



5027 W. LAUREL STREET
TAMPA, FL 33607

FOR LEASE

PROFESSIONAL OFFICE | EXECUTIVE SUITES

OFFICE SPACE AVAILABLE :: UP TO 6,976 SF :: WESTSHORE

Brokerage Done Differently

401 EAST PALM AVENUE, TAMPA, FL 33602
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live
work
& play
IN THE HEART OF TAMPA BAY

EXECUTIVE SUMMARY

5027 W. LAUREL STREET
TAMPA, FL 33607

PRICE PSF **\$26/ PSF/ NNN/ + sales tax**

STARTING 2ND FL RATES **\$750.00/ MO.**

PROPERTY FEATURES

LEASING OPPORTUNITY

First Floor: (approx.) 4,000 SF

Second Floor: (approx.) 2,500 SF

Lease Rate: \$26/ PSF/ NNN/ month

The second floor is also available and may be leased independently or combined with additional space to accommodate a tenant's requirements.

(2nd Floor) 10 fully furnished offices to choose from: rents starting at: \$750/ mo.

Suite 1: \$1,250/ mo. (924 SF)

Suite 2: \$1,000/ mo. (204 SF)

Suite 3: \$1,250/ mo. (156 SF)

Suite 4: \$800/ mo. (204 SF)

Suite 5: \$750/ mo. (156 SF)

Suite 6: \$1,000/ mo. (156 SF)

Suite 7: \$1,200/ mo. (156 SF)

Suite 8: \$1,100/ mo. (156 SF)

Suite 9: \$800/ mo. (180 SF)

Suite 10: \$750/ mo. (180 SF)

A fully furnished, professionally configured office environment designed for businesses ready to move in and get to work.



PROPERTY VIEW

- **Available office suites ranging from 156 SF up to 6,976 SF** SF)
- **Flexible layouts** suitable for office, executive, creative, professional, and service-oriented uses
- **M-AP-1 (Municipal Airport District 1) zoning**
Airport Compatibility District
- **Excellent visibility** along W. Laurel Street
- **Onsite parking 40+ spaces**
- **Located in the WestShore Business District**



LISTING DETAILS

FINANCIAL TERMS

PRICE PSF **\$26 PSF / NNN/ + sales tax**

OFFERING PRICE **STARTING AT \$750/ MO. (BASE RENT)**

LEASE TERMS **MINIMUM 2 YEARS**

LOCATION

STREET ADDRESS 5027 W. LAUREL STREET

CITY/MARKET TAMPA-ST. PETERSBURG- CLEARWATER

COUNTY HILLSBOROUGH

SUB MARKET WESTSHORE

UTILITIES

ELECTRICITY TECO

WATER/WASTE CITY OF TAMPA UTILITIES

COMMUNICATION SPECTRUM, FRONTIER AND VERIZON

THE COMMUNITY

**NEIGHBORHOOD/
SUBDIVISION NAME** WESTSHORE/ DREW PARK

FLOOD ZONE AREA X500

FLOOD ZONE PANEL 12057C0334J

THE PROPERTY

FOLIO NUMBER 112151-5014

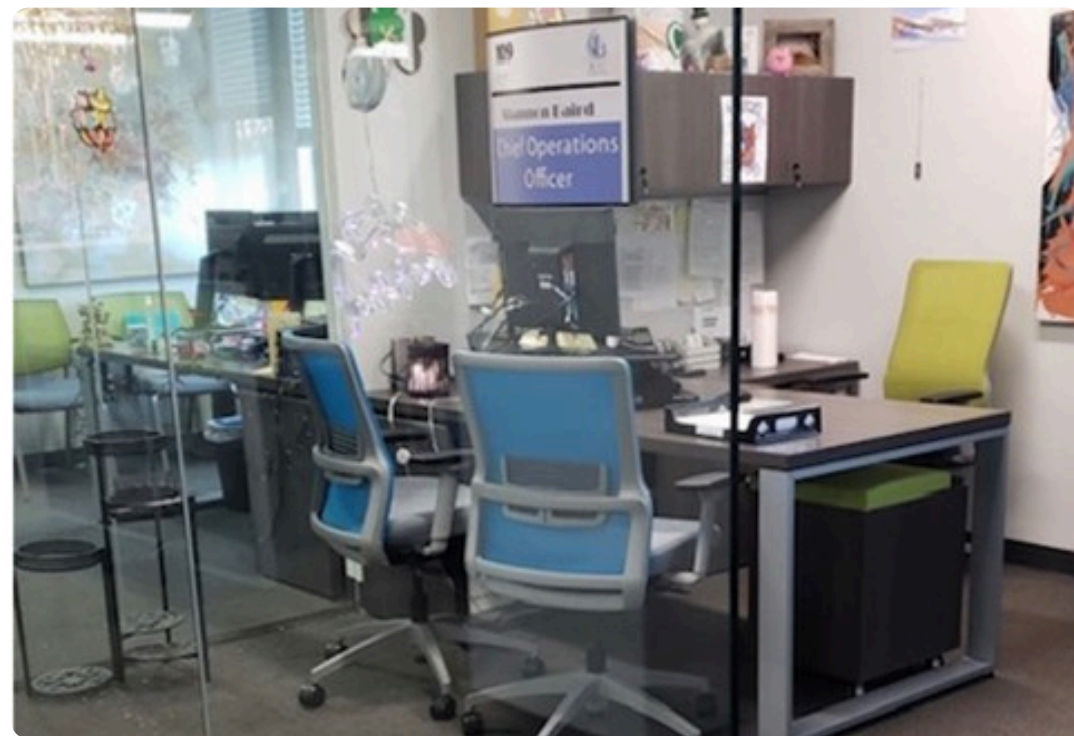
ZONING M- AP- 1 (MUNICIPAL AIRPORT DISTRICT 1)

CURRENT USE PROFESSIONAL | CREATIVE SPACE

LEASABLE SPACE 156 SF UP TO 6,976 SF

FRONT FOOTAGE 328' / W. LAUREL STREET

PARKING ONSITE/ COMMON, UP TO 40 SURFACE SPACES



M-AP-1 (Municipal Airport District 1- Airport Compatibility District)

The purpose of the M-AP-1 district is to regulate development in areas that experience the greatest impact from aircraft traffic to insure that development within M-AP-1 district lands is designed to maximize the safety of aircraft, people, and property and is consistent with the existing use and planned future use of the TIA and the Peter O. Knight Airport.

Typical Uses Allowed in M-AP-1

Aviation & Transportation Uses

- Airports and landing fields
- Aircraft hangars and maintenance facilities
- Air cargo terminals and freight logistics hubs
- Aviation fuel storage and distribution facilities
- Flight schools and pilot training facilities

Industrial & Commercial Uses

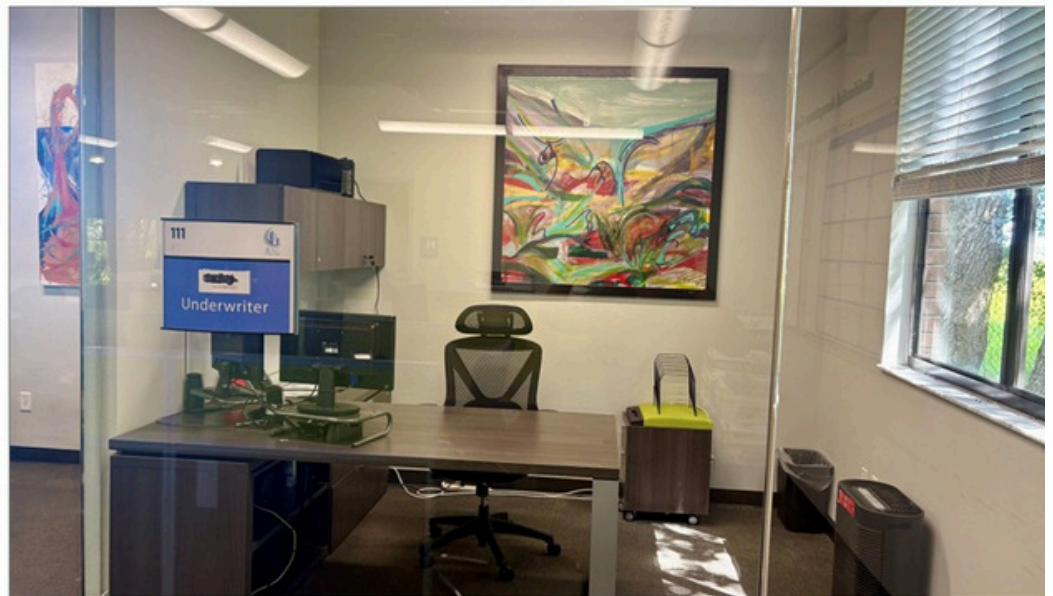
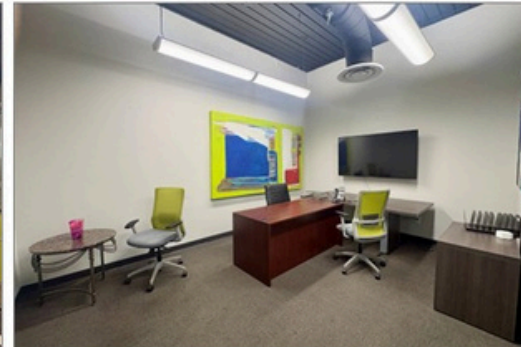
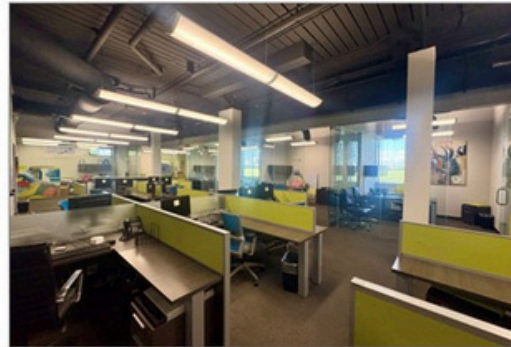
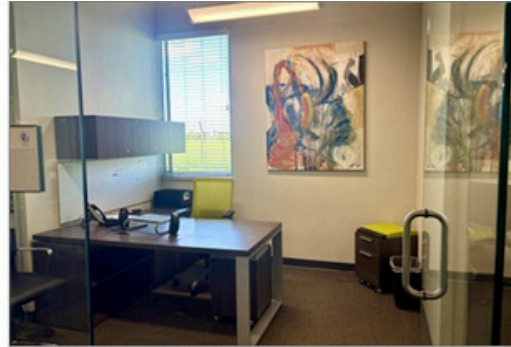
- Warehousing and indoor storage
- Light industrial manufacturing and assembly (provided they do not emit smoke, glare, or electronic interference affecting aircraft)
- Wholesaling and distribution operations
- Vehicle rental agencies and fleet parking lots

Office & Public Support Uses

- Aviation-related office spaces and corporate headquarters
- Government or military facilities
- Research laboratories
- Public utilities and infrastructure installations



5027 W. LAUREL STREET PHOTOS



STRATEGIC WESTSHORE LOCATION

Located less than 10 minutes from Tampa International Airport and minutes from International Plaza and Bay Street, 5027 W. Laurel Street offers convenient access for employees, clients, and business operations throughout the Tampa Bay region.

A strong Westshore location in a professional setting with exceptional accessibility throughout Tampa Bay.

DRIVING DIRECTIONS

From Downtown Tampa: head west on Interstate 275 to exit 40A (Westshore Blvd.) Turn right, head north. Continue north to W. Laurel Street. Turn left. Head west to Laurel Oaks Business Park. Arrive at the property on your right at **5027 W. Laurel Street**.



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When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by knowledge, stability, and resources, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an authority on all types of properties with a commitment to excellence and exceptional service. With over 27 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.



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