

# PROFESSIONAL OFFICE SPACE FOR LEASE

## 7211 N. Dale Mabry Highway

### Tampa, FL 33614

**Suite: 225**

**Adjacent to AdventHealth Carrollwood Hospital**



### PROFESSIONAL OFFICE SPACE FOR LEASE

**Second Floor Availability:** Access to common areas and easy entry/ exit to the building's south entrance. A professional office suite in the buzzing office/ retail district of N. Dale Mabry Hwy/. Also offered is a prime mailing address and (approx.) 165 SF- ideal for a variety of professional office users.

**Monthly rent includes:** Water, sewer/garbage and common area cleaning.

Situated directly on Dale Mabry Hwy., property offers high road exposure/ visibility and enormous traffic counts 64,000 VTD. The area is exploding with new commercial and residential growth and is surrounded by countless new developments.

Property is zoned CN (commercial neighborhood), and maybe used as professional office. Subject is just North of the intersection of Hamilton Avenue and Dale Mabry Highway. There are numerous medical offices, professional offices, restaurants, retail establishments and schools surrounding this flourishing area. Easy access to the interstate systems, you'll be centrally located to meet your client's needs. This is lease opportunity with unlimited potential! **Call today for your showing!**

### Suite Details

Suite #	SQ. FT.	Lease Rate
225 2nd floor	165 SF Interior Office	\$950/ mo. + Sales Tax

**LISTING AGENT:** Tina Marie Eloian • O: 813-935-9600 • P: 813-997-4321 • E: Tina@FloridaCommercialGroup.com



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401 E. Palm Avenue ❖ Tampa, FL 33602 ❖ [www.FloridaCommercialGroup.com](http://www.FloridaCommercialGroup.com)

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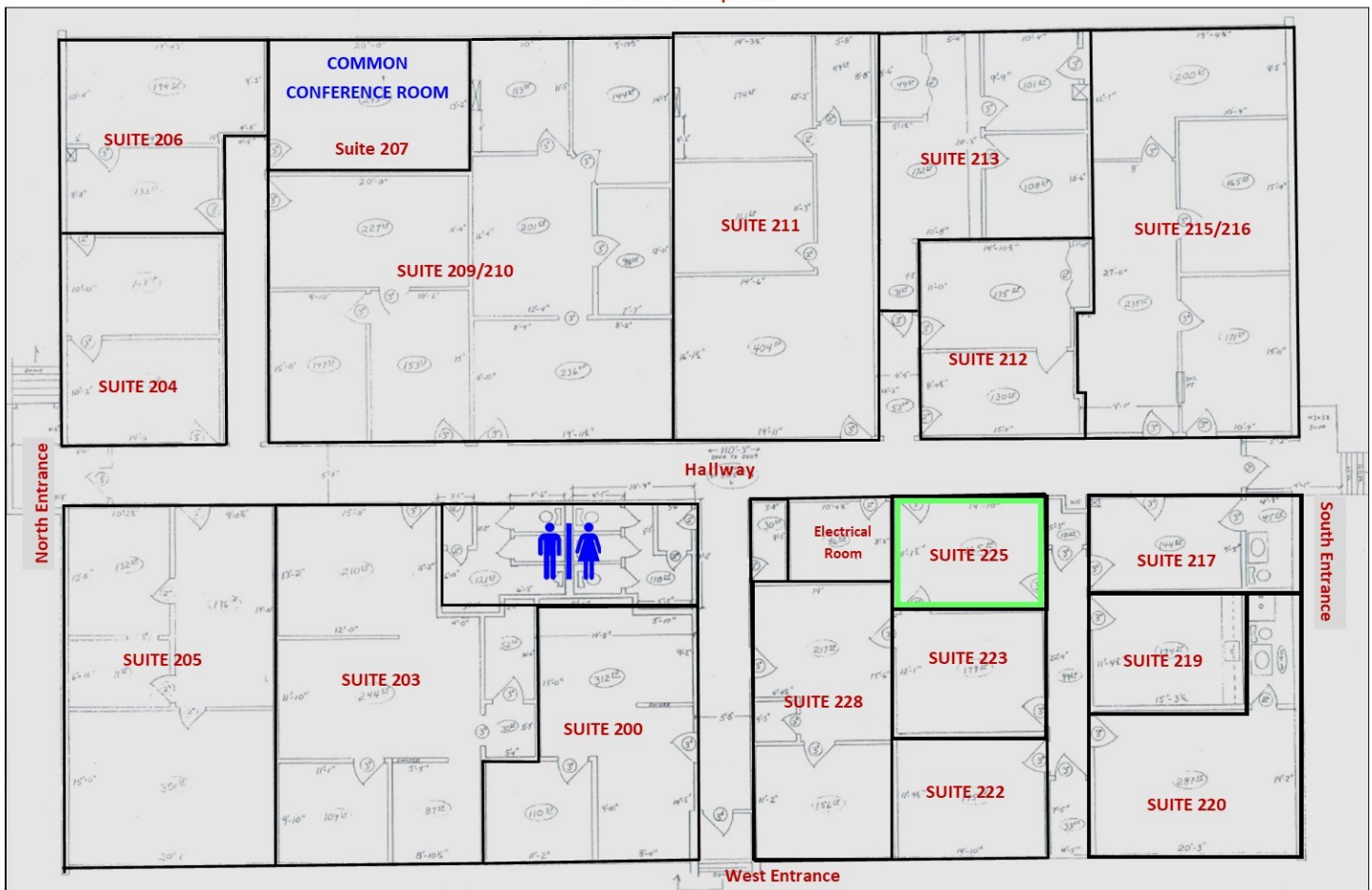
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# DALE MABRY WINDOW FRONTAGE

## Suite Floorplan

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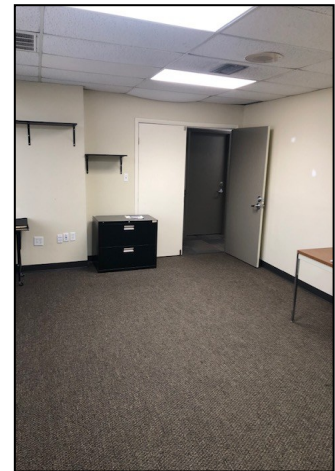


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## Second Floor Interior Photos

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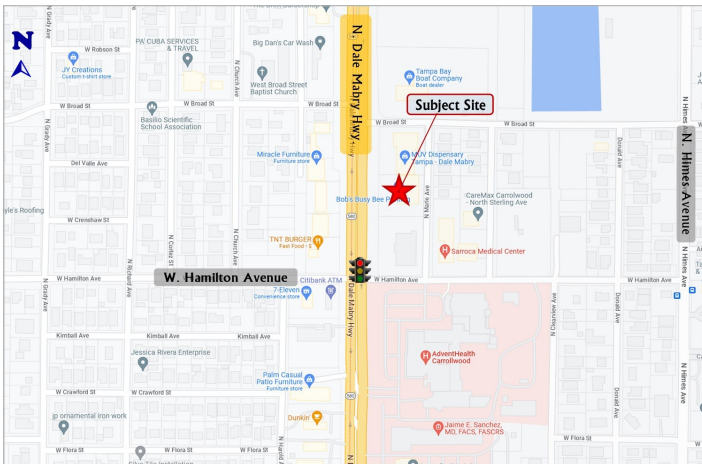
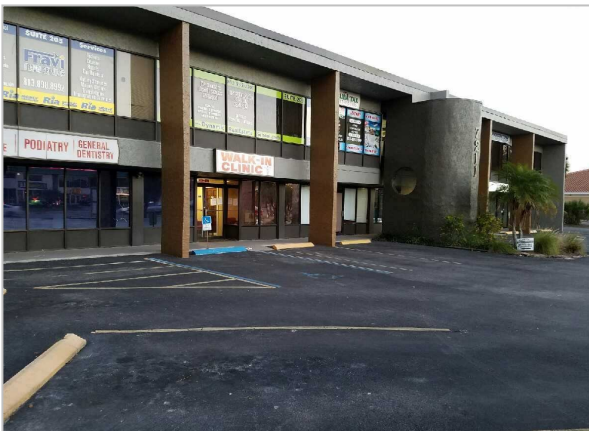
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## Maps and Directions

**Suite: 225**

**Adjacent to AdventHealth Carrollwood Hospital**



### **DIRECTIONS FROM INTERSTATE- 275**

- Take exit 41-A at US 92/ N. Dale Mabry Hwy.
- Head North on Dale Mabry Hwy.
- Travel North approx. 4 miles
- Property located on East (right) side of the Street just after W. Hamilton Avenue (Between Sligh Avenue & Broad Street)

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