

# OFFICE SPACE FOR LEASE



**5115 Memorial Hwy., Tampa, FL 33634**



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**This premier property is located along Memorial Highway, a key arterial road that connects numerous neighborhoods to the Westshore Business District and Tampa International Airport; as well as excellent proximity to major commercial areas, residential zones and transportation infrastructure, which attracts both residential and commercial uses.**

- 1,768 SF; zoned for Office; potential for light Retail / Medical use
- Built in 1967; Concrete block
- Layout: 5 oversized offices; 2 restrooms; kitchenette; large open workspace and/or waiting area.
- 2024 renovations include: New appliances, cabinetry, flooring, restrooms, & low-maintenance landscaping.
- Excellent visibility along a burgeoning Commercial Corridor, designed to support luxury living, business, and leisure travel.
- Strong Retail presence, encompassed by office HQs, shopping centers, and restaurants.
- 5 min to TIA Airport; 10 min to Downtown Tampa; 35 min to beaches.
- Abundant Parking; 11 permitted spaces; potential for 5 additional spaces, or full turn-about.

**Abbey Ahern**

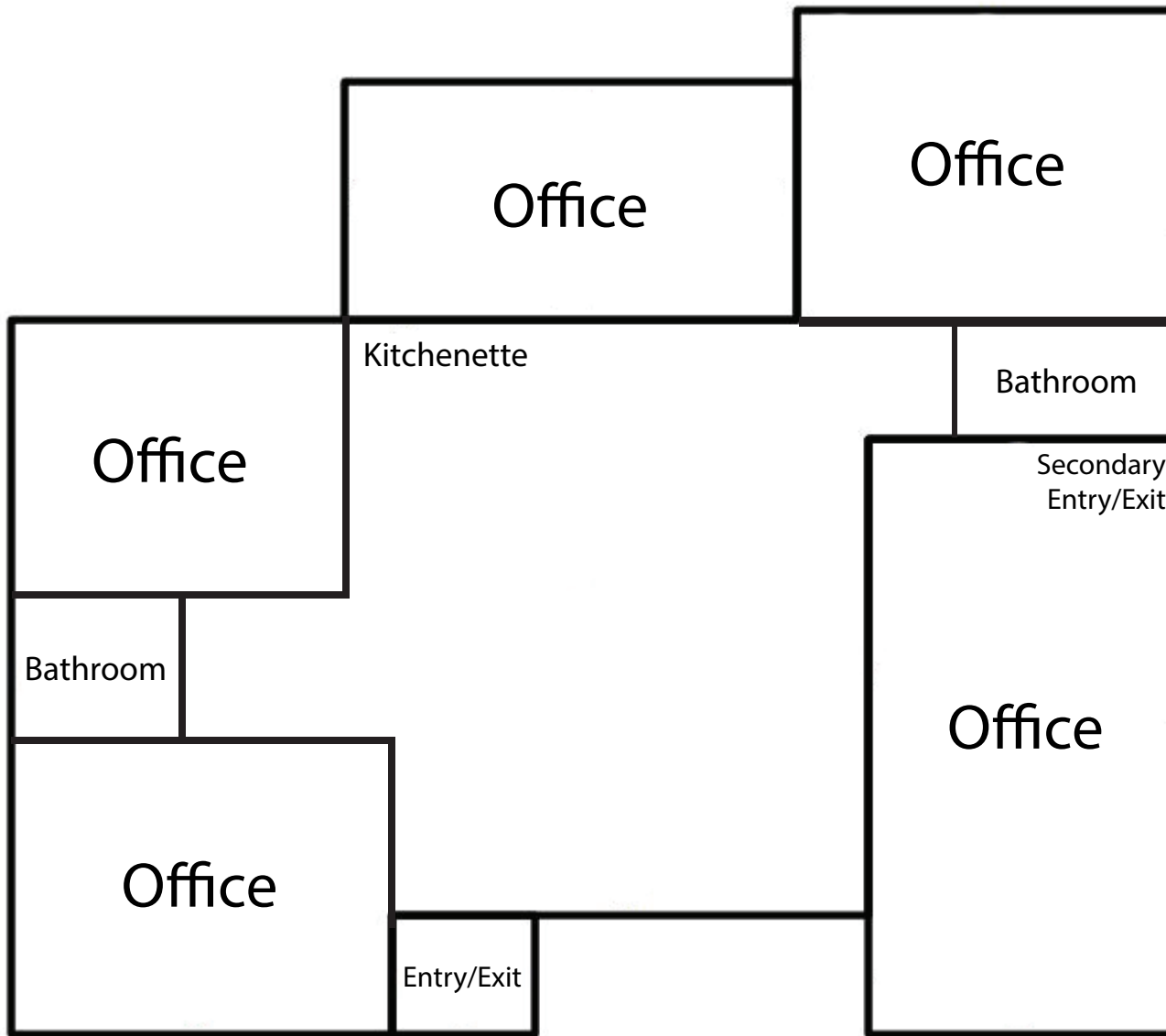
Principal, Brokerage

813.416.7155

Abbey@DohringAhern.com



# FLOOR PLAN



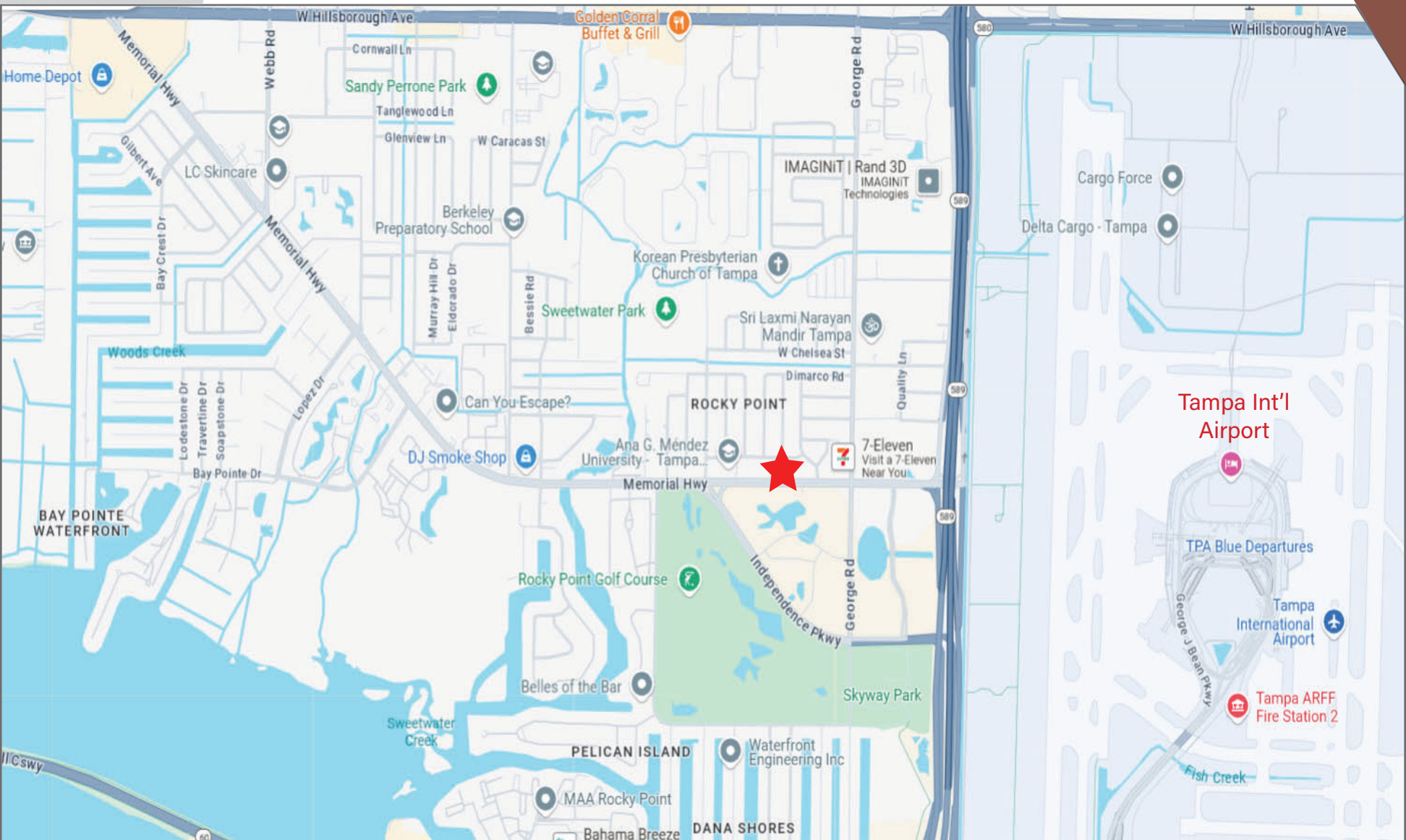
\*NOT TO SCALE

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# MAP



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**\*\*View Virtual Tour HERE\*\***



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