

Westshore User Office Building
CHERRY STREET OFFICE BUILDING
3707 W. Cherry Street, Tampa, FL 33607



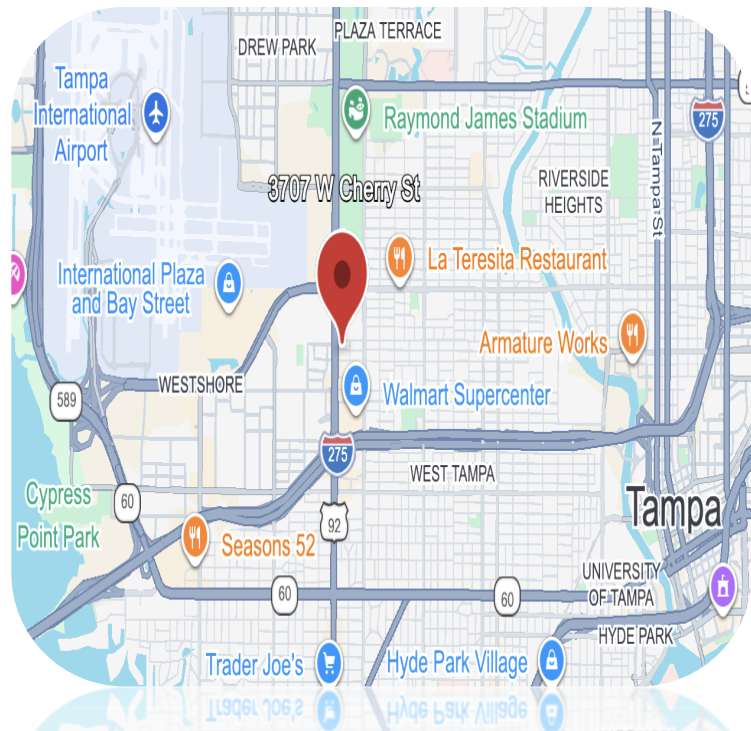
21,781 SF OFFICE BUILDING – FOR SALE OR LEASE



FEATURES

- ❖ **21,781 SF Office Building**
- ❖ **Awesome Building Signage Opportunity** visible from N. Dale Mabry Hwy.
- ❖ **Attractive reception area & office space with covered parking**
- ❖ **New roof, HVAC, Duct work, ADA Restrooms, Class A interior upgrades and LED lighting**
- ❖ **East of N. Dale Mabry Hwy., a few blocks North of I-275**
- ❖ **Easy access to Downtown Tampa, TIA, St. Pete/CLW Airport and International Mall**
- ❖ **4.24 per 1,000 SF parking ratio with 42 covered garage spaces**
- ❖ **62 onsite parking spaces plus 30 cross-parking spaces**
- ❖ **Ideal for Financial, Insurance, Legal and Real Estate services**
- ❖ **Sale Price: \$6,200,000.00**
- ❖ **Lease Rate: \$20.00/SF NNN**

LOCATION MAP



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WEST CHERRY STREET

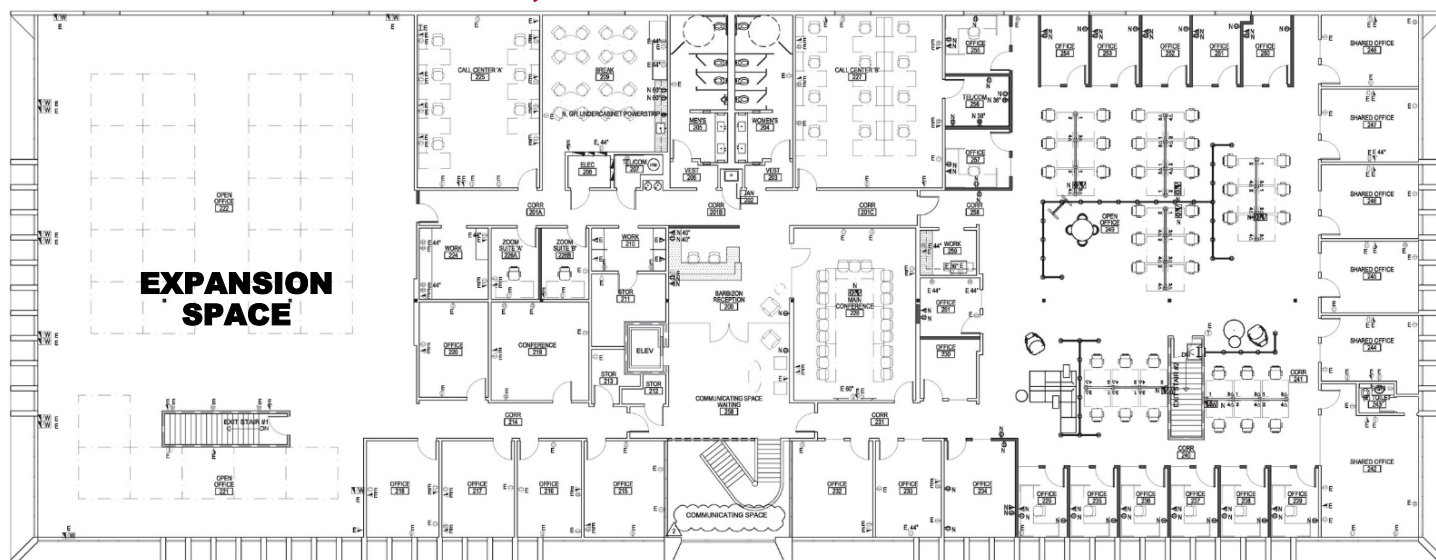
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FLOOR PLAN - 1ST FLOOR = 3,701 RSF



FLOOR PLAN - 2ND FLOOR = 17,891 RSF



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