

# OFFICE SPACE FOR LEASE

# Watermark 6

5410 MARINER STREET · TAMPA, FL · 33609



## PROPERTY OVERVIEW

Property Type	Office
Property Size	12,353 sf
Year Built	1969
Parking	6.31/1,000

## PROPERTY FEATURES

- + Brand new roof and HVAC equipment
- + Beautiful floor to ceiling windows provide natural lighting
- + On-site property management and janitorial services
- + Adjacent to Tampa Bay Marina
- + Abundant surface parking for clients and employees

## LOCATION

- + Ideally located in the heart of Westshore
- + Easy access to I-275, the Veteran's Expressway, and Pinellas County via the Howard Frankland Bridge
- + Conveniently situated 5 miles from Downtown Tampa
- + 1 mi from Westshore Mall and 2 mi south of International Plaza



**Thomas Hernandez, SIOR, CCIM**  
(813) 494-4090 mobile  
thernandez@ciminelli.com



# OFFICE SPACE FOR LEASE

# Watermark 6

5410 MARINER STREET · TAMPA, FL · 33609

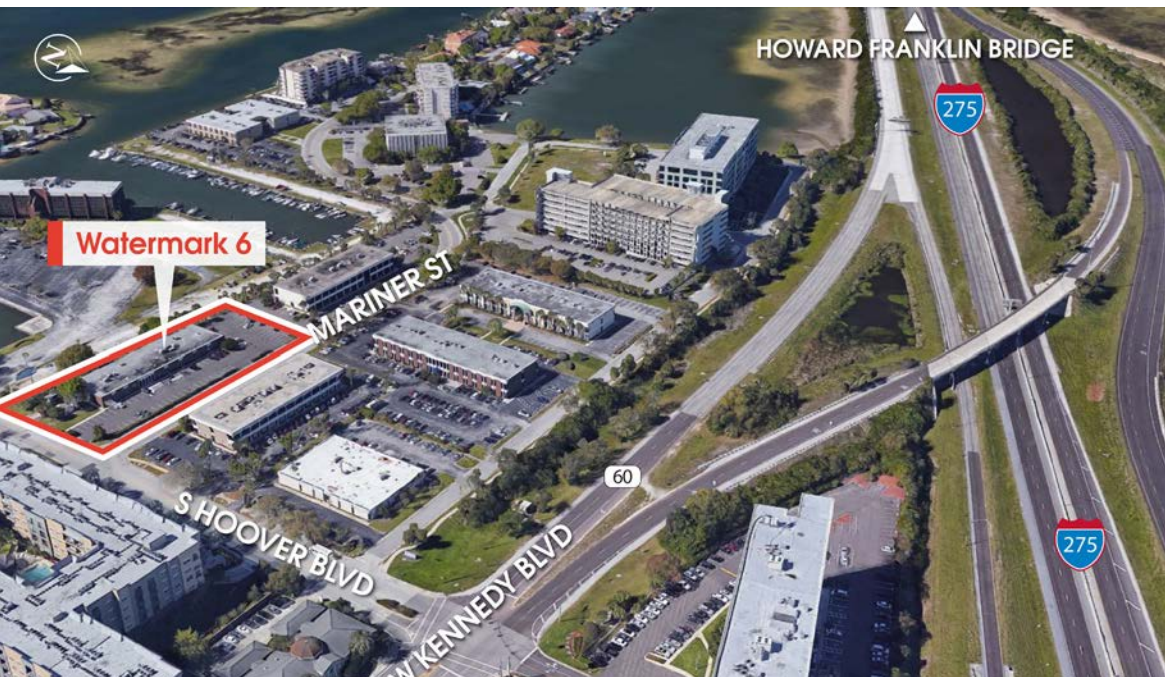
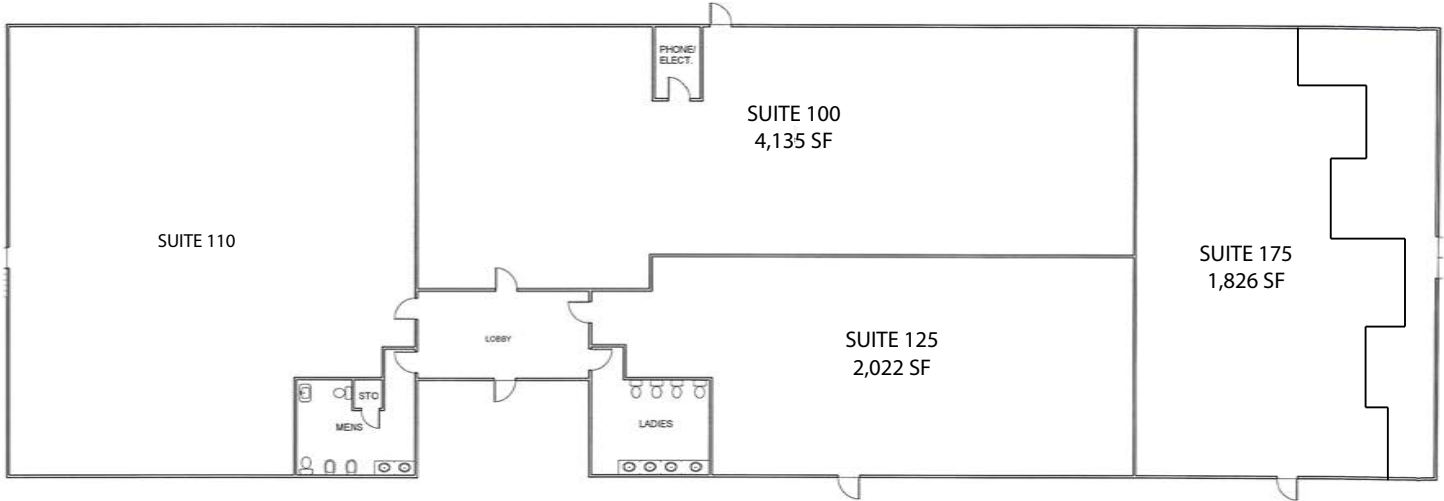
## 2024 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	4,586	57,744	200,713
Total Households	2,010	25,379	87,449
Median Age	42.5	39.1	38.4
Median HH Income	\$132,889	\$94,625	\$71,442

Source: CoStar Group/US Census Bureau



## BUILDING PLAN



## DISTANCE / DRIVE TIMES

Downtown Tampa	6.0 miles / 13 minutes
Tampa International Airport	4.5 miles / 7 minutes
International Plaza	2.3 miles / 7 minutes
Westshore Plaza	0.7 miles / 4 minutes
Tampa Convention Center	5.6 miles / 15 minutes
Amelie Arena	5.4 miles / 15 minutes
Raymond James Stadium	3.8 miles / 11 minutes



**Thomas Hernandez, SIOR, CCIM**  
(813) 494-4090 mobile  
thernandez@ciminelli.com

