

# MEDICAL OFFICE SPACE FOR LEASE

# 4204 W LINEBAUGH AVENUE

TAMPA, FL 33617



 FranklinStreet

LICENSED REAL ESTATE BROKER | [FranklinSt.com](http://FranklinSt.com)

**NICK POLO** | *Associate Director*

813.682.6194 | [Nick.Polo@FranklinSt.com](mailto:Nick.Polo@FranklinSt.com)

# PROPERTY SUMMARY

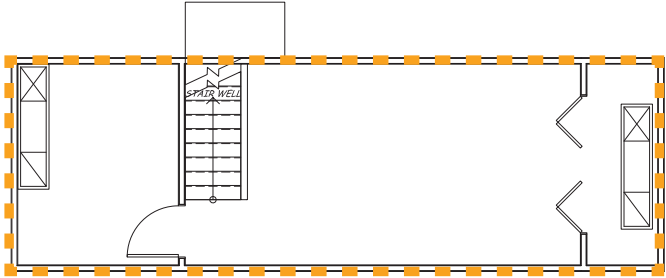


## PROPERTY HIGHLIGHTS

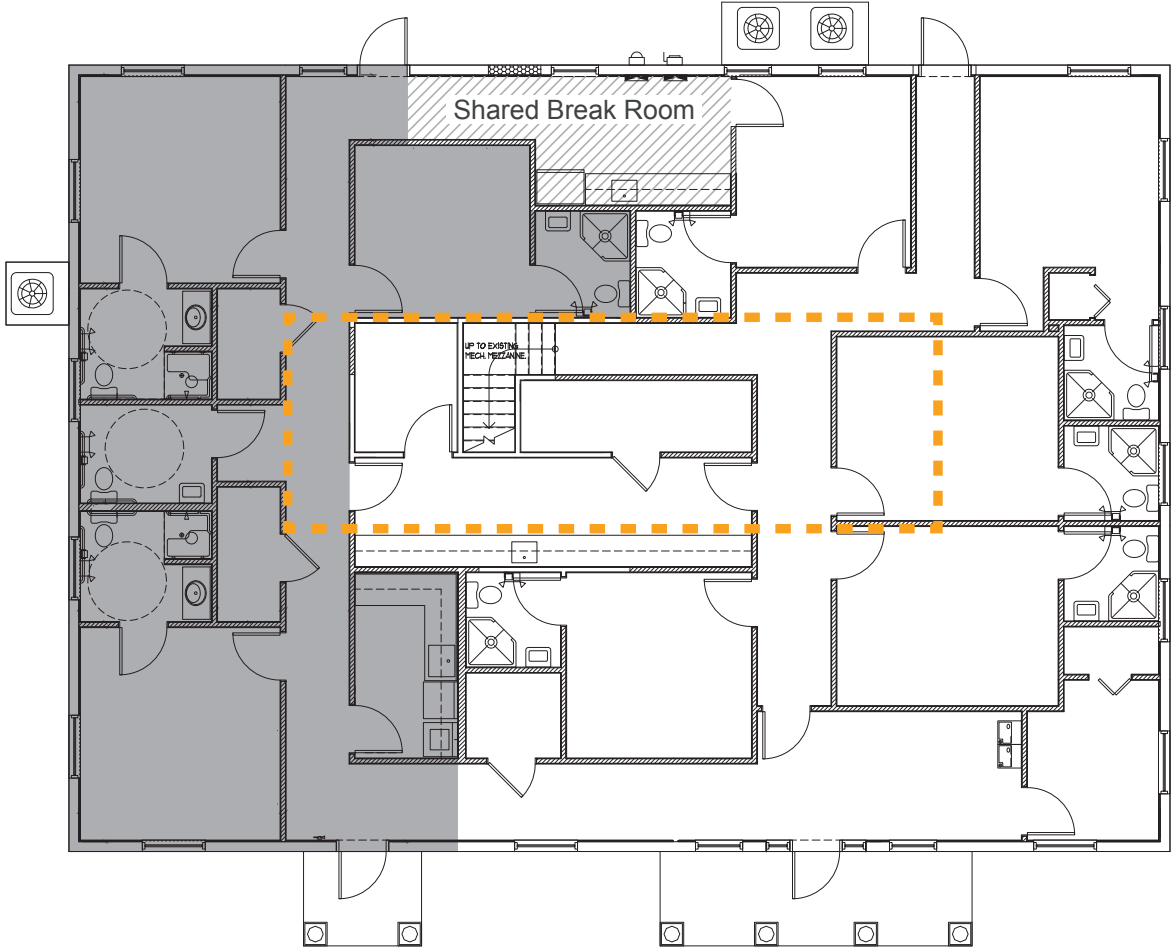
- **±2,394 RSF turnkey medical office includes mezzanine level** in Crown Pointe Professional Center
- **Efficient clinical layout**
- **Flexible configuration** allowing easy modification for multi-provider practices, exam rooms, or support staff workstations
- **Prime Carrollwood location** off W Linebaugh Ave with quick access to Veterans Expressway, AdventHealth Carrollwood, St. Joseph's Hospital, and Tampa International Airport
- **Outstanding parking with 13 assigned spaces** and ample guest parking within the complex

# FLOOR PLAN

±2,394 RSF AVAILABLE



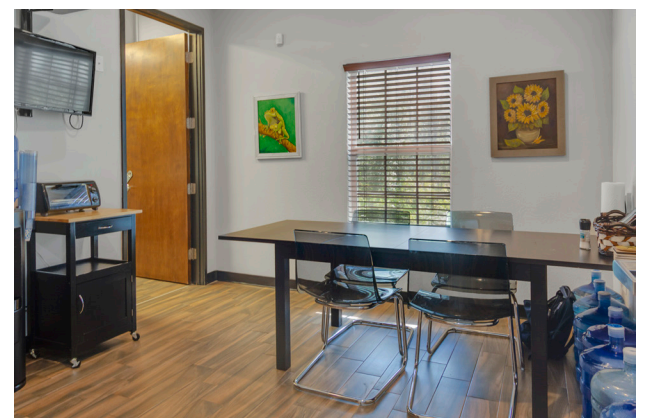
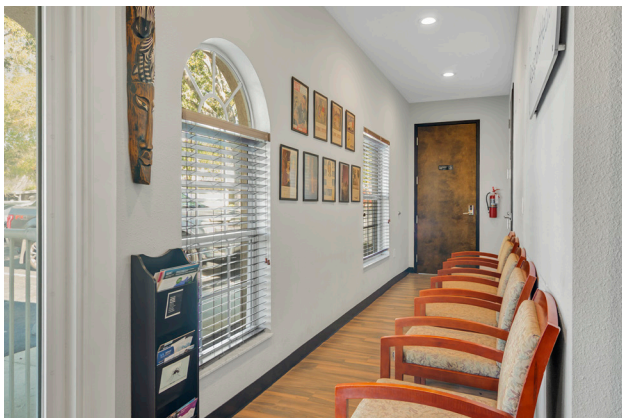
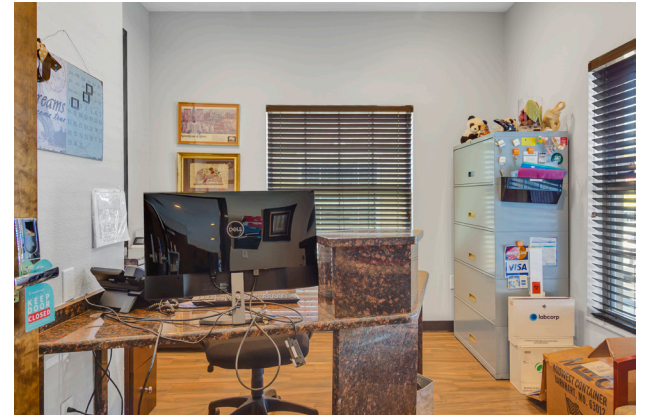
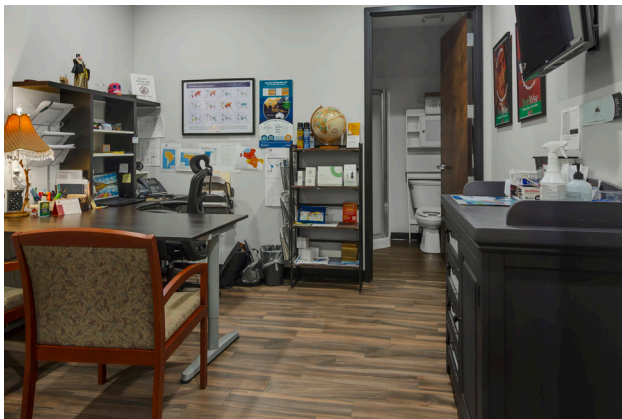
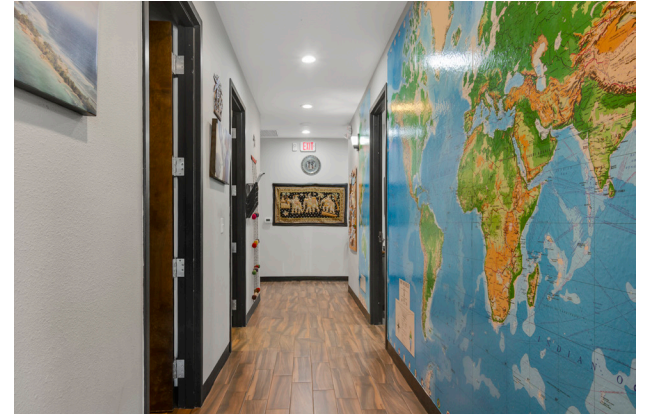
Mezzanine: 438 RSF



1st Floor: 1,956 RSF

Main Entrance

# PROPERTY PHOTOS



# CONTACT

**NICK POLO**

*Associate Director*

813.682.6194

Nick.Polo@FranklinSt.com



**ST** FranklinStreet

1311 N Westshore Blvd | Suite 200

Tampa, FL 33607

813.839.7300

[Visit us at FranklinSt.com](http://FranklinSt.com)

No warranty or representation, expressed or implied, is made to the accuracy of information contained herein, and same is submitted subject to errors, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

**BROKER OF RECORD, FLORIDA**

**CHRIS BUTLER** | License No. BK3318191