



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1339

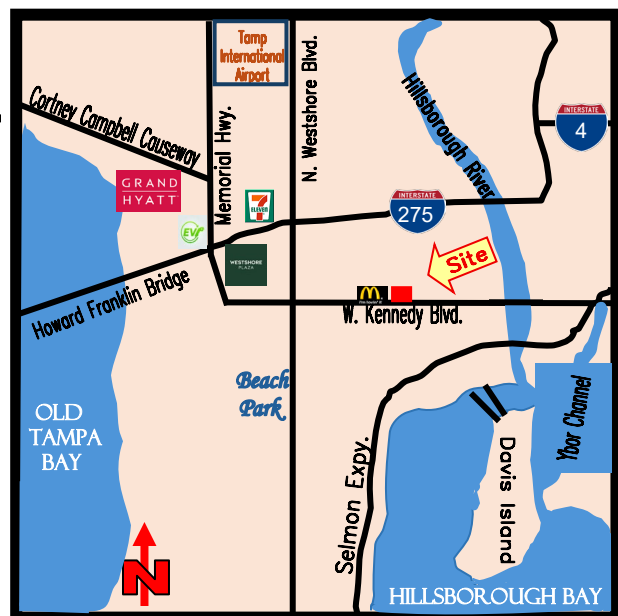
OFFICE SPACE FOR SUB-LEASE

WESTSHORE OFFICE SUB-LEASE



4427 W. KENNEDY BLVD., #225
TAMPA, FL 33609

- FABULOUS WESTSHORE LOCATION
- GORGEOUS OFFICE IN FIFTH THIRD BANK BUILDING
- TENANT SIGNAGE AVAILABLE ON THE PYLON SIGN
- 18 MONTHS LEFT ON SUB-LEASE
- ON-SITE MANAGEMENT
- DUNKIN DONUTS ON SITE
- **SUB-LEASE PRICE: \$29/SF + CAM**



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



ADDRESS: 4427 W. Kennedy Blvd., #225
Tampa, FL 33609

LOCATION: Exit 275 to W. Kennedy head east & property is on North side of West Kennedy.

LAND AREA: 39,130 SF
DIMENSIONS: 321' x 708'

ZONING: CG – City of Tampa
LAND USE: UMV-60/R/20
FLOOD ZONE: X – No Flood Insurance Required

IMPROVEMENTS: 31,088 SF

LEGAL DESCRIPTION: NTW Subdivision Tract 1

YEAR BUILT: 1987

UTILITIES: Electric – TECO Electric
Sewer/Water/Trash – City of Tampa

PRESENT USE: Law Office

PARKING: 4/1000

TAXES: \$ N/A

LEASE RATE: \$29/SF + CAM

FOLIO:#: 112678-0000

NOTES: Outstanding sub-leasing opportunity at the Fifth Third Bank Building on Westshore. This three-story, well-maintained office building with on-site management enjoys a prime location and easy access to everything. Take advantage of this competitive rental rate, local ownership, stable tenant base and make this your new office location in 2026. Tenant signage is available on the Pylon. Landlord will provide extension on new lease.

KEY HOOK#: N/A

ASSOCIATE: Angel Calkins, Mobile 727-483-2512

SIGNAGE: 3' x 4'

LISTING CODE: LO-1339-3-14

SHOWING INFORMATION: Contact listing Associate for appointment, please do not disturb tenants.

LEASING INFORMATION

PROJECT SIZE: 31,088 SF - Total

SPACE AVAILABLE: 2,876 SF

PARKING: 4/1000 SF

OCCUPANCY: October/December 2026

RENT: \$29/SF + CAM

ESCALATION: 4% Annually

OTHER CHARGES	LESSOR	LESSEE
Real Estate Taxes	X	
Insurance	X	
Insurance – Personal Property & Liability		X
Trash	X	
Exterior Maintenance	X	
Interior Maintenance	X	
Water	X	
Management	X	
Electric		X
Janitorial	X	

SUB-LEASE END: March 21, 2028

SIGNAGE: Pylon, on Entrance & Door to Suite

