

Available for Lease

50,000 SQ FT Multi-Tenant Professional Office Building



**4406 W Linebaugh Ave
Tampa, FL 33624**

For More Information Contact:

Troy Weintraub

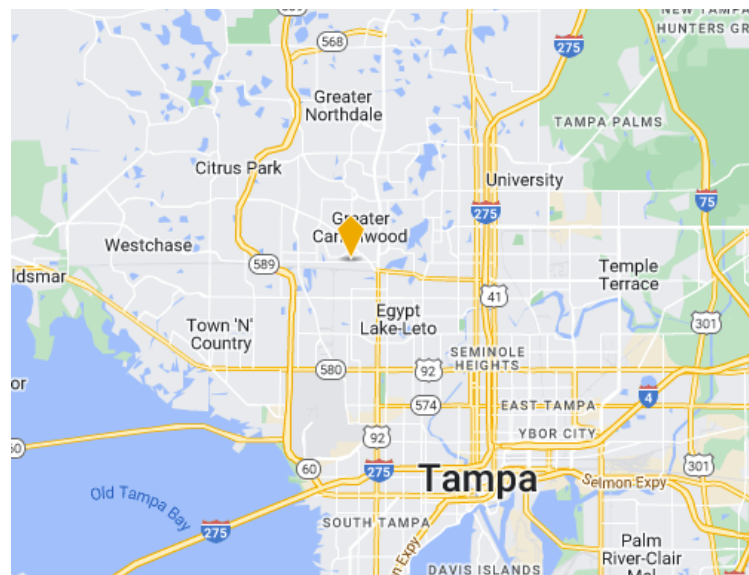
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Commercial Real Estate Brokers, Inc.



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This will serve as notice regarding the use of certain material, data and information contained herein ("Evaluation Material") which we have made available to you in connection with a possible purchase of the property by you or your client. As a prerequisite to your accepting and utilizing the Evaluation Material, you hereby represent and agree as follows:

The Evaluation Material furnished by us will be used solely for evaluating a possible transaction exclusively for your own account, as principal in the transaction, and not as a broker or agent for any other person. Therefore, you agree to keep all Evaluation Material strictly confidential; provided however, that any of such Evaluation Material may be disclosed to your directors, officers or employees as well as your counsel, accounting firms and financial institution who need to know such information of the purpose of assisting you with your possible purchase of the Property. Such directors, officers employees, lawyers, financial institutions and accountants shall be informed by you of the confidential nature of such information and shall be directed by you to treat such information with strict confidence.

Although we have endeavored to include in the Evaluation Material, information which we believe to be accurate and relevant for the purpose of helping you in your evaluation of the Property for possible purchase, you understand and acknowledge that neither the Owner of the Property nor John Burpee & Associates ("Agent") make any representation or warranty as to the accuracy or completeness of the Evaluation Material except as set forth in a definitive agreement. You agree that neither the Owner nor the Agent shall have any liability to you as a result of your use of the Evaluation Material except as set forth in a definitive agreement and it is understood that you are expected to perform such due diligence investigations and inspections of the Property as you deem necessary or desirable and as permitted by agreement with the Owner of the property.

You also represent that no broker or agent represents you or will represent you in any possible transactions involving the Property unless you disclose it in writing to John Burpee & Associates prior to the receipt of the Evaluation Material and you fully agree to compensate your broker or agent. Neither Agent nor the Owner is responsible for any compensation to be paid to your broker or agent whatsoever.

Section 1: Executive Summary

Property Description:

This signature office building (formally Fanatics) offers approximately 40,000 rentable sq feet of office space. Centrally located in the Northwest Tampa area within minutes of Tampa International Airport, Dale Mabry highway, Veterans Expressway, Interstate 275, and Bay area bridges. Close proximity to multiple residential neighborhoods such as Westchase, Carrollwood, and Northern Tampa with highly skilled work forces provides a convenient location for both employees and clients. Within minutes of a wide variety of restaurants, hotels and retail shops such as coffee shops, banks, grocery stores and gyms. Property has a full solar system that produces approximately 362,000 kWh annually installed over the entire atrium and both roofs to be a local shining star for clean sustainable energy.

Property Highlights:

- Asking \$17.50PSF NNN + \$8.30 CAM includes utilities, cleaning, property tax and property insurance. Rate does not include building services.
- 3-5yr Lease Terms
- 800SF UP TO 40,000+/- SF
- Newly Renovated with stunning open atrium in lobby.
- Proximity to an abundant and highly skilled workforce.
- Centrally located Northwest Tampa Location
- Within minutes of a wide variety of restaurants, hotels and retail shops such as coffee shops, banks, grocery stores and gyms.
- Professionally managed and maintained
- Floorplan written to Building Owners and Managers Association (BOMA) standards

Please see below for a virtual walk-through of the property:

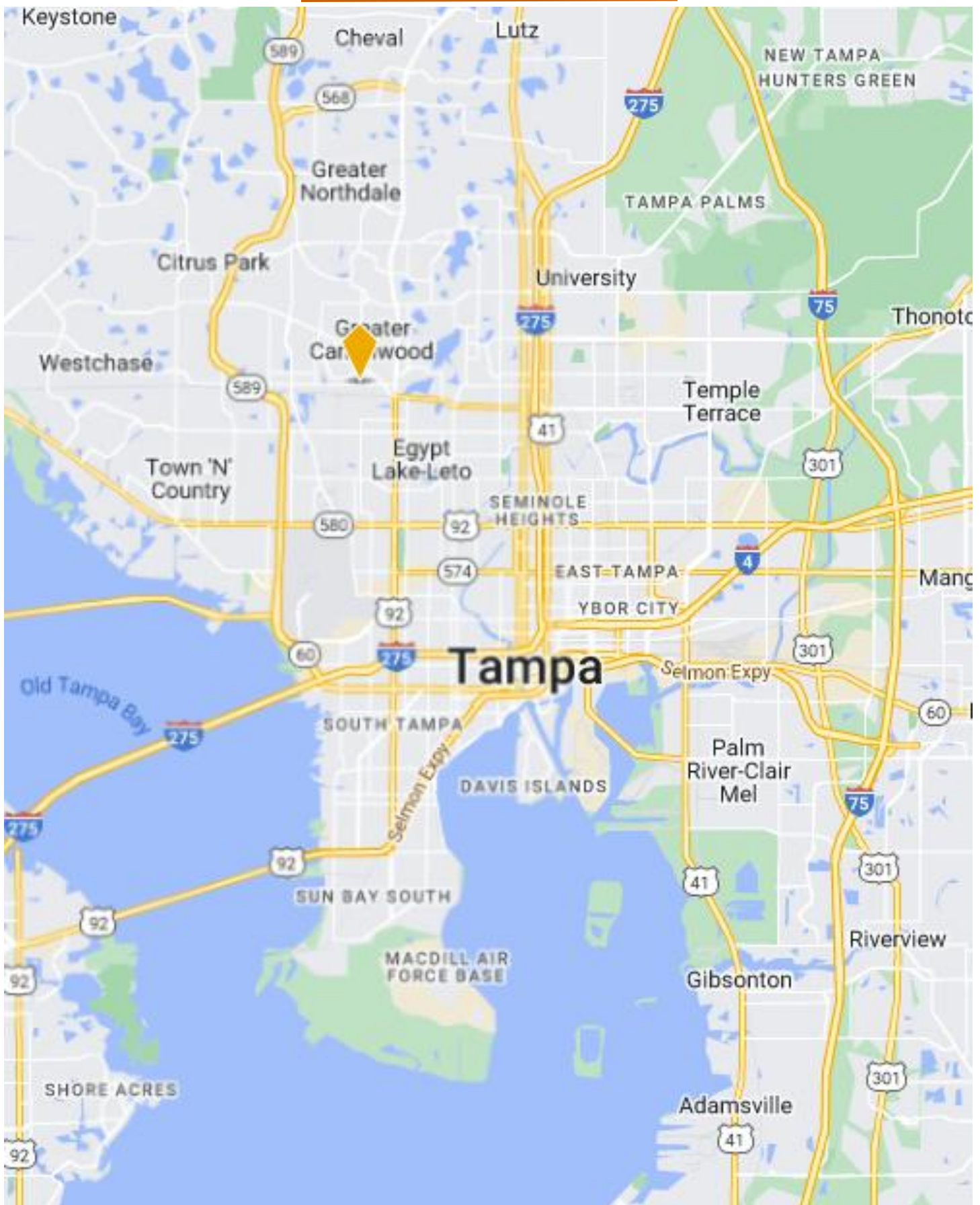
https://app.cloudpano.com/tours/qssnZ3i_Z

For additional information please contact Troy Weintraub
813-442-0063 or Troy@burpeecommercial.com



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Section 2: Location Overview



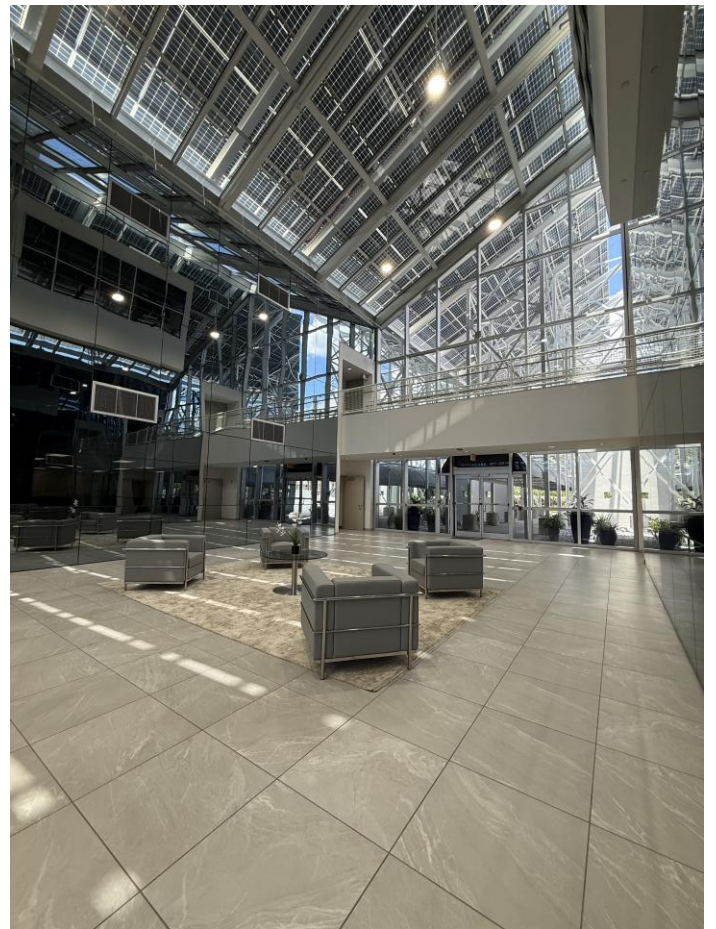
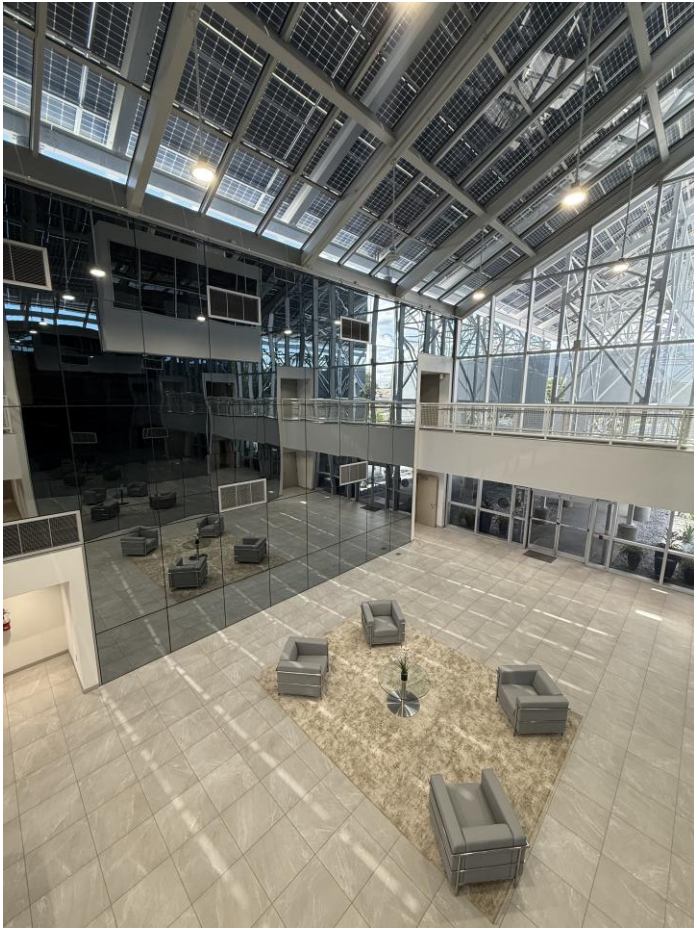
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Section 3: Property Photos



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FIRST FLOOR

4406 W Linebaugh Ave

Tampa, FL 33624







FloorPlanNinja.com



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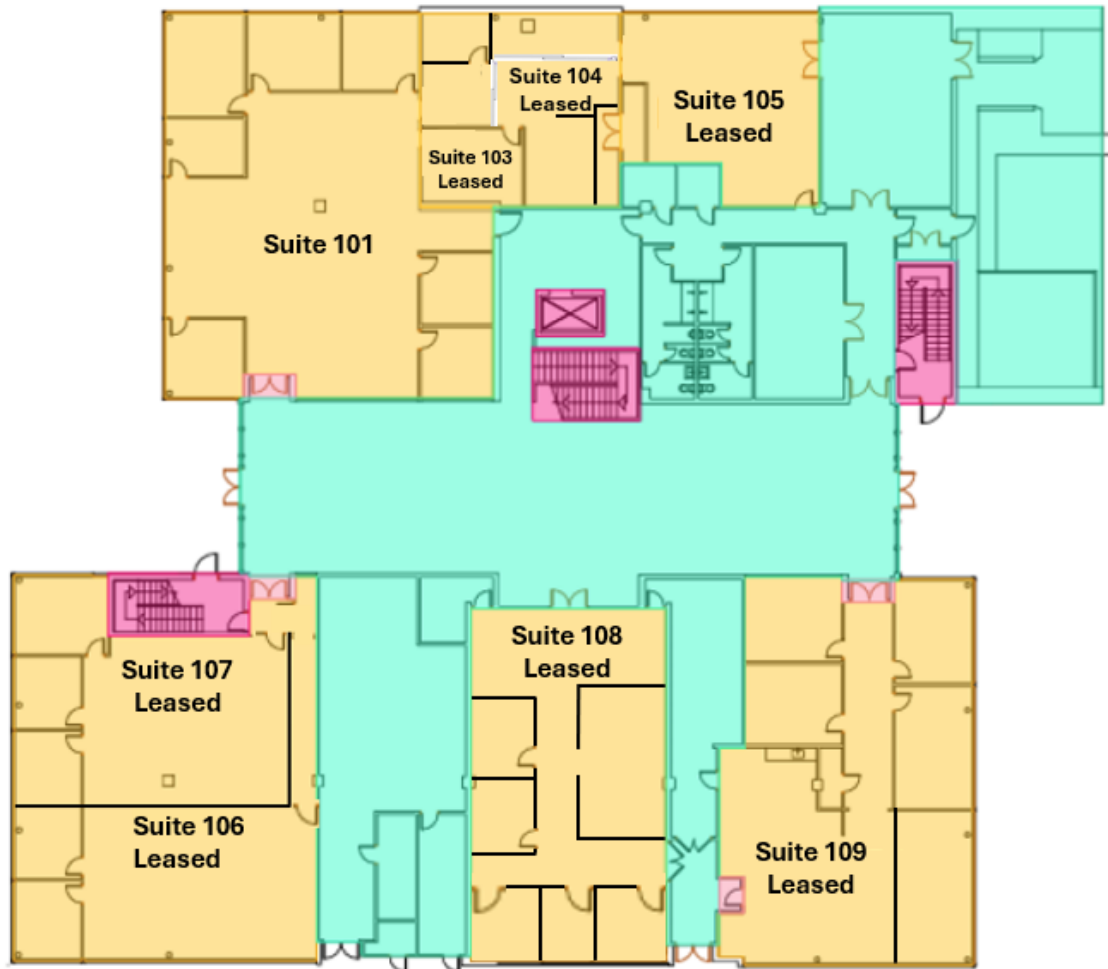
FIRST FLOOR

4406 Linebaugh
Avenue
Floor 1
Area Categories

-  Building Service Area
-  Vertical Penetration
-  Occupant Area
-  Tenant Ancillary

Suite 101 3,540 RSF
Suite 103 237 RSF
Suite 104 875 RSF
Suite 105 1,082 RSF
Suite 106 1,248 RSF
Suite 107 1,717 RSF
Suite 108 2,176 RSF
Suite 109 2,976 RSF

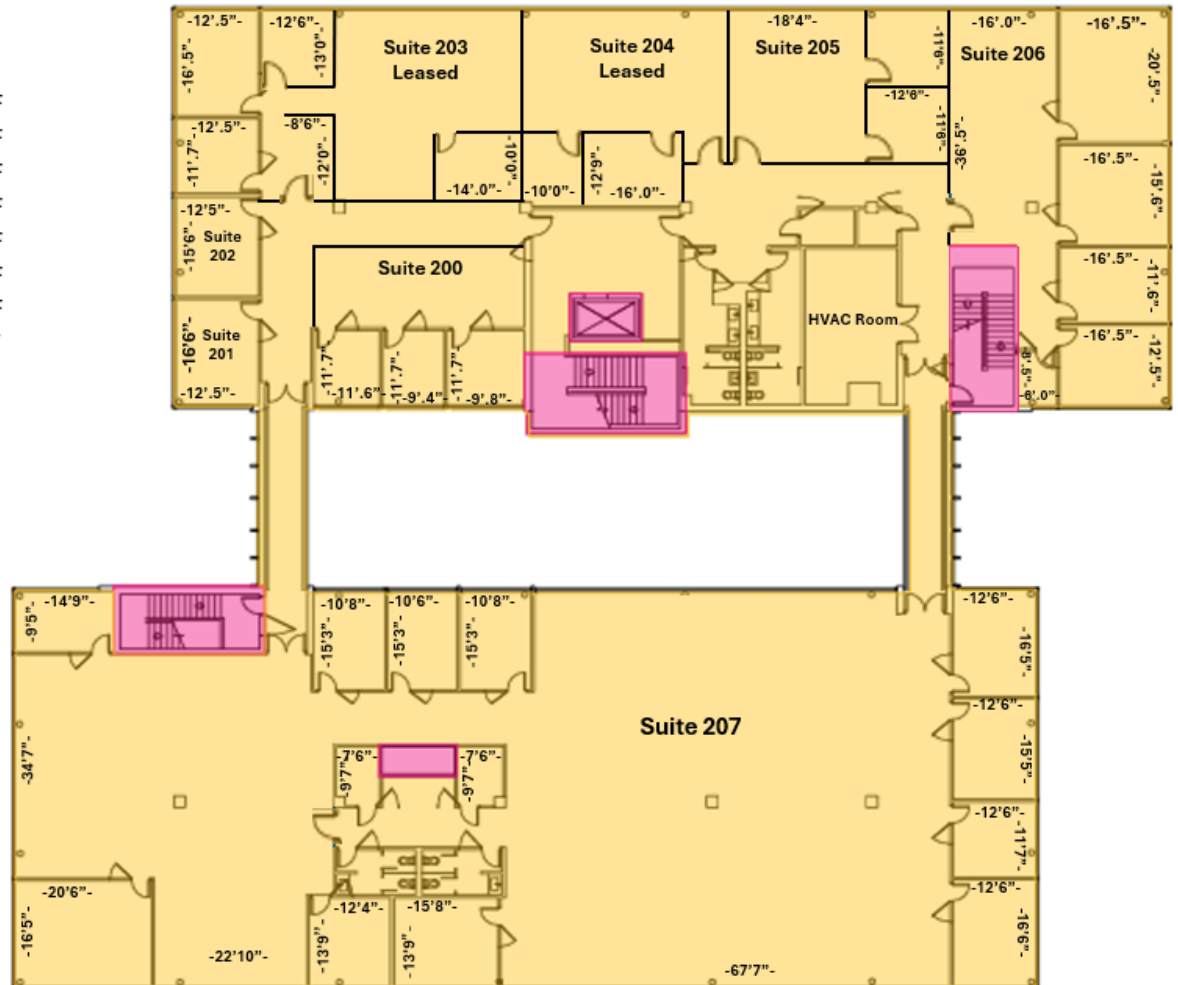
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Section 3: Property Photos

Suite 200 922 RSF
 Suite 201 257 RSF
 Suite 202 240 RSF
 Suite 203 1,925 RSF
 Suite 204 1,191 RSF
 Suite 205 909 RSF
 Suite 206 2,135 RSF
 Suite 207 11,667 RSF

Load Factor 1.24



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