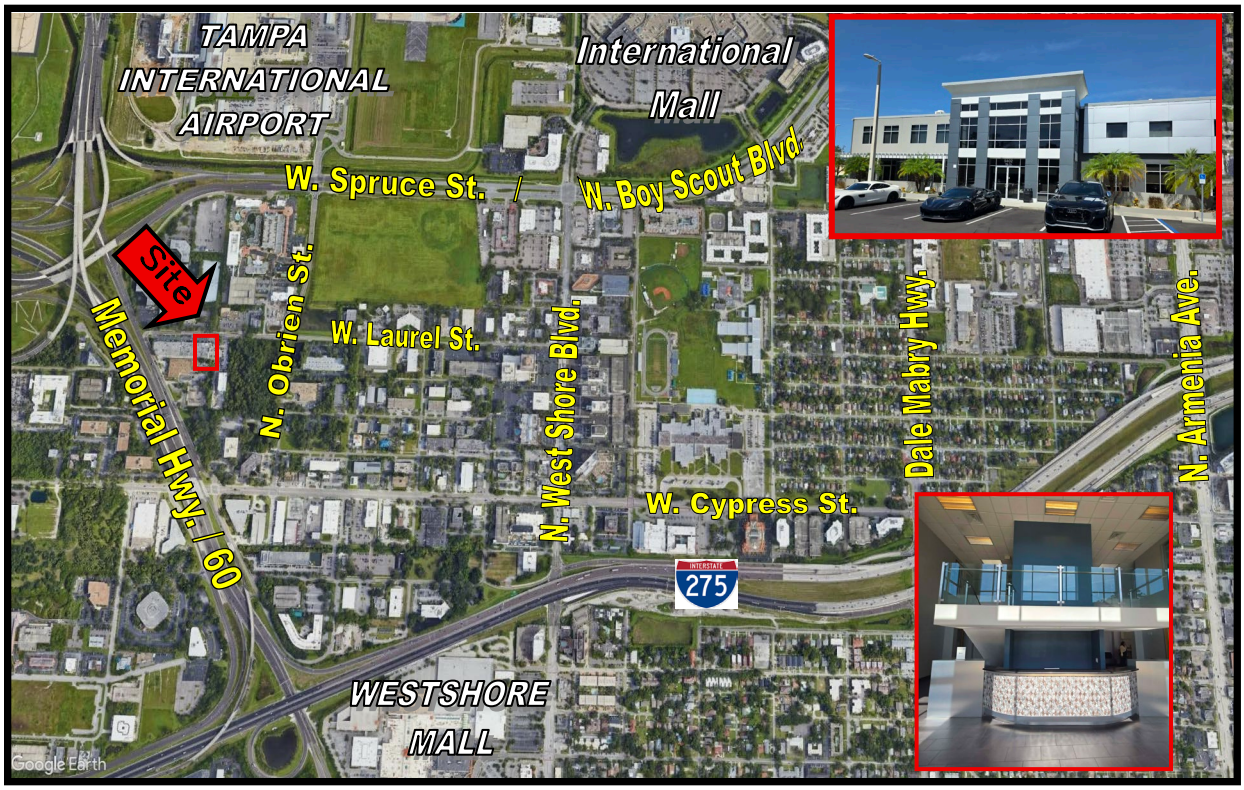
SI-1703

KLEIN & HEUCHAN, INC
REALTORS
Commercial/Investment/Real Estate Services

HIGH STYLE WESTSHORE OFFICE

FOR SALE



5402 W. LAUREL ST.
UNITS #1-A, #1-C, #201 & #202
TAMPA, FL 33607

- 15,433 SF TOTAL
- 2 STORY OFFICE
- 1ST FLOOR GREAT FINISHES & HIGH CEILINGS
- 2ND FLOOR MODERN LOOK
- IN THE HEART OF THE WESTSHORE BUSINESS DISTRICT CLOSE TO RESTAURANTS & SHOPPING
- EASY ACCESS TO ALL INTERSTATES & ROADS
- FURNITURE INCLUDED
- **SALE PRICE: $3,750,000**

CCIM INDIVIDUAL MEMBERSHIP

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

REALTOR®

REV. 10/9/26

PROPERTY OVERVIEW

SI-1703

ADDRESS: 5402 W. Laurel St.
Units #1-A, #1-C, #201 & #202
Tampa, FL 33607

LAND AREA: 2.36 Acres

DIMENSIONS: Irregular

IMPROVEMENTS: 69,670 SF

YEAR BUILT: 1975 (Bldg.) 2015 (Interior space)

PARKING: 3/1000 plus overflow available
PRESENT USE: Office

PRICE: $3,750,000

LOCATION: From Spruce St., south on O'Brien. West on Laurel Street, property is on the south side of W. Laurel St.

ZONING: M-AP-2 - Airport Compatibility District
LAND USE: M-AP – Municipal Airport Compatibility
FLOOD ZONE: 'AE' – Flood Insurance Required

LEGAL DESCRIPTION: Lengthy, in listing file

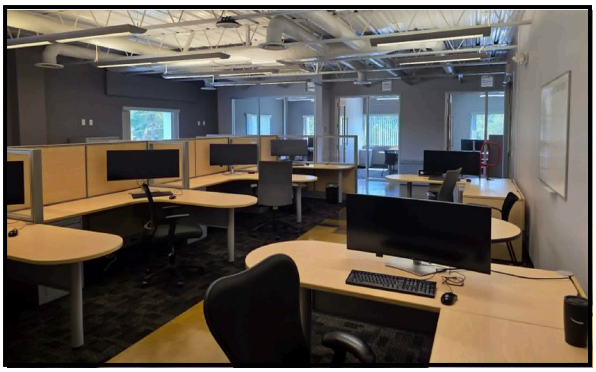
UTILITIES: Electric (TECO)
Water/Sewer/Trash - Via Association (Hillsborough County)

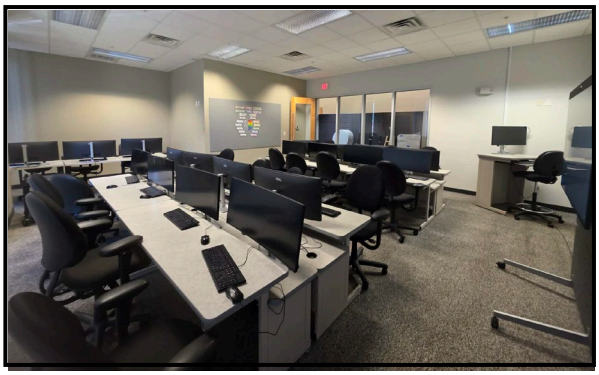
TAXES: $40,265.83 (2025)
FOLIO #: 112485-0102/0106/0138

MORTGAGE HOLDER: F & C
TERMS: Cash

NOTES: Take advantage of this rare opportunity to acquire this fully furnished 15,433 SF of premium office space in the heart of Tampa's highly sought-after Westshore Business District**.** Designed for flexibility and efficiency, this well-maintained property has successfully accommodated a variety of professional uses, including a computer technical school, insurance center, and corporate support operations. The thoughtfully designed layout features a welcoming shared entrance, secure reception area, multiple restrooms, and a spacious employee break room. The first floor offers a combination of private offices, training rooms, high-ceilings, collaborative meeting space, and a dedicated server room equipped with redundant air conditioning. The second floor includes additional restrooms, private offices, and an expansive loft-style workspace supporting modern workstations, making it ideal for collaborative teams or growing businesses. Strategically located just minutes from all major interstate roadways, Tampa International Airport, International Plaza**,** major medical and financial institutions, hotels, restaurants, and other key business amenities, this property offers exceptional accessibility and convenience for owners, employees, and clients alike. Monthly CAM is $4.45/SF and includes water, sewer, trash, common electric, landscaping, parking lot, roof and building insurance.

KEY HOOK #: 43
K&H SIGNAGE: 3' X 4'
ASSOCIATE: Larry Gilbert
LISTING CODE: SI-1703-2-31
SHOWING INFORMATION: Listing Associate must schedule all showings.





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