

**FOR  
LEASE**

# SOUTH TAMPA OFFICE



## 407 N HOWARD AVE #100

TAMPA, FLORIDA 33606

### 3,261 SF OFFICE SUITE

Discover a prime office space opportunity at 407 N Howard Ave in Tampa, ideally situated in the North Howard area—one of the city's most convenient business corridors near I-275, I-4, Midtown, Downtown and Tampa International Airport—this location makes commuting and client visits effortless.



LEASE PRICE :

# \$31 per SF

Modified Gross

## Ground Level Office Suite with Ample Parking

Note: The existing furniture, fixtures and equipment shown in the photos throughout this flyer may be available. Please inquire for additional information.



call us

**Marlene S. Behlman, CCIM**  
813.477.0626

call us

**Nick Woodard, CCIM**  
727.457.9690

web

**thetorchteam.com**

## KEY HIGHLIGHTS

- Ground Level Suite
- 2 Reserved Covered Parking Spots
- Signage Available
- Key Card Access
- Overflow Parking Lot
- Traffic Count: 14,567



## DEMOGRAPHICS

### BASED ON A 5 MILE RADIUS

Population: 255,231

Median Household Income:  
\$80,789

Median Home Value:  
\$502,371

Median Net Worth: \$140,446

## WORKFORCE

### BASED ON A 5 MILE RADIUS

Median Age: 38.5

Total Employees: 228,237

Percentage of Professionals:  
71.2%

Bachelors or Higher: 50%

Partial College: 20.2%

## 407 NORTH HOWARD AVE SUITE 100

This ±3,261 square foot Class A office suite offers a rare opportunity to lease fully built-out, ground-floor space in one of Tampa's most desirable business corridors. Designed for functionality and professionalism, the layout is ideal for small to medium-sized office users seeking a turnkey environment with upgraded finishes throughout.

Parking is convenient with a 4/1,000 SF ratio, including two reserved covered parking spaces. Building signage is available, providing valuable exposure for your business.

### Premier Office Location

This first floor suite features ten private offices, a large conference room with large flat screens, a dedicated IT room, fully equipped break room, storage room, and a welcoming lobby and reception area. High-quality interior finishes create a polished, move-in-ready workspace that supports both client-facing operations and internal team productivity.

Offered at \$31.00 per square foot, modified gross (MG), annually, this ground-floor Class A office space presents a strategic leasing opportunity in a premier Tampa location.

### Surrounding Area

Surrounded by some of Tampa's most active business and lifestyle destinations, 407 N Howard Ave sits in the North Howard area with an unbeatable mix of convenience and energy. The suite is just minutes from Downtown Tampa, Hyde Park Village, the Riverwalk, and the University of Tampa. Nearby restaurants, amenities, and retail attract a steady stream of professionals.

There is an operating business in facility, and it is imperative the sellers are NOT disturbed. Please contact Nick Woodard to schedule a showing (by appointment only.)

**disclaimer.** This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. A variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction.

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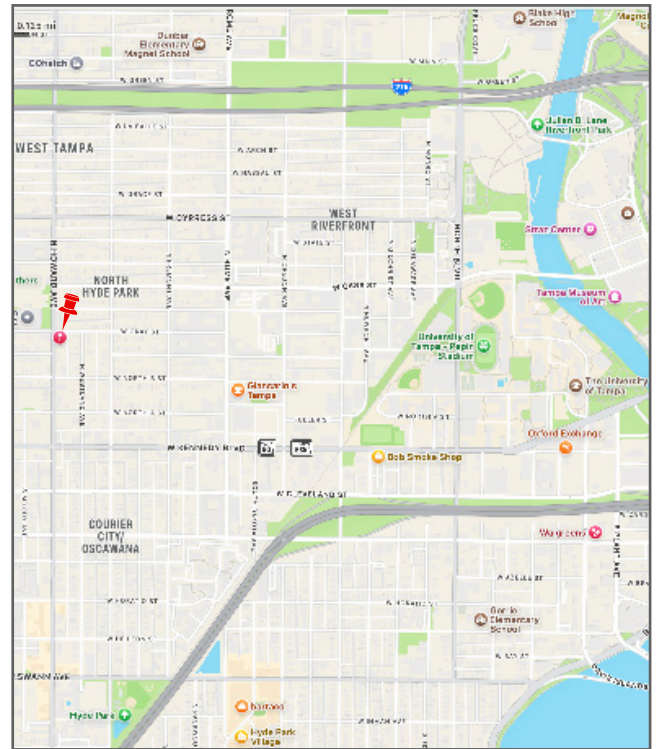
web

[thetorchteam.com](http://thetorchteam.com)

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DEDICATED COVERED PARKING



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