the courthouse and financial centers. Nearby are four reserved parking spaces for this office unit. There are numerous paid parking facilities and the City of Tampa Parking Garage. Zoned CBD-1, this location is versatile, located on a highly visible corner (Morgan & Madison St) within walking distance of nearby Restaurants and Shops. South Tampa, Ybor City & Channelside are within minutes as there is quick & easy access to I-275, I-4, SR 60, the Crosstown and the surrounding Tampa Bay areas. **Call Today to Schedule a Showing!**



Listing Agent: Tina Marie Eloian, CCIM

Tina@FloridaCommercialGroup.com

Sales | Investments | Leasing | Property Management

401 E. Palm Avenue, Tampa, FL 33602
P. 813.935.9600 | F. 813.930.0946
www.FLORIDACOMMERCIALGROUP.com



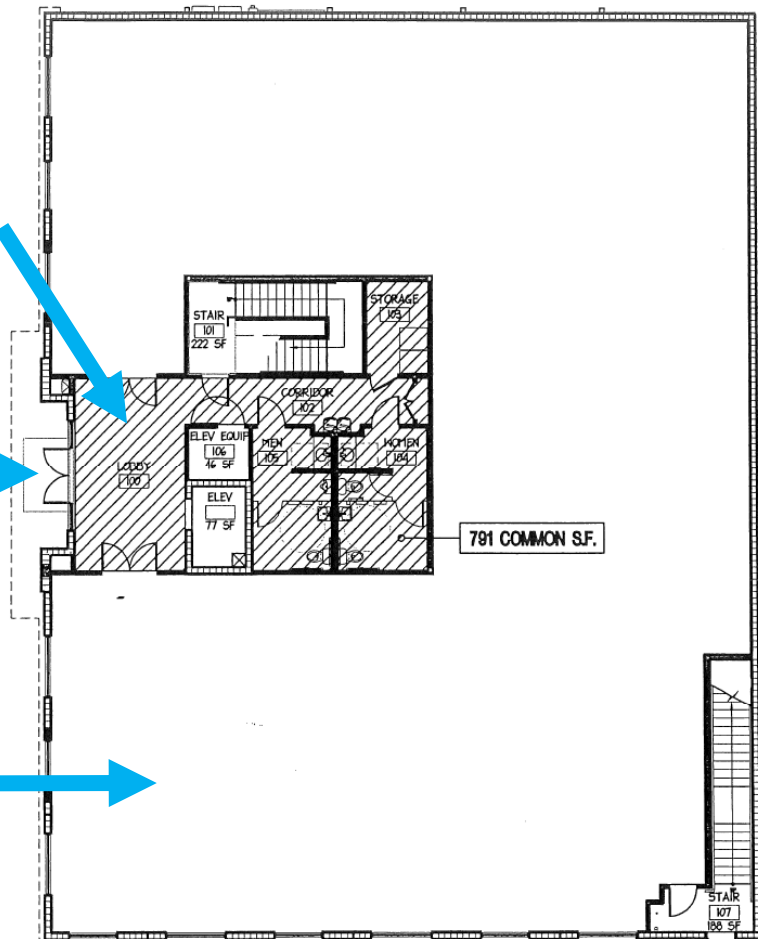
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- FLOOR PLAN & PHOTOS -



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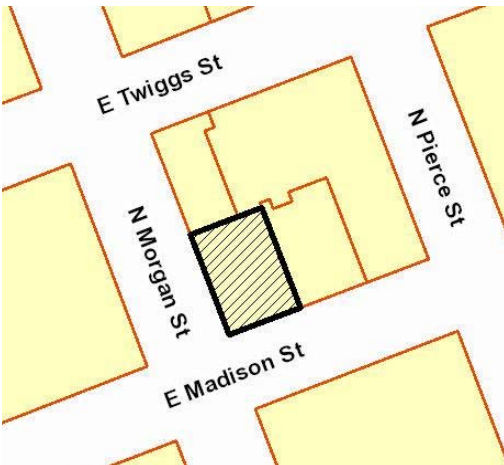
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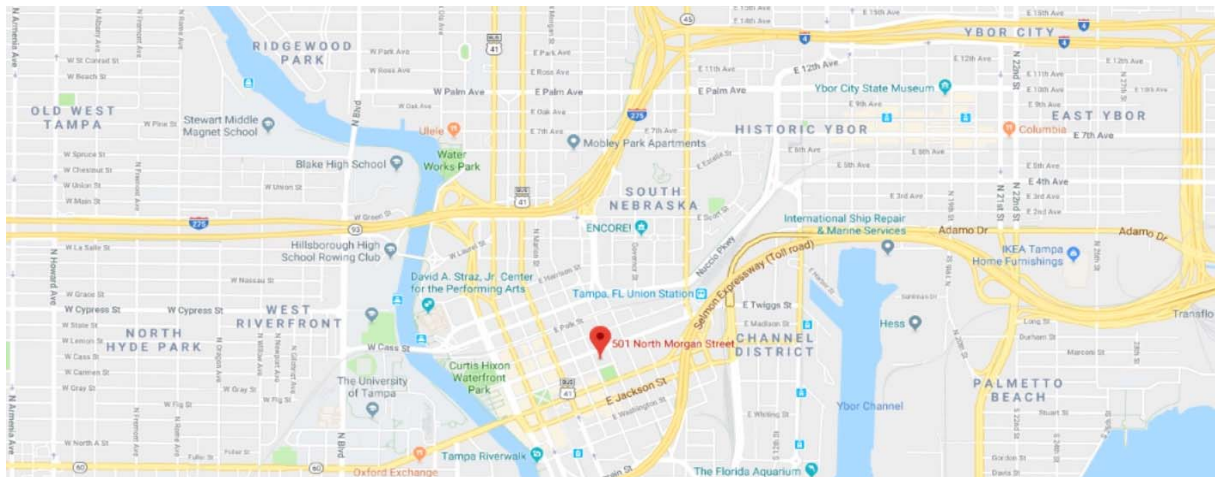
- MAPS AND DIRECTIONS -



DIRECTIONS:

- ⇒ I-275 to EXIT 45A toward Downtown
- ⇒ Keep LEFT to take the Jefferson St ramp Toward Downtown East
- ⇒ Slight LEFT onto N Orange Avenue
- ⇒ RIGHT onto E Cass Street
- ⇒ Take the 2nd LEFT onto N Morgan St
- ⇒ Property is located on the LEFT

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