

For Sale: 21,781 SF Westshore Office Investment

WEST CHERRY STREET

3707 W. Cherry Street, Tampa, FL 33607



THE
ROSS REALTY
GROUP, INC.
COMMERCIAL SALES AND LEASING



100% LEASED

PRICE REDUCED!

Reception

PROPERTY OVERVIEW

Building Size	21,781 SF
Type	Westshore Office Building
Year Built	1984
Occupancy	100%
Tenant	Anthem Health expires 12/31/2021
Asking Price	\$3,500,000
Current NOI/Cap Rate	382 K / 10.9%

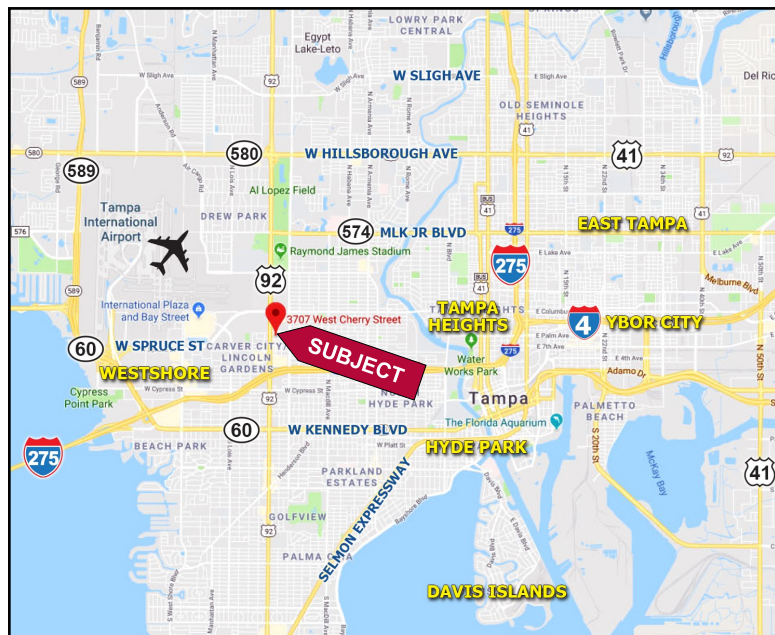
FEATURES

- Attractive reception area
- 42 covered secure parking spaces under building
- 4.1 / 1,000 SF parking – 90 spaces (62 onsite, 28 cross-parking)
- Current occupancy has approximately 175 employees

LOCATION

- Just east of Dale Mabry between Columbus & I-275
- Easy access to bus routes, downtown Tampa, TIA, and Westshore

LOCATION MAP



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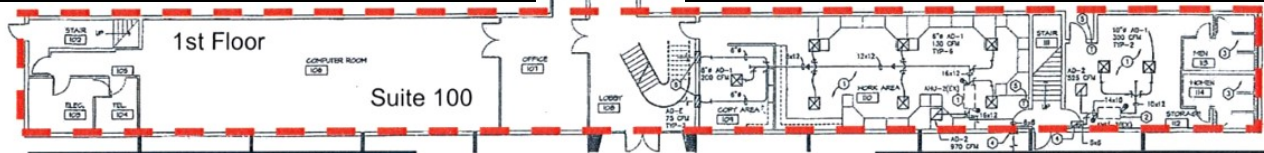
ROSS REALTY GROUP, INC.
50 Sandpiper Rd.
Tampa, FL 33609

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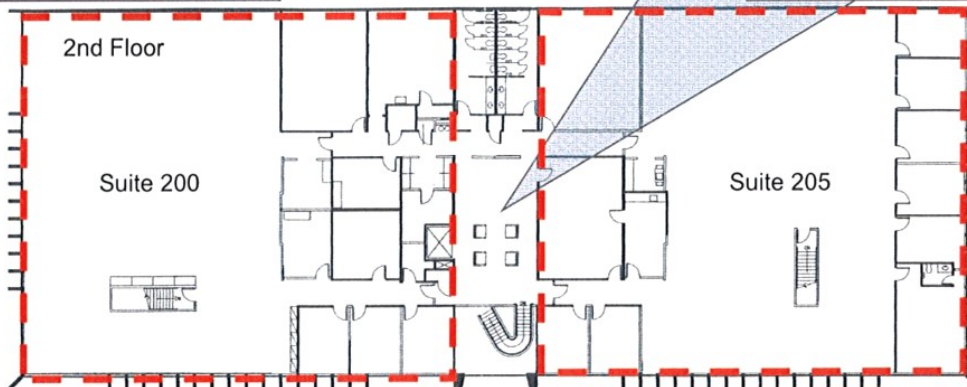
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AERIAL: 1=Building 2=Cross Parking Area



Suite	Rentable SF
100	3,584
200	9,099
205	9,098



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