



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1240-A

PROFESSIONAL OFFICE FOR LEASE



**4913 W. LAUREL ST.
TAMPA, FL 33607**

- 10,242 SF
- WESTSHORE BUSINESS DISTRICT
- RECENTLY RENOVATED
- CLOSE TO RESTAURANTS & SHOPS
- EASY ACCESS FROM MAJOR ROADWAYS
- CLOSE TO INTERNATIONAL MALL
- CLOSE TO TAMPA AIRPORT
- **LEASE RATE: \$22/SF NNN**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
www.kleinandheuchan.com



ADDRESS: 4913 W. Laurel St.
Tampa, FL 33607
Westshore

LOCATION: Property is located south of Spruce/
Boy Scout Blvd., in between O'Brien St &

Blvd. on the N. side of W. Laurel St.

LAND AREA: 37,395 SF

ZONING: M-AP-1 - Airport Compatibility District

DIMENSIONS: 135' X 280'

LAND USE: M-AP – Municipal Airport Compatibility

FLOOD ZONE: 'X' – No Flood Insurance Required

IMPROVEMENTS: 20,850 SF

LEGAL DESCRIPTION: Lengthy, in listing file

YEAR BUILT: 1981

UTILITIES: Electric – TECO Electric

CLEAR CEILING HEIGHT: 12'

Water/Sewer/Trash – Hillsborough County

PARKING: 4/1000

TAXES: \$65,896.73 – (2024)

PRESENT USE: Office

FOLIO #: 112029-0200

LEASE RATE: \$22/SF NNN

NOTES: This property is ideally located in the Westshore Business District, minutes from shopping, restaurants, banking and the Tampa International Airport. This building is a total of 20,850/SF with 10,242/SF available for lease. The building was recently renovated and offers a 4/1000 parking ratio with outstanding signage and visibility.

KEY HOOK #: None

ASSOCIATE: Lawrence D. Gilbert & Angel Calkins
(727)483-2512

K&H SIGNAGE: 3 x 4 (2)

LISTING CODE: LO-1240-A-3-31/14

SHOWING INFORMATION: 24 Hr. notice require - Listing Associate must accompany all showings

LEASING INFORMATION

PROJECT SIZE: 20,850 SF

SPACE AVAILABLE: 10,252 SF

PARKING: 4/1,000

OCCUPANCY: July 1, 2025

RENT: \$22/SF, NNN

ESCALATION: 5%

CAM: \$ 9.29/SF

OTHER CHARGES

LESSOR

LESSEE

Real Estate Taxes
Insurance
Insurance: Personal Property & Liability
Trash
Exterior Maintenance
Interior Maintenance
Water
Management
Electric

CAM
CAM
X
CAM
CAM
X
CAM
CAM
CAM

MINIMUM TERM: 3 years

SIGNAGE: Monument & Building