

OFFICE/MEDICAL SPACE FOR LEASE

# Grand Plaza Office Center

14497-14499 N DALE MABRY HWY • TAMPA, FL • 33618

**RECENTLY RENOVATED!**



[www.GrandPlazaOffice.com](http://www.GrandPlazaOffice.com)



## PROPERTY OVERVIEW

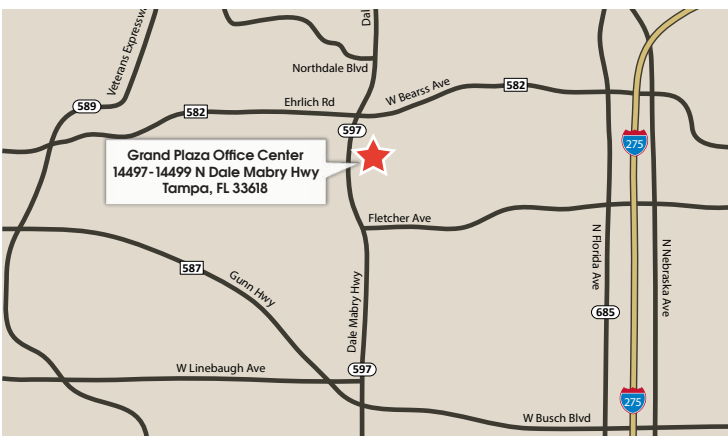
Property Size	2 bldgs totaling 134,843 sf
Year Built	1986
Class	B
Parking Ratio	4.5/1,000

## PROPERTY FEATURES

- + Recently renovated, including a new roof and HVAC
- + Two 2-story office/medical buildings surrounded by abundant landscaping and a beautiful courtyard
- + 24 hour access, on-site management, and Porte-cochère at each building entrance

## LOCATION

- + In the heart of Carrollwood on N Dale Mabry Hwy
- + Convenient access to Tampa International Airport, Downtown Tampa, and the Westshore Business District
- + Minutes from Veteran's Expressway and I-275
- + On-site restaurants, retail stores, and other amenities
- + Within 2 miles of banks, fitness centers, restaurants, Walmart, Target, Whole Foods, and Home Depot



For additional information, contact:

**Thomas Hernandez, SIOR, CCIM**  
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## 2023 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	8,536	87,578	246,302
Total Households	3,827	36,599	99,809
Median Age	45.7	42.5	39.5
Median HH Income	\$94,954	\$74,178	\$57,618

Source: CoStar Realty/US Census Bureau

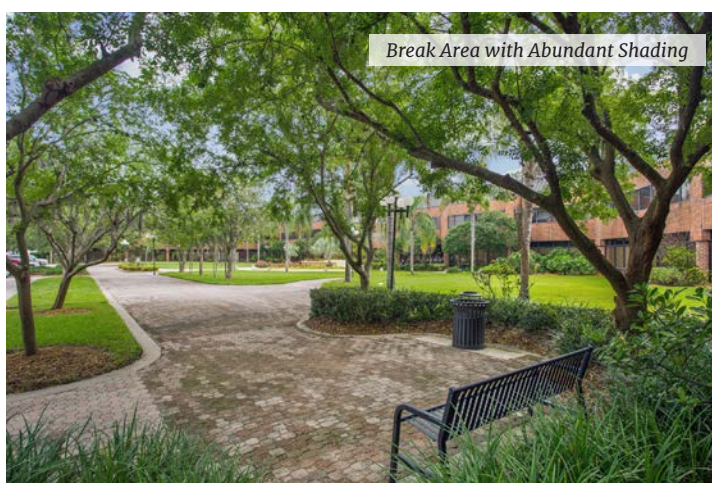
Beautifully Renovated Restrooms



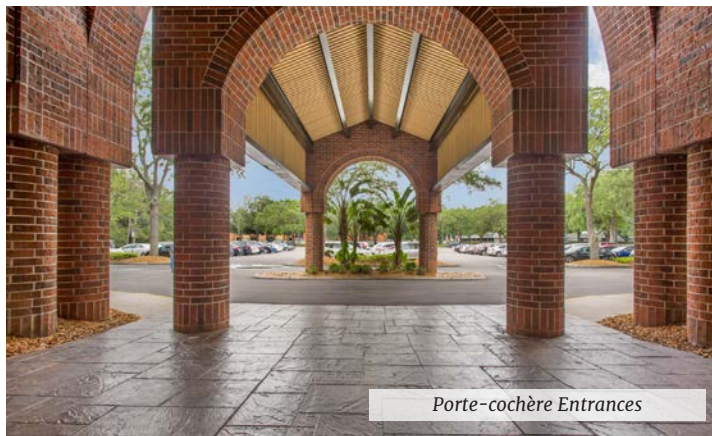
2nd Floor Atrium



Attractive Courtyard & Landscaping



Break Area with Abundant Shading



Porte-cochère Entrances

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