

6730 W. LINEBAUGH AVENUE

TAMPA, FL 33625

FOR SALE



OWNER USER OPPORTUNITY WITH EXISTING RENTAL INCOME

TMC
COMMERCIAL

A Division of TMC - The Mahr Company

PROPERTY OVERVIEW

- Building Size: ±10,715 SF
- Northwest Tampa Submarket
- Elevator
- Folio #: 004530-0108
- Executive Office Buildout
- Newer HVAC Units
- Flood Zone: B and X
- Built 2006 - Updated Throughout



PROPERTY OVERVIEW

Executive Office Environment with Expansion Room Opportunity.

This beautifully appointed Mediterranean-style office building offers an exceptional owner-user opportunity with existing rental income. The leased first floor provides immediate cash flow while the second floor is ideally suited for owner occupancy or additional leasing.

Served by a private elevator, the executive office environment features oversized private offices, two executive suites with private bath, shower, balcony and lake views, spacious conference facilities, collaborative open workspace, and quality finishes throughout. Professionally maintained and strategically located near the Veterans Expressway, the property is well suited for corporate headquarters, legal, financial, medical, engineering, and other professional office users.

- Existing Rental Income
- Ground Floor Leased, Second Floor Available
- Private Elevator
- Two Executive Suites with Private Bath, Shower & Balcony
- Lake-View Executive Offices
- Large Conference Room
- Flexible Open Workspace
- Ample Parking
- Immediate Access to Veterans Expressway (SR 589)



INTERIOR PHOTOS - SECOND FLOOR



INTERIOR PHOTOS - GROUND FLOOR



TMC COMMERCIAL

A Division of TMC - The Mahr Company

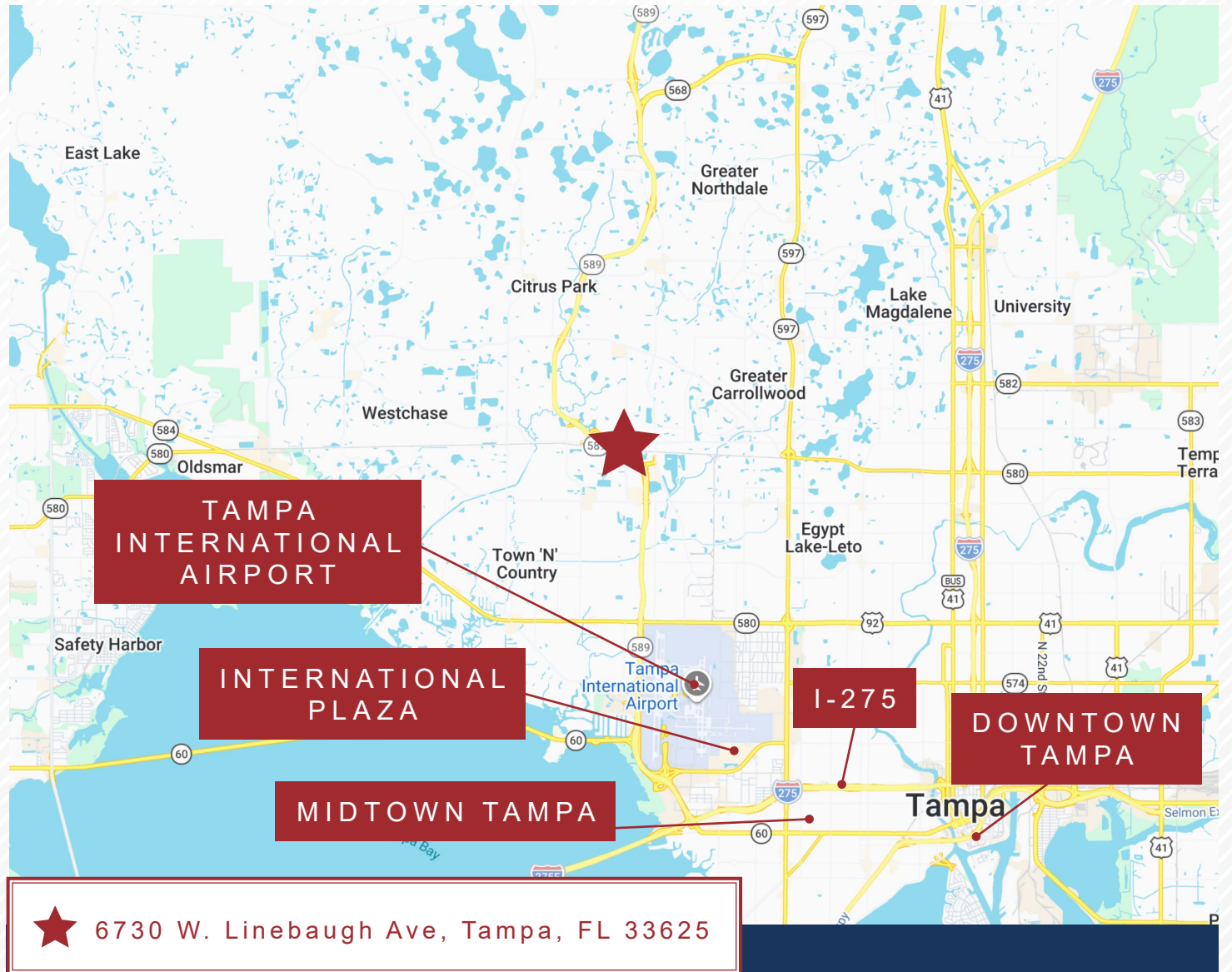
4950 W Kennedy Blvd.
Suite 301
Tampa, FL 33609
813.835.4888

Amy Cox, CCIM
813.205.2427
acox@mahrcompany.com

Thomas Grandoff
813.299.0399
tgrandoff@mahrcompany.com

tmc-themahrcompany.com

The material contained herein together with and including but not limited to all attachments, images, exhibits, url's, and documents is based in part upon information supplied by the owner of the property, their representative(s) or agents, and in part upon information obtained by TMC The Mahr Company from sources it deems reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only outlines of some of the provisions contained therein. No warranty or representation, expressed or implied, is made as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, term, rates, rental or other conditions, withdrawal without notice, unavailability of proposed space, and to any other conditions imposed by building owners, their representative(s) or agents. The recipient of this information must rely on their own due diligence, investigation, evaluation and judgment as to the advisability of this transaction.



6730 W. Linebaugh Ave, Tampa, FL 33625

PROPERTY LOCATION

A premier Northwest Tampa location offering outstanding visibility, convenient access to the Veterans Expressway, and close proximity to Tampa International Airport, Westshore, and Carrollwood.

Based in Tampa Bay Florida | Statewide Emphasis | National Network