

Meridian Crescent Center

**4041 – 4135 CRESCENT PARK DRIVE
RIVERVIEW, FL 33578**

Presented By:

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Executive Summary

MERIDIAN CRESCENT CENTER |



OFFERING SUMMARY

Lease Rate: \$13.50 PSF (NNN)

CAM: \$3.90 PSF

Building Size: 89,440 SF

Available SF: 5,460 SF

Year Built: 2008

Parking Ratio: 4/1,000

PROPERTY OVERVIEW

Meridian Crescent Center is located in Crescent Park, one of Tampa Bay's premier business parks. Situated in the Brandon/Riverview submarket of Tampa, its just off U.S. Highway 301 with close proximity to I-75 and the Selmon Expressway. This property offers a competitive advantage over traditional mid-rise offices with lower operating costs and convenient parking accessible to each entrance.

There are multiple points of ingress/egress with four points along Crescent Park Drive with an additional point on South Falkenburg Road. Corporate neighbors include Progressive Insurance, Home Depot, Bright House Networks, and USAA. The surrounding area is densely populated with many retailers and high-end residential communities. A Publix anchored center is located across the street along with Westfield Brandon Mall, Costco, Top Golf, Bass Pro Shop, and Dave & Busters only a few minutes away.

Meridian Crescent Center's configuration and strategic location make it well-suited for both small and medium-sized businesses. This well-maintained property boasts great curb appeal and offers prospect tenant's a 4/1,000 SF parking ratio, 24/7 access and the most competitive rental rates in the market.

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Available Spaces

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LEASE TYPE | NNN TOTAL SPACE | 5,460 SF LEASE TERM | Negotiable LEASE RATE | \$13.50 SF/yr



AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 4051	Available	5,460 SF	NNN	\$13.50 SF/yr	TI Available - Shell Condition

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Additional Photos

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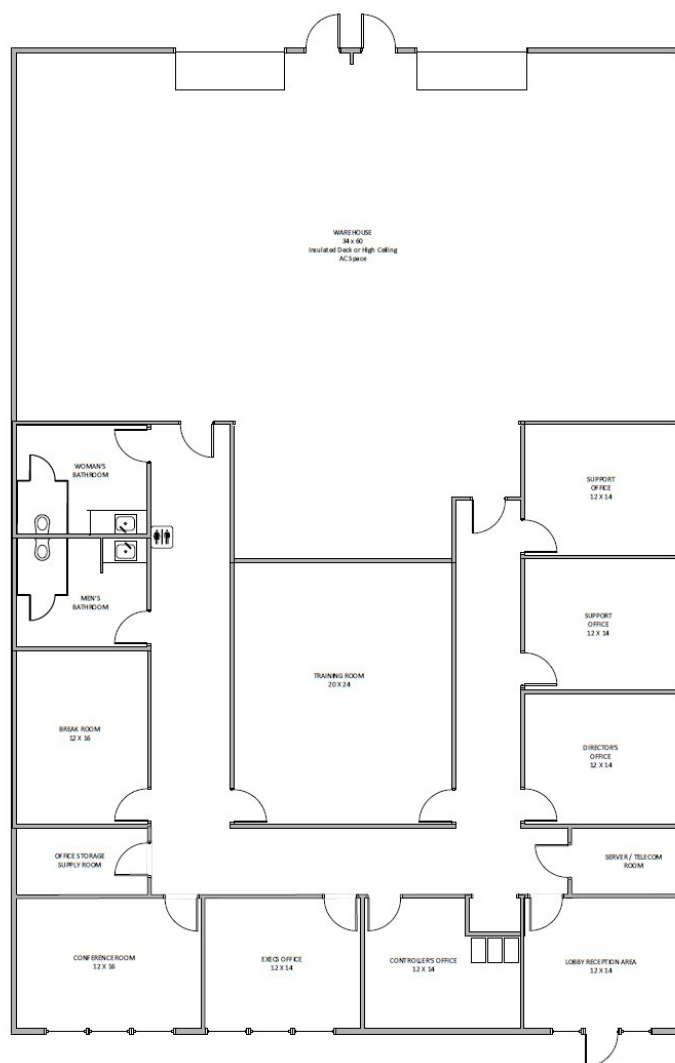
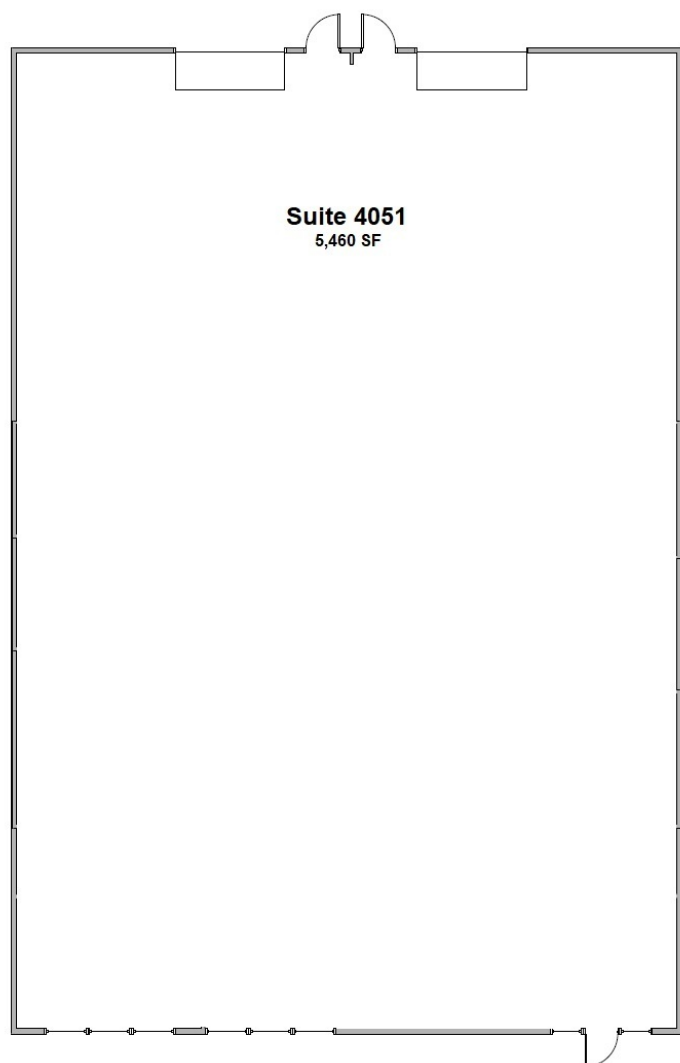
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Floor Plan - Suite 4051

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Current As-Is Shell Floor Plan

Conceptual Buildout Floor Plan

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Aerial Map

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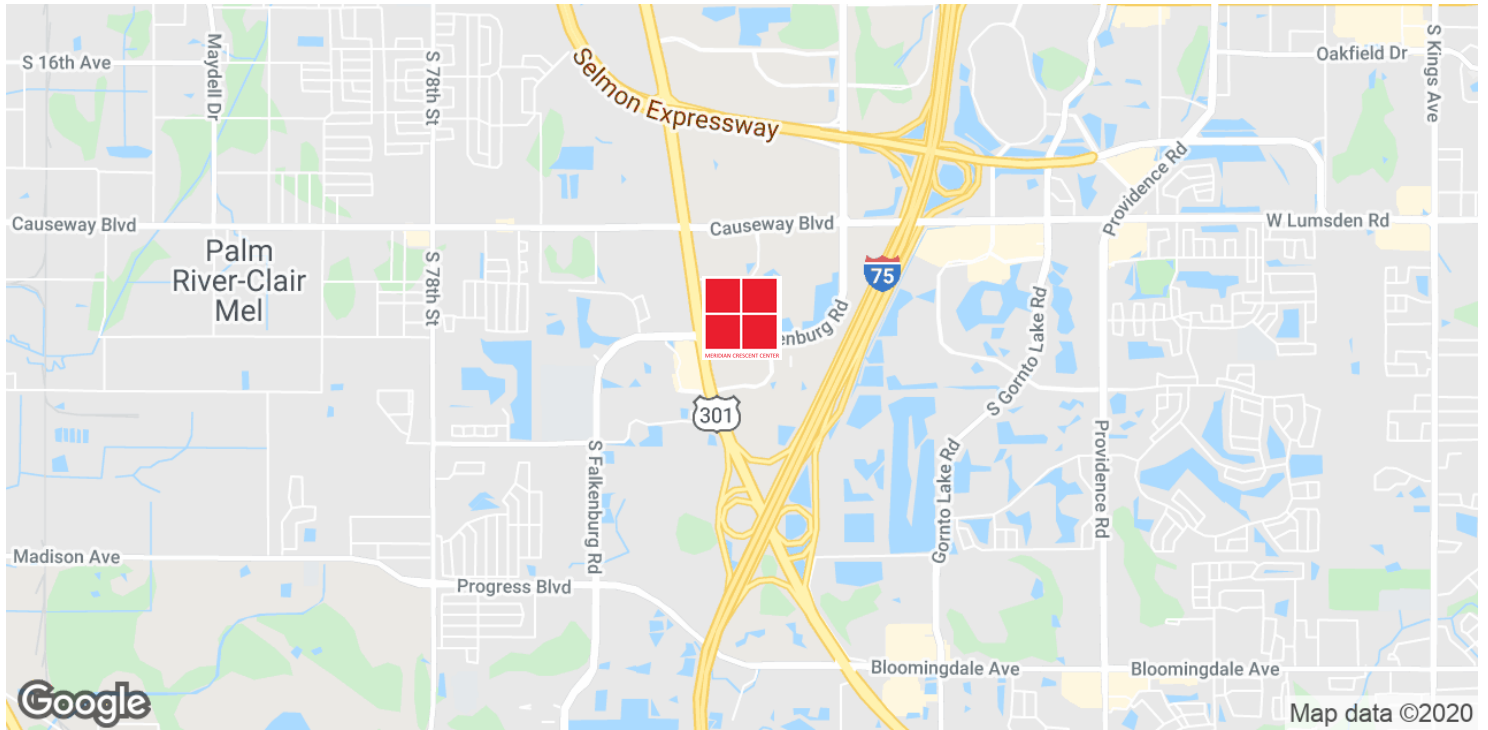
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Location Maps

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