



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

LO-1240-A

# PROFESSIONAL OFFICE FOR LEASE



**4913 W. LAUREL ST.**  
**TAMPA, FL 33607**

- 10,242 SF
- WESTSHORE BUSINESS DISTRICT
- RECENTLY RENOVATED
- CLOSE TO RESTAURANTS & SHOPS
- EASY ACCESS FROM MAJOR ROADWAYS
- CLOSE TO INTERNATIONAL MALL
- CLOSE TO TAMPA AIRPORT
- **LEASE RATE: \$22/SF NNN**



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



**ADDRESS:** 4913 W. Laurel St.  
Tampa, FL 33607

**LOCATION:** Property is located south of Spruce/  
Boy Scout Blvd., in between O'Brien St & Westshore  
Blvd. on the N. side of W. Laurel St.

**LAND AREA:** 37,395 SF

**ZONING:** M-AP-1 - Airport Compatibility District

**DIMENSIONS:** 135' X 280'

**LAND USE:** M-AP - Municipal Airport Compatibility

**IMPROVEMENTS:** 20,850 SF

**FLOOD ZONE:** 'X' - No Flood Insurance Required

**YEAR BUILT:** 1981

**LEGAL DESCRIPTION:** Lengthy, in listing file

**CLEAR CEILING HEIGHT:** 12'

**UTILITIES:** Electric - TECO Electric  
Water/Sewer/Trash - Hillsborough County

**PARKING:** 4/1000

**TAXES:** \$65,896.73 - (2024)

**PRESENT USE:** Office

**FOLIO #:** 112029-0200

**LEASE RATE:** \$22/SF NNN

**NOTES:** This property is ideally located in the Westshore Business District, minutes from shopping, restaurants, banking and the Tampa International Airport. This building is a total of 20,850/SF with 10,242/SF available for lease. The building was recently renovated and offers a 4/1000 parking ratio with outstanding signage and visibility.

**KEY HOOK #:** None

**ASSOCIATE:** Lawrence D. Gilbert & Angel Calkins  
(727)483-2512

**K&H SIGNAGE:** 3 x 4 (2)

**LISTING CODE:** LO-1240-A-3-31/14

**SHOWING INFORMATION:** 24 Hr. notice require - Listing Associate must accompany all showings.

### LEASING INFORMATION

**PROJECT SIZE:** 20,850 SF

**SPACE AVAILABLE:** 10,252 SF

**PARKING:** 4/1,000

**OCCUPANCY:** Immediate

**RENT:** \$22/SF, NNN

**ESCALATION:** 5%

**CAM:** \$ 9.29/SF

#### OTHER CHARGES

#### LESSOR

#### LESSEE

Real Estate Taxes  
Insurance  
Insurance: Personal Property & Liability  
Trash  
Exterior Maintenance  
Interior Maintenance  
Water  
Management  
Electric

CAM  
CAM  
X  
CAM  
CAM  
X  
CAM  
CAM  
CAM

**MINIMUM TERM:** 3 years

**SIGNAGE:** Monument & Building