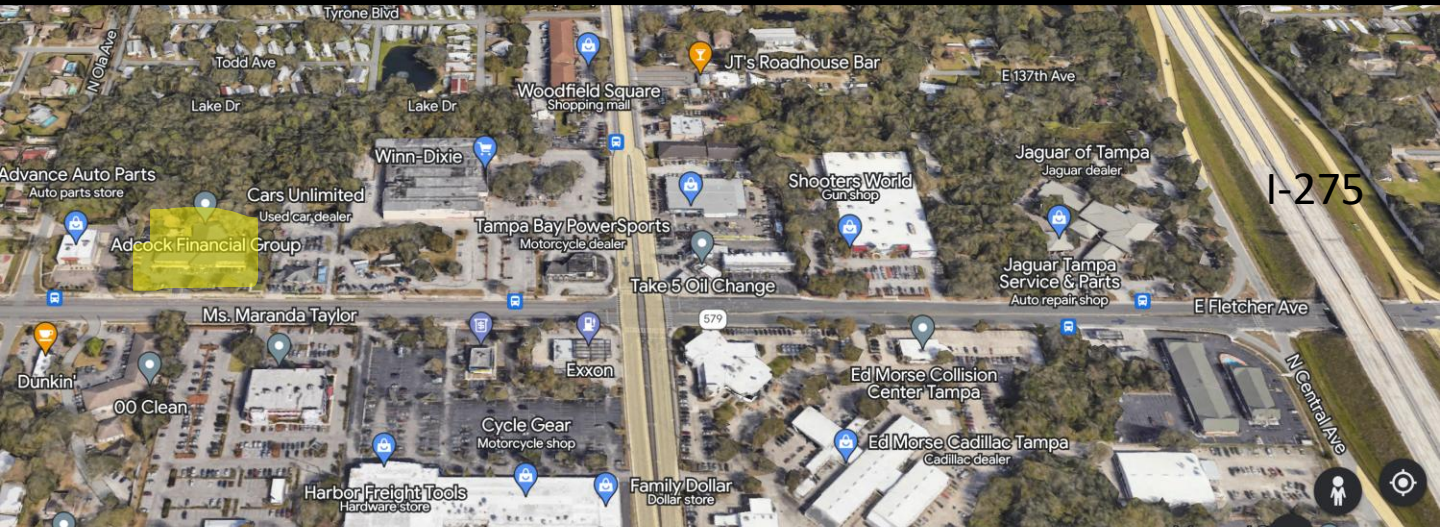


OFFICE SPACE FOR LEASE

315 W. Fletcher Avenue

6,274 SF

TAMPA, FLORIDA



Space Description:

This 6,274 SF space is ideal for most professional office uses. The unit is ready for occupancy. Suite contains an attractive combination of private offices, bull pen area, break room, entry foyer area, business office, server room, and a conference room. Space offers and abundance of natural light as the building has windows on 3 of the 4 sides of the premises. Join Adcock Financial and the Special Olympics as a Tenant.

Rental information:

Leasable Square Feet: 6,274
 Total Building Size: 16,434
 # Tenants: 3
 Parking: 4.75/1000
 Lot Size: 2.08 Acres
 Year Built: 1999
 Construction: Masonry
 Signage: Pylon Signage

Base Rental Rate: \$16.50
 Estimated NNN Rent: \$ 5.25
 Term: 5 years
 Annual Escalations: 3%

Raymond A. Ploucher, CCIM

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REAL ESTATE ADVISORY CORP. – TAMPA

1300 N. Westshore Blvd., Suite 250, Tampa, FL 33607

NOTE: All efforts have been made to provide accurate information, nevertheless broker is not responsible for errors omissions, mis-statements of facts, and all potential prospective buyers should perform their own due diligence.

313 W. Fletcher Avenue, Tampa FL 33612

6,274 SF – 100% Office

