

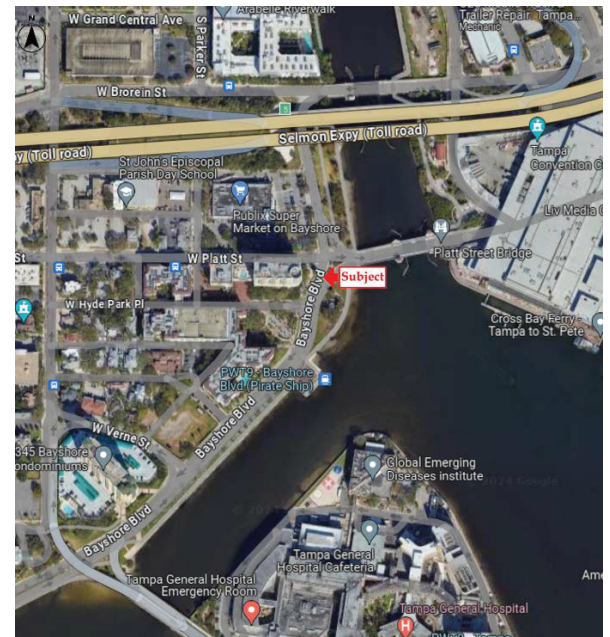
# PROFESSIONAL OFFICE FOR SALE OR LEASE | 10,942 SF

142 W Platt Street | Tampa, FL 33606



## PROPERTY OVERVIEW

- Located on corner of Platt Street and Bayshore Blvd
- Spectacular water views
- Exterior signage opportunity
- Total of 10,942 sf with the west end totaling 3,953 sf and the east end totaling 6,989 sf with a breezeway connecting the two spaces
- 1,300± sf outdoor patio
- 4/1000 dedicated parking spaces totaling 44 spaces – 11 on the 2nd level of structured garage, 20 in an adjacent structured garage, and 13 on street level
- Multiple points of entry provide unique access opportunities
- Walkable to downtown via Riverwalk
- 12' average ceiling height
- Security Access System
- Allowable uses are professional office, commercial, medical, retail
- Year 1 NNN Lease Rate: \$35.00/SF
- Sale Price: \$7,100,000



Doug Bartley  
813.299.2419  
doug@casreg.com  
Commercial Advisory Services  
Licensed Real Estate Broker

Kevin Platt  
Office 813.839.3800  
Cell 813.361.5878  
kplatt@smithandassociates.com  
Smith & Associates Real Estate Commercial Division®  
Licensed Real Estate Broker

**Smith &**  
Associates **Commercial**





# PROFESSIONAL OFFICE FOR SALE OR LEASE | 10,942 SF

142 W Platt Street | Tampa, FL 33606



## SUITE HIGHLIGHTS

### West Side consisting of 3,953 sf

- Includes 12 offices of varying sizes with lockable doors
- Very large reception area with ability to add large conference room
- Secretarial area with collaborative workspaces
- Break area
- IT closet
- Restrooms
- Dedicated 1300 +/- sf exterior patio area
- 12' ceiling heights

### East Side consisting of 6,989 sf

- Includes 12 offices of varying sizes with lockable doors and 2 large executive offices with views of Tampa Bay
- Large reception area with executive conference room
- Secretarial area with collaborative workspaces
- Break area
- IT closet
- Three restrooms, 2 with showers and lockers
- 12' ceiling heights



Doug Bartley  
813.299.2419  
doug@casreg.com  
Commercial Advisory Services  
Licensed Real Estate Broker

Kevin Platt  
Office 813.839.3800  
Cell 813.361.5878  
kplatt@smithandassociates.com  
Smith & Associates Real Estate Commercial Division®  
Licensed Real Estate Broker

Smith &  
Associates Commercial