

# FOR SALE OR LEASE

## Tampa Office Space

609 S Himes Ave Tampa, FL 33609



LEASE RATE:  
\$33.00/ SF NNN

SALE PRICE: \$1,050,000

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# Property Highlights



3,345 SF Available.



8-10 parking spaces and Patio Area or room for additional parking.



CG Zoning.



Prime South Tampa Location

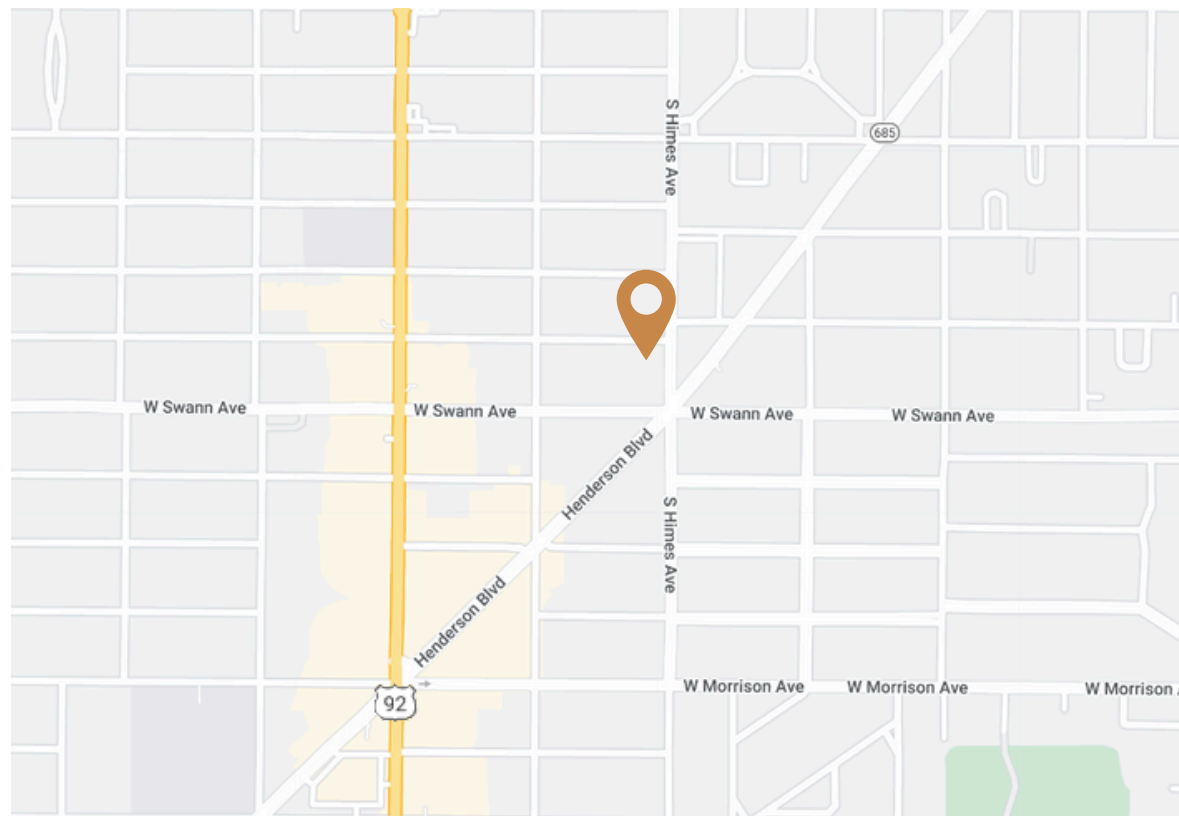
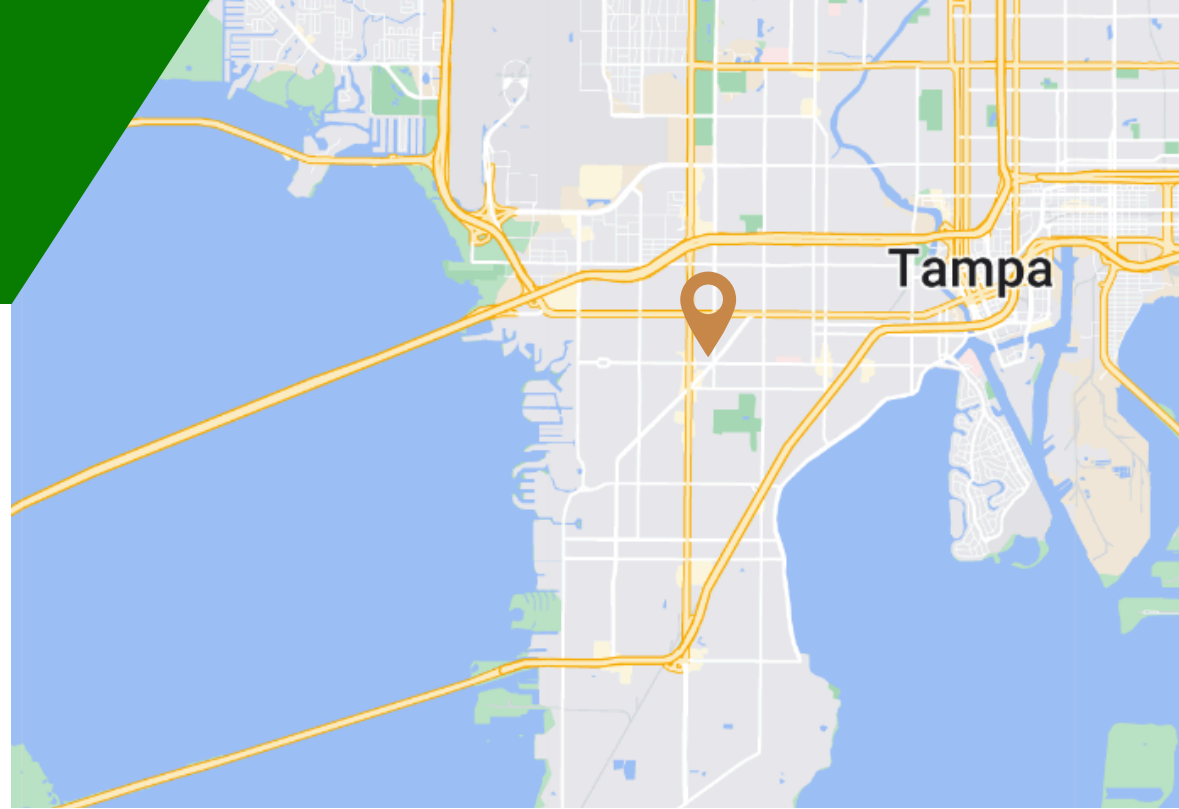


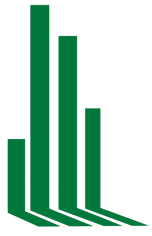
High visibility from Henderson, Swann, & Himes Ave.



## Additional Notes

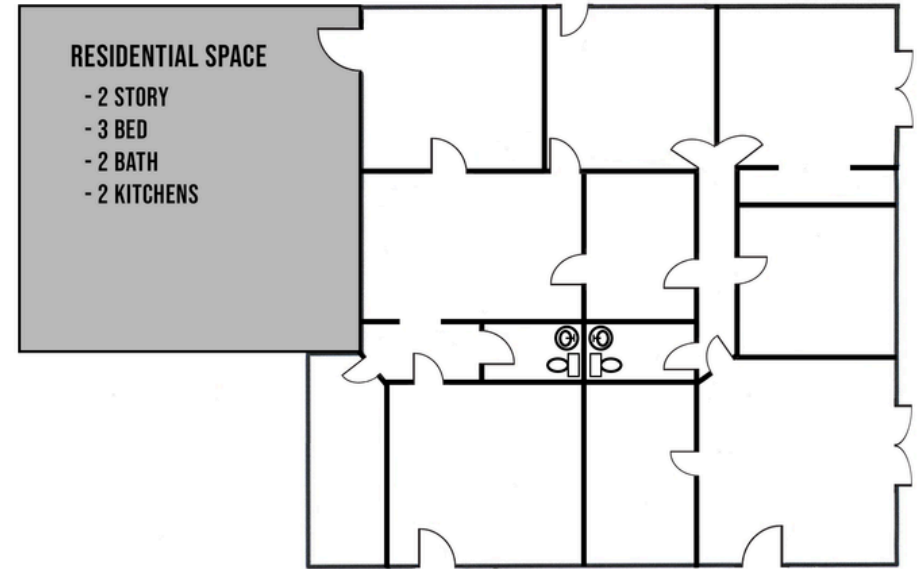
- Traffic Counts at Intersection of Himes, Henderson and Swann:
  - S. Himes Ave. : 2,700 AADT
  - Henderson Blvd: 10,600 AADT
  - W. Swann Ave: 2,900 AADT





# Property Details

Originally built in 1947 and remodeled in 1984 as a live/work office, this 3,345 sf building is currently built out as a medical office but could also be opened up or reconfigured for a wide range of professional owner-occupied uses, retail, café, or coffee shop.



The commercial floorplan provided herein is intended for illustrative purposes only and may not accurately represent the actual layout or dimensions of the property. We assume no liabilities for errors and omissions.



# MEET THE AGENT

## Tampa Office For Sale or Lease



## CHRIS REDFIELD

Chris is an office specialist with a primary focus on all markets within Hillsborough County. In addition to helping owners and investors with the purchase, sale, and leasing of office space, he specializes in tenant representation.

[CONTACT ME](#)

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