

**FOR SALE – 100% Leased
MAPLEDALE PROFESSIONAL CENTER
15711 Mapledale Blvd
TAMPA, FLORIDA**



Price: \$2,300,000
Price PSF: \$278.38
SF Leasable: 8,262
Tenants: 3

Well maintained office building
Cap Rate: 6.25%
NOI: \$143,761
Parking Repaved & Striped – 2020

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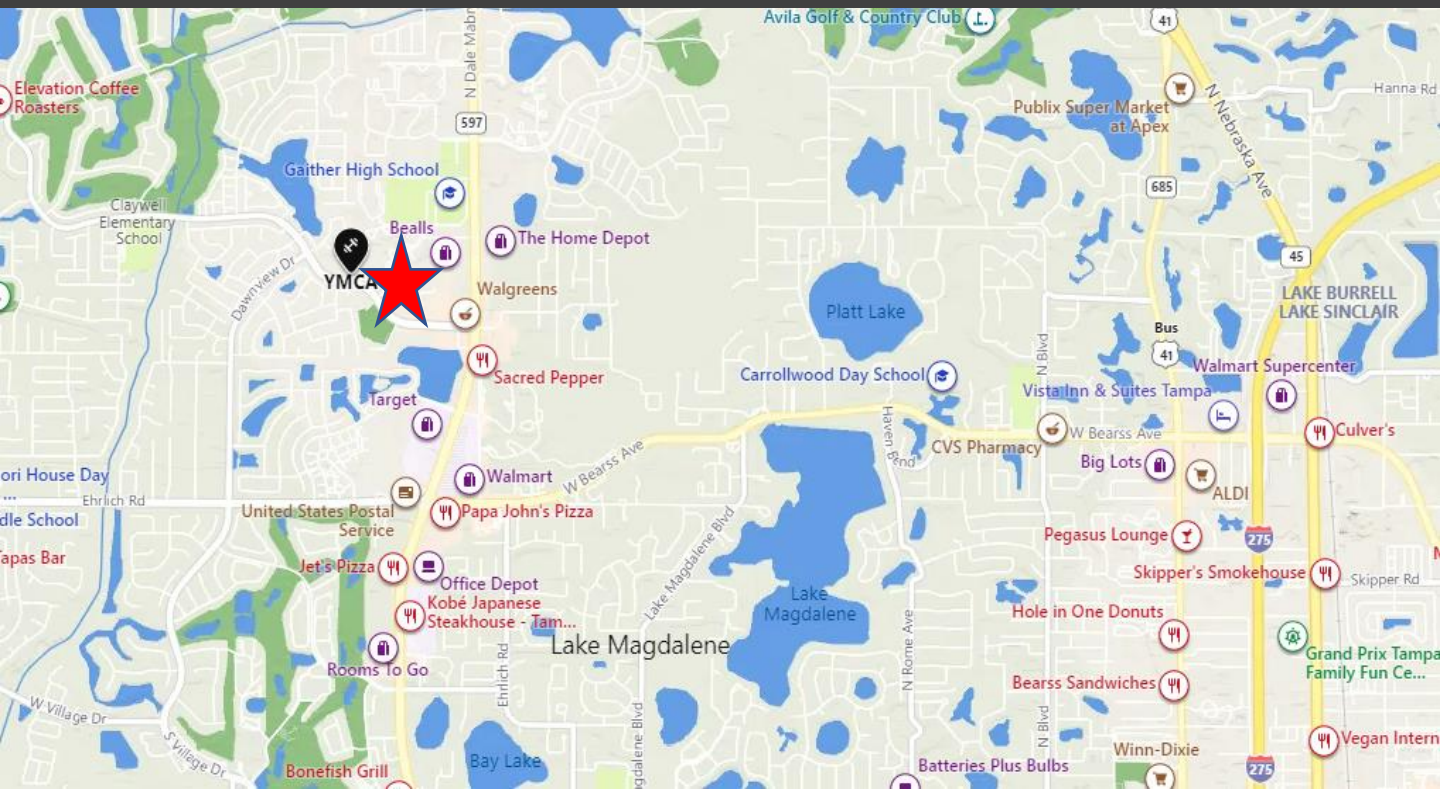
REAL ESTATE ADVISORY CORP. – TAMPA

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.



15711 Mapledale Boulevard, Tampa FL 33624



MAPLEDALE PROFESSIONAL CENTER

TAMPA, FLORIDA

Address: 15711 Mapledale Blvd., Tampa FL 33624
Building Size: 8,262 SF
Land Size: .844 Acre (36,776 SF)
Zoning: PD
Parking: 46 Surface Spaces; 5.5/1000
Folio #: 016353-6000
Year Built: 1999
Roof: 2015
Parking Lot: Repaved and Striped - 2020



FLOOR PLAN



MAPLEDALE

NAME	Unit #	SF	DATES	RENT PSF	ANNUAL BASE RENT	CAM(*1) PSF	CAM(*1) Annual	LEASE TYPE	LEASE DATES		SECURITY DEPOSIT	COMMENTS
									START	END		
Verdantas Engineering	B	5181	12/1/2023	\$22.91	\$118,696.71	\$1.56	\$8,082.36	Gross w/	12/1/2019	11/30/2026	0.00	1-5 year option
			12/1/2024	\$25.20	\$130,561.20			base year				beginning 12/1/2026;
			12/1/2025	\$25.20	\$130,561.20							15% bump, or CPI ave.
												Tenant pays all CAM
Suarez PCAH LLC	E	890	9/1/2023	\$20.00	\$17,800.00	\$8.16	\$7,262.40	NNN	9/1/2023	8/31/2026	2,000.00	over \$6.60 PSF
			9/1/2024*	\$20.60	\$18,334.00							1 3-year option
			9/1/2025*	\$21.22	\$18,884.02							higher of CPI or 3%
Dr. Monica Perez	A	2194	5/1/2024	\$18.72	\$41,071.68	\$8.16	\$17,903.04	NNN	4/15/2024	4/30/2029	6,224.18	(2) 3-year options
			5/1/2025	\$19.28	\$42,300.32							3% annual bumps
			5/1/2026	\$19.86	\$43,572.84							
			5/1/2027	\$20.46	\$44,889.24							
			5/1/2028	\$21.07	\$46,227.58							
TOTALS		8265			\$177,568		\$33,247.80				8,224.18	

*Assumes 3%