

WESTCHASE OFFICE SUITES  
8473 W. Linebaugh Ave, Tampa FL 33635



The Wood Team

TRUSTED REAL ESTATE ADVISORS SINCE 2005



WESTCHASE OFFICE SUITES

- 8 Spacious Furnished Suites
- Conveniently Located off of the Veteran's Expressway
- Includes Internet, Building Security System & Suites with Individual Locks
- Use of Kitchen & Conference Room
- Option to Receive Mail & Packages
- Easy Access Parking
- ...and MORE!
- Leases Starting at \$700 Monthly



WESTCHASE OFFICE SUITES

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Rare, exceptionally well-appointed professional spaces now available for lease in the Westchase area of Tampa Bay! Have two professionals working from home now but only one home office? One has the booming voice when on the phone while the other is trying to hold a Zoom meeting in the other room? Working from one of the bedrooms or a closet? Dogs barking? Tired of trying to have a meeting at the local coffee shop? We've heard it all and know that there is a need in the marketplace for a beautiful office that offers the separation of home and work. Remote working from home is great until it is not! Westchase Office Suites offers a calm place to take calls, conduct meetings, and have in-person client meetings. Lease includes private secured office (electronic lock), interior digital welcome marquee at reception area, high speed internet, mail box slots, furnishings (desk, chair, artwork), weekly cleaning, access (by reservation) to Executive conference room, and ADT monitored security system for building. Common spaces include front office waiting area (not staffed), kitchen, and two restrooms. Lease amounts vary depending on size, location and windows from \$700 to \$1200/month. Leases will be annual. Location of Westchase Office Suites is ideal - convenient proximity to Tampa International Airport and bedroom communities of the entire Westchase, Odessa, Citrus Park area. Even if one is coming up from South Tampa, enjoy an opposite commute to area with abundant dining and shopping options. Parking is included in lease and is plentiful (a good amount of shady spaces too with the lovely oak trees!). Showings are by appointment only - please reach out for your showing today.



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PRESENTED  
By The Wood Team



OFFICE SUITE LEASE PRICES

- |             |        |                        |   |        |                        |
|-------------|--------|------------------------|---|--------|------------------------|
| • Office #1 | \$1100 | Per Month/Annual Lease | • Office #5   | \$750  | Per Month/Annual Lease |
| • Office #2 | \$850  | Per Month/Annual Lease | • Office #6   | \$1200 | Per Month/Annual Lease |
| • Office #3 | \$850  | Per Month/Annual Lease | • Office #7   | \$850  | Per Month/Annual Lease |
| • Office #4 | \$1200 | Per Month/Annual Lease | • Office #8   | \$700  | Per Month/Annual Lease |
|             |        |                        | • Lease Amounts Vary Due to Office Location, Windows & Size |        |                        |
|             |        |                        | • All Leases Will be Annual                                 |        |                        |

\*size and dimensions are approximate, actual may vary



AMENITIES INCLUDED

- |  |  |
|--|--|
| • Plentiful Off Street Parking                                 | • ADT Monitored Security System for Building   |
| • Private, Secured Offices (with electronic locks)             | • Common Spaces Include : Front Waiting Area (not staffed), Kitchen and 2 Restrooms                              |
| • Interior Digital Welcome Marquee at Reception Area           | • Weekly Cleaning  |
| • High Speed Internet, Mail Box Slots ( & package drop off)    | • Convenient Proximity to Tampa International Airport, the Veteran's Expressway, Westchase, Citrus Park & Odessa |
| • Furnished Offices (desk, chair, artwork)                     | • Located Near Abundant Dining & Shopping Options  |
| • Access to Executive Conference Room (by digital reservation) |  |
| • Interior Digital Welcome Marquee at Reception Area           |  |