



**University Community
Medical Center Suite 401
2,990 sq. ft.**

13801 Bruce B Downs Blvd, Tampa, FL 33613



HABITATION, LLC



Kirsten Woodruff
813-553-2274

medspacetampa@gmail.com



University Community Medical Center Suite 401

\$25.00 /SF/YR NNN

Medical condominium for lease.

2,990 square feet

Combined Units 401 and 402

Prime location - Located in the medical community area of AdventHealth Hospital, Moffitt Cancer Center, James A. Haley Veterans Administration Hospital, and USF.

On site building management and cleaning team for common areas, including common area restrooms on every floor.

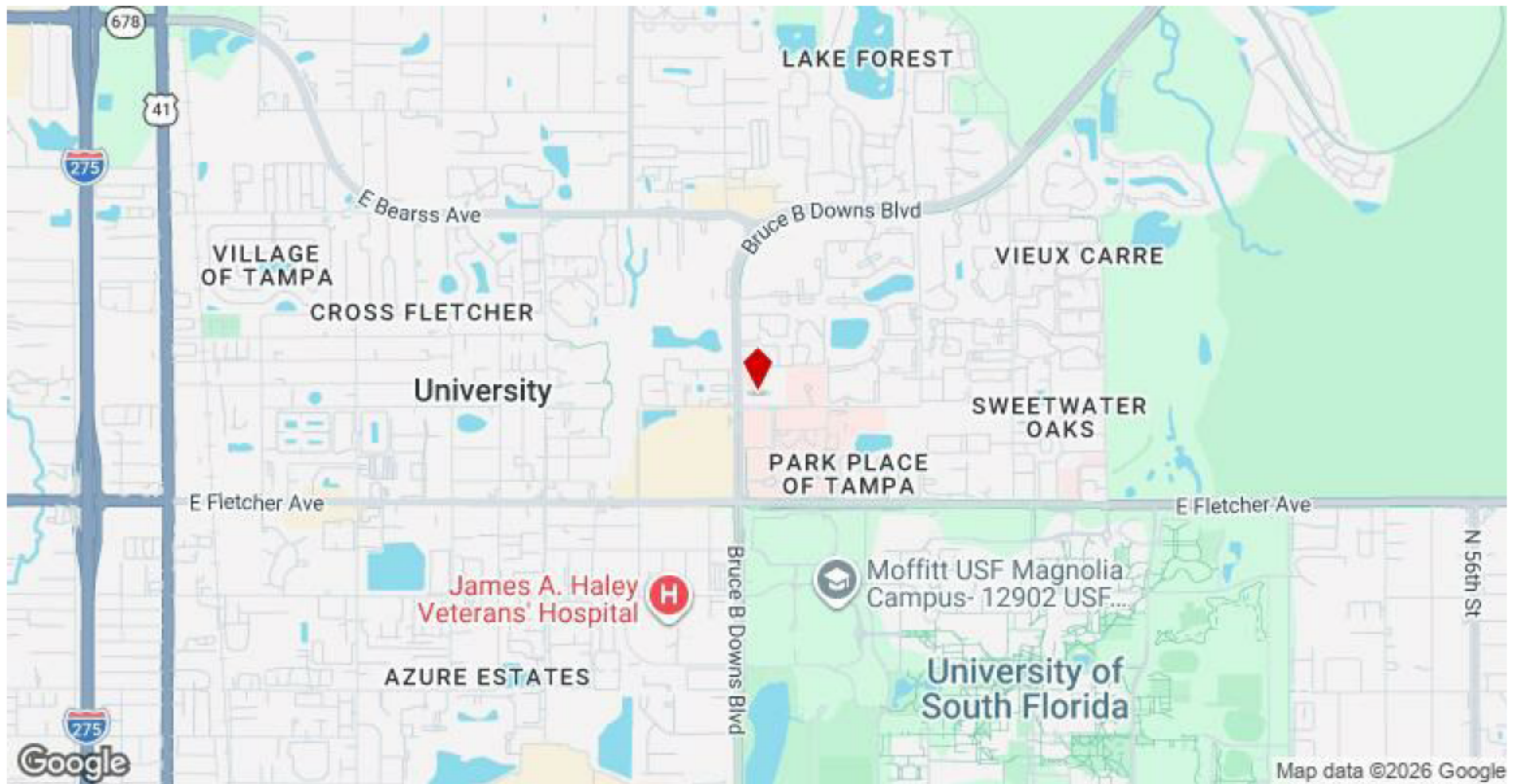
Ample parking. Move in ready condition.

Medical Central Location

Ample parking

Strong cotenancy

Rental Rate:	\$25.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	56,747 SF
Year Built:	1988
Walk Score ®:	46 (Car-Dependent)
Transit Score ®:	49 (Some Transit)
Taxes:	\$0.24 USD/SF/MO
Operating Expenses:	\$0.16 USD/SF/MO
Rental Rate Mo:	\$2.08 /SF/MO

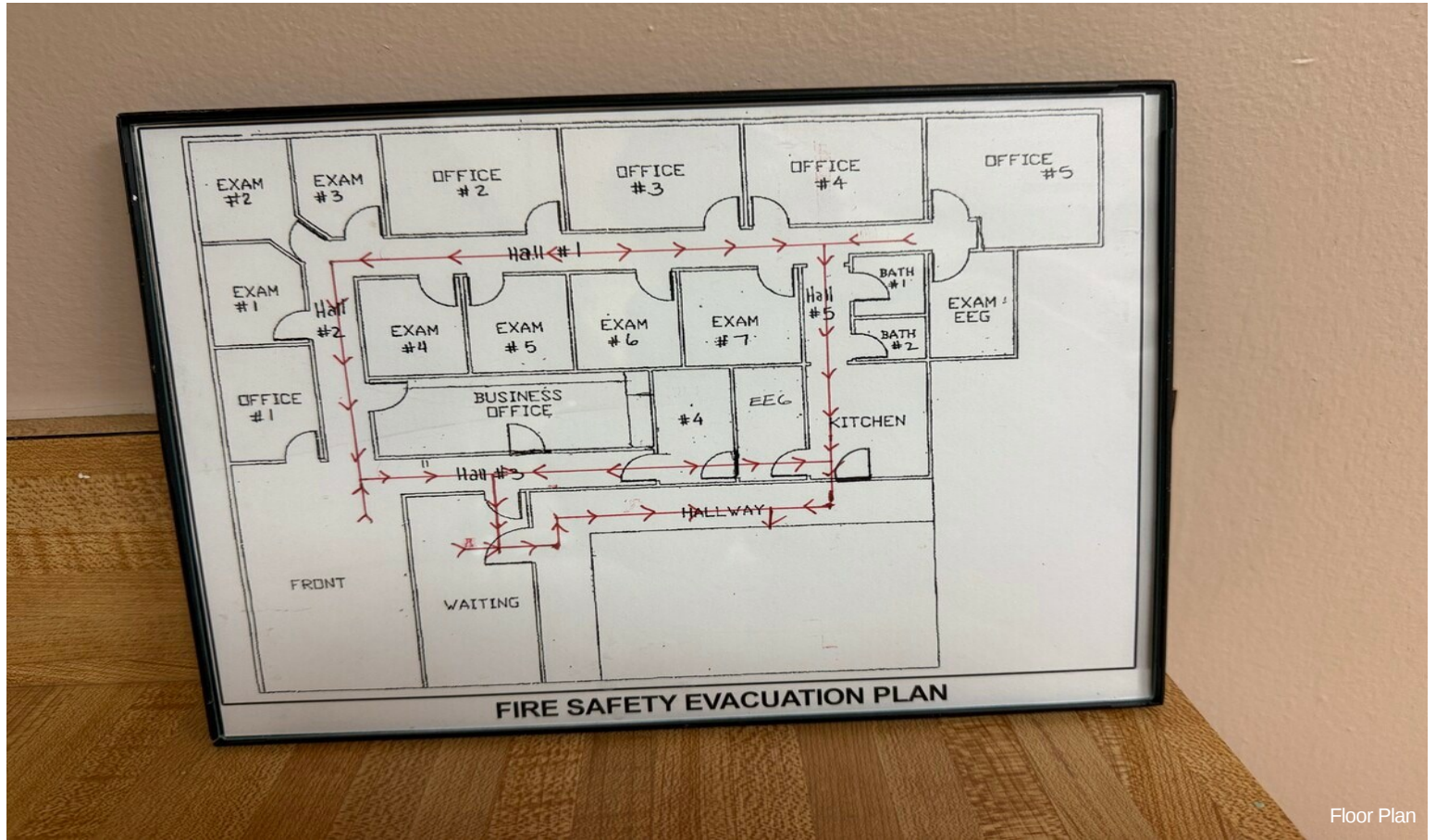


The condominium includes a waiting room, 4 doctor's offices, 7 exam rooms (4 wet, 3 dry), front office, business office, storage rooms, conference room, kitchen, 2 private employee restrooms, and separate entrances for staff and patients.

The Fire Safety Evacuation drawing in the photos is a rough sketch; some of the space has been slightly reconfigured since the sketch was drawn. We look forward to walking you through the property.

Lease is triple net. Lessee is subject to approval by University Community Medical Center Board of Directors. CAM: \$7.50/SF mol. Historically, the other triple net costs have run about \$4.80/ft mol. This, of course, is not a prediction of future costs.

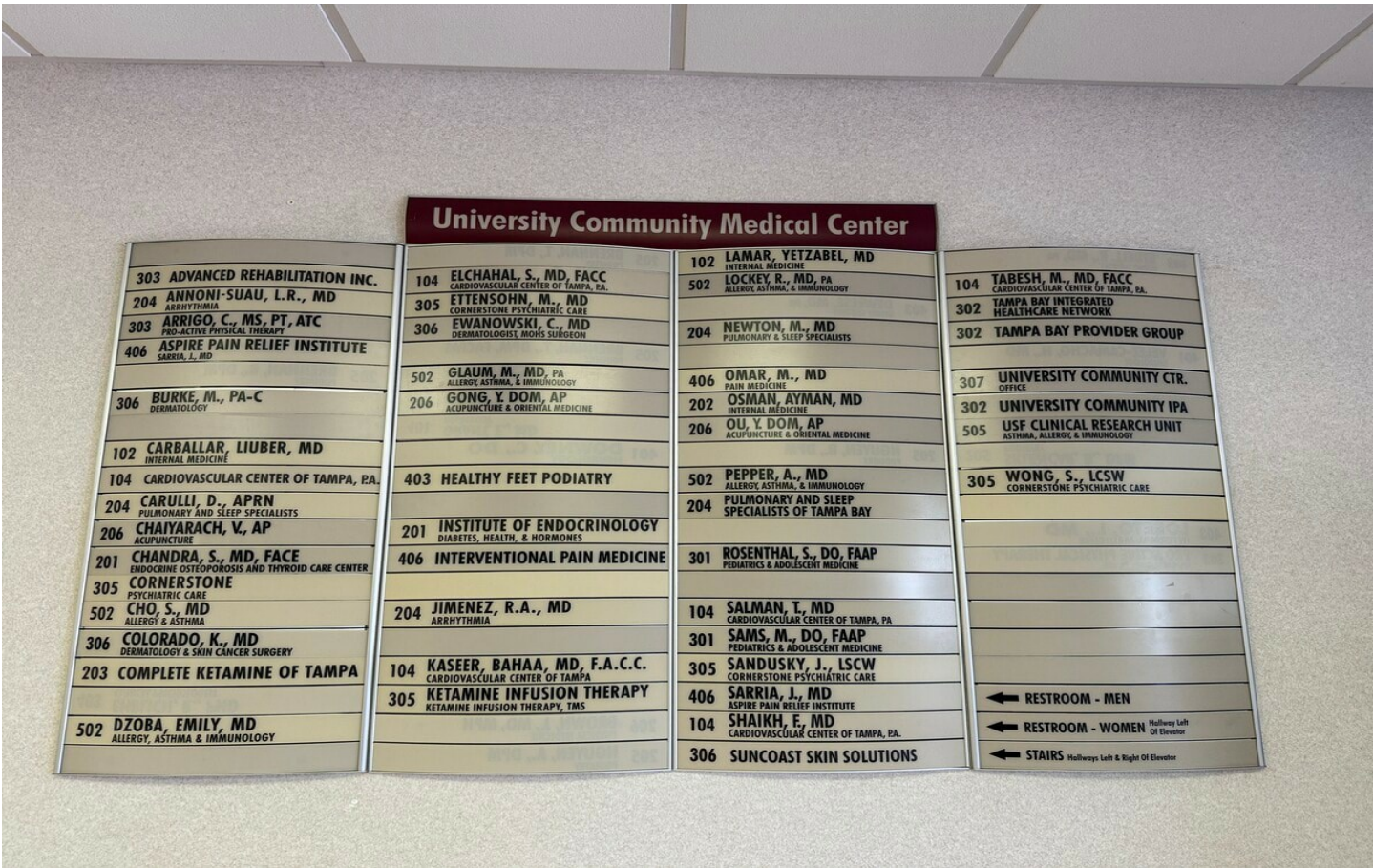
Property Photos



Floor Plan



Property Photos



Property Photos



Property Photos

