

# PROFESSIONAL OFFICE CONDO

## FOR LEASE

**11450 N. 53RD STREET**

- Tampa, FL 33617 -

### PROPERTY INFORMATION:

**Folio #:** 201178- 1150  
**Suite Size:** 1,200 SF (heated)  
**Building Size #:** 4,542 SF  
**2016 Taxes:** \$9,677.12  
**Zoning:** CO- Commercial Office

- Large Windows
- **Attractive**, Concrete/Stucco Exterior
- Stone Architectural **Columns**
- **French** Doors
- High **10-15 ft** Ceilings
- Stunning Barrel **Tile** Roof
- Warm **Earth- Toned** Interior walls
- Security **Lighting**
- Up to **20** Parking Spaces
  
- Located in the **Terrace Court Professional Park**
- Thriving **North East Tampa** Location
- Nestled immediately Southwest of Fowler Ave. and 56<sup>th</sup> St. in **Temple Terrace**
- The site is professionally Landscaped
- Great **Signage** Visibility
- New **Commercial Growth** and Development in every direction
- Convenient to **major** travel arteries
- **Easy access from Fowler Avenue, 56<sup>th</sup> St, Fletcher Ave, N. 30<sup>th</sup> Street I- 75 & I-275**



**FOR LEASE: \$18/PSF/MO./ NNN**

*Zoned, CO- Commercial Office Use; permitted uses allow for: Accountants, Architects, Physicians, Investment Services, Engineers, Surveyors, Lawyers, Title Companies, Insurance Agents, Mortgage Brokers, Financial Advisors, Personal or Family Counselors, Real Estate Agents, and many other types of Professional Office Use.*

**Listing Agent: Tina Marie Eloian, CCIM**

[Tina@FloridaCommercialGroup.com](mailto: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](http://www.FLORIDACOMMERCIALGROUP.com)



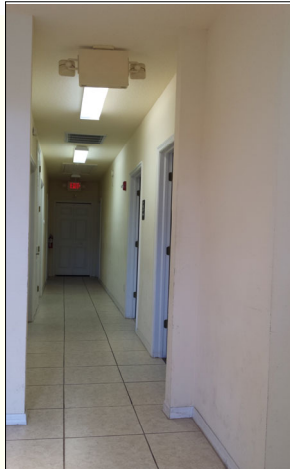
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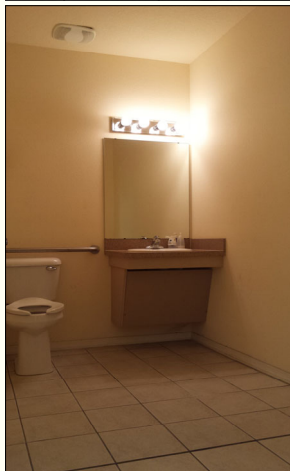
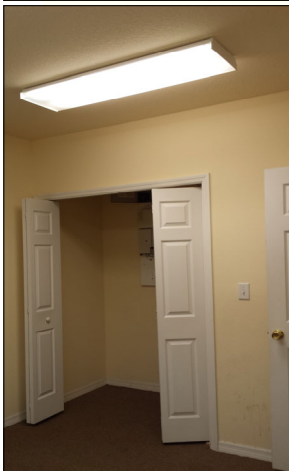
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### **CLASS B COMMERCIAL OFFICE CONDO AVAILABLE FOR LEASE IN THE HEART OF TEMPLE TERRACE.**

This Premium Waterford Construction Class B Office Building has been Built out to Accommodate Professional Tenants Needing Plenty of Office Space. Located in the Terrace Court Professional Park, this suite displays a beautifully designed entrance and is wired for phone, cable, data and T1 capabilities. This suite is also pre-plumbed for water and could be easily converted to medical office use- 1,200 SF of space that may be built out to suit any tenant/user. Current build out provides a waiting area, 5- 6 generously sized offices, 1 Extra Large Office/ Conference Room, a Break Room and a large universal restroom. Additional features include a neutral color palette, lots of windows with beautiful oak views, tray ceilings and French Doors. There is Ample On-site Parking of 20+ spaces as well! Situated just off Fowler's Main Thoroughfare in a Rapidly Expanding Area of North Tampa/ USF Area , this is an Incredible Location for Any Type of Commercial Office Use; this suite will also suit an Attorney, Accountant, Real Estate, Mortgage, Title or any other Small Business or may be Utilize as Owner/ User Investment. New Commercial Growth and Development is Flourishing in this Area making this



an Excellent Relocation Site or a Secondary Office. **Call Today to Schedule a Showing.**

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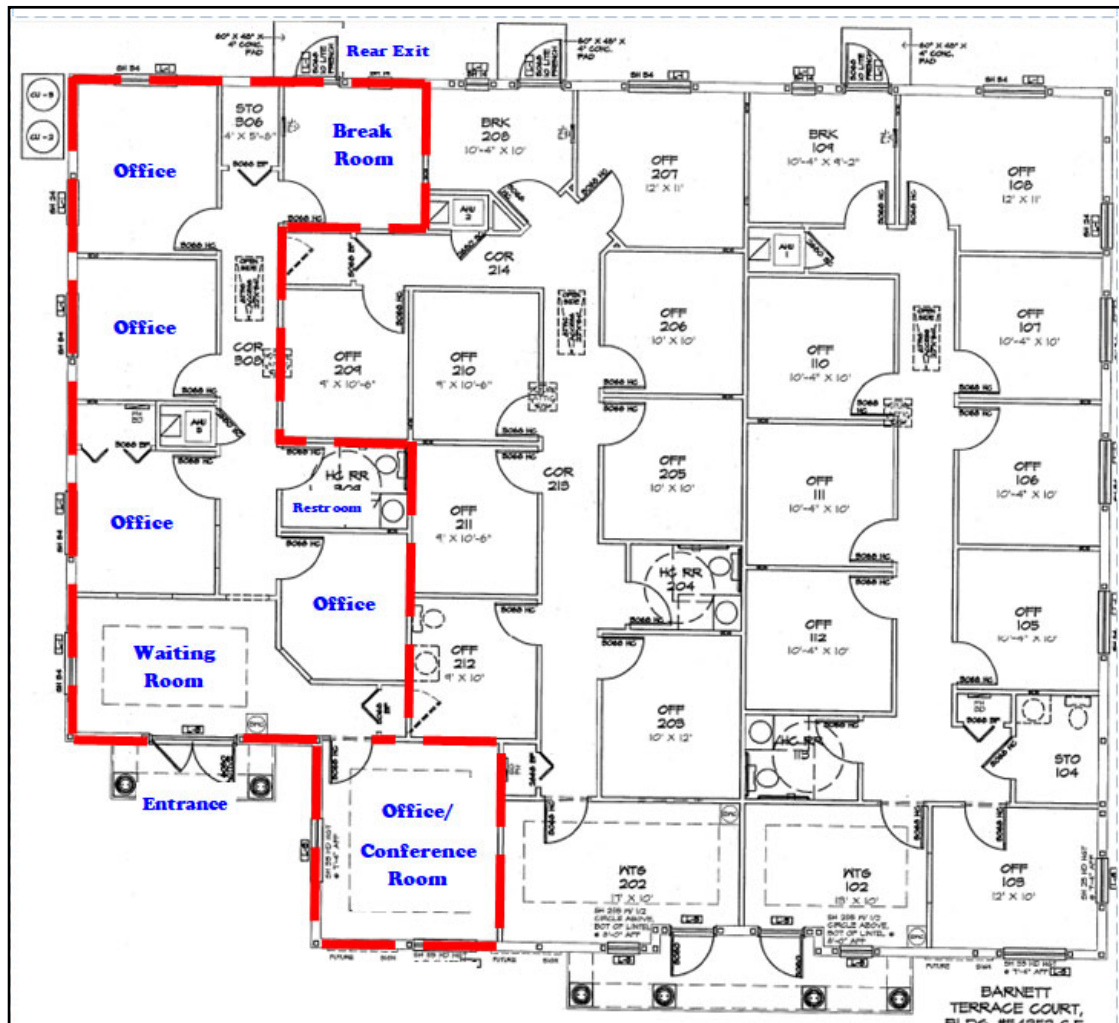
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