

# FIVE LABS BUILDING

4115 W. Spruce St. | Tampa, FL 33607

FOR LEASE



**TMC**  
THE MAHR COMPANY

## PROPERTY DETAILS

- Prime Westshore Location
- Ample Parking & Competitive Rates
- Easy Ingress/Egress
- Less than 1 mile to International Plaza Mall
- Very close proximity to Tampa International Airport
- Great professional mix of tenants
- Convenient access to all main Roadways to Pinellas County and all points North South East and West

### 2nd Floor Available Suites:

- Suite 203: 2,381 SF
- Suite 202: 1,805 SF
- Suite 206: 3,430 SF



Interior photos are of Suite 205



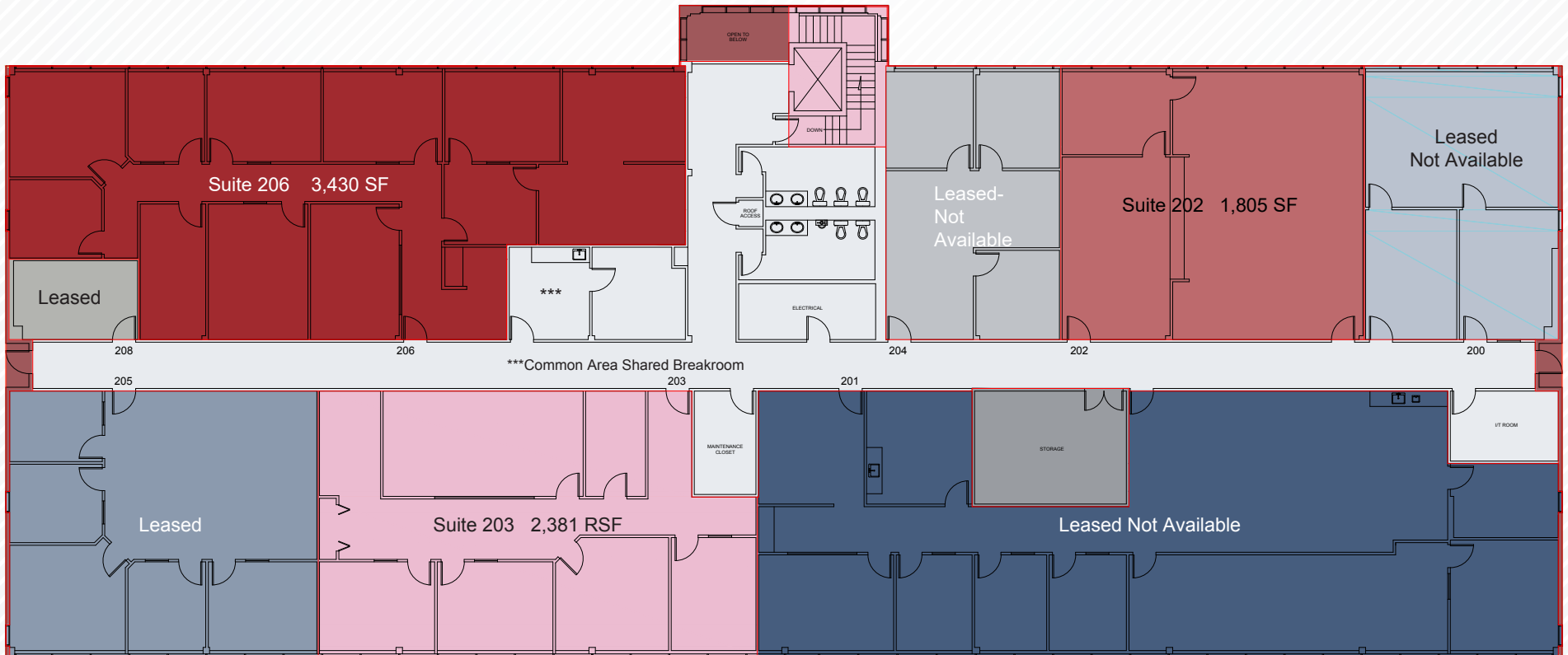
**PARKING RATIO:**  
4:1,000

**RENTAL RATE:**  
\$27.50/SF  
Full Service

**LEASE TERM:**  
Negotiable  
Short Term Welcome

**BUILDING SIZE:**  
2 Stories;  
31,256 RSF

# FIVE LABS BUILDING FLOOR PLANS



\*Not to scale

## Method A (2017) - Tenant Rentable Areas

ANSI/BOMA Z65.1 - 2017 Office Standard

- |  |   |
|--|---|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #f4a460; border: 1px solid black;"></span> -Building Service Area - 312 Square Feet | <span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0e0; border: 1px solid black;"></span> -Boundary Area - 15,453 Square Feet       |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #f0f0f0; border: 1px solid black;"></span> -Floor Service Area - 2,630 Square Feet  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black;"></span> -Exterior Gross Area - 15,663 Square Feet |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #d3d3d3; border: 1px solid black;"></span> -Vertical Penetrations - 230 Square Feet |   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #c0c0c0; border: 1px solid black;"></span> -Suite 200 - 1,158 Square Feet           | <span style="display: inline-block; width: 15px; height: 10px; background-color: #4682b4; border: 1px solid black;"></span> -Suite 205 - 1,783 Square Feet            |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #4682b4; border: 1px solid black;"></span> -Suite 201 - 4,052 Square Feet           | <span style="display: inline-block; width: 15px; height: 10px; background-color: #800000; border: 1px solid black;"></span> -Suite 206 - 3,430 Square Feet            |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #800000; border: 1px solid black;"></span> -Suite 202 - 1,805 Square Feet           | <span style="display: inline-block; width: 15px; height: 10px; background-color: #a9a9a9; border: 1px solid black;"></span> -Suite 208 - 228 Square Feet              |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ffb6c1; border: 1px solid black;"></span> -Suite 203 - 2,381 Square Feet           |   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #a9a9a9; border: 1px solid black;"></span> -Suite 204 - 1,041 Square Feet           |   |



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## PROPERTY LOCATION

4115 W Spruce St. is ideally located in the Westshore Business District. Located on W Spruce St. on the NE Corner of the intersection of W. Spruce St. & Lois Ave.

Based in Tampa Bay Florida | Statewide Emphasis | National Network