

2615 W Swann Avenue
Tampa, FL 33602

FOR LEASE



SURGICAL CENTER and OFFICES
SOUTH TAMPA, FL—
INCOMPARABLE LOCATION

TMC
COMMERCIAL

A Division of TMC - The Mahr Company

PROPERTY DETAILS

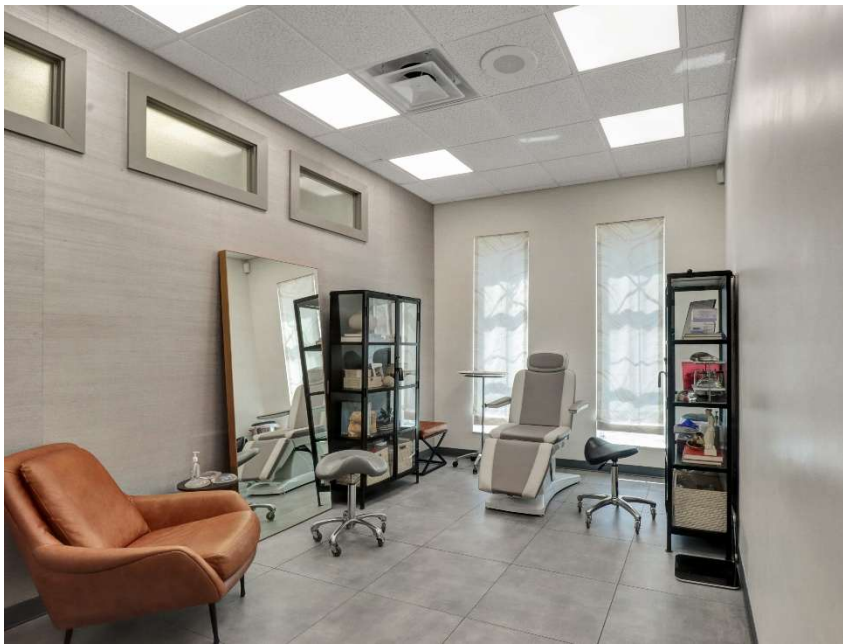
Rare Find! Freestanding Class A Medical Space in Prime A+ South Tampa corner location. Walking proximity to the Memorial Hospital campus in the sought after Gray Gables Southern Pines area of South Tampa. The corner of S. Audubon and W. Swann Avenue

This move in condition approximately 5,100 square foot surgical space has a premium spot in south Tampa. Long used as the offices and surgery center for a cosmetical surgery practice the space will be available for lease. The building has an outstanding location, monument signage, a private entrance, ample parking. The suite features two operating rooms, excellent ingress & egress and has been tastefully upgraded with attractive finishes, including built in workstations and a nice mix of examination rooms, operating rooms, support areas, private offices and open areas. The space has a great layout that is easily functional for many different medical users. You can't find a more central or convenient location for both patients and staff.

- **LEASE RATE:** **\$ 60.00 NNN**
- **SQUARE FOOTAGE:** 5,100 rentable square feet
- **PARKING:** FREE SURFACE PARKING
- **FLOOD ZONE:** B and X (source Costar)
- **FOLIO #:** **117054-0000**
- **ZONING:** **PD – 1910 Medical Office A**
- **YEAR BUILT:** 1961- last renovation 2024
- **MOVE-IN READY, Surgery Center Finishes!**



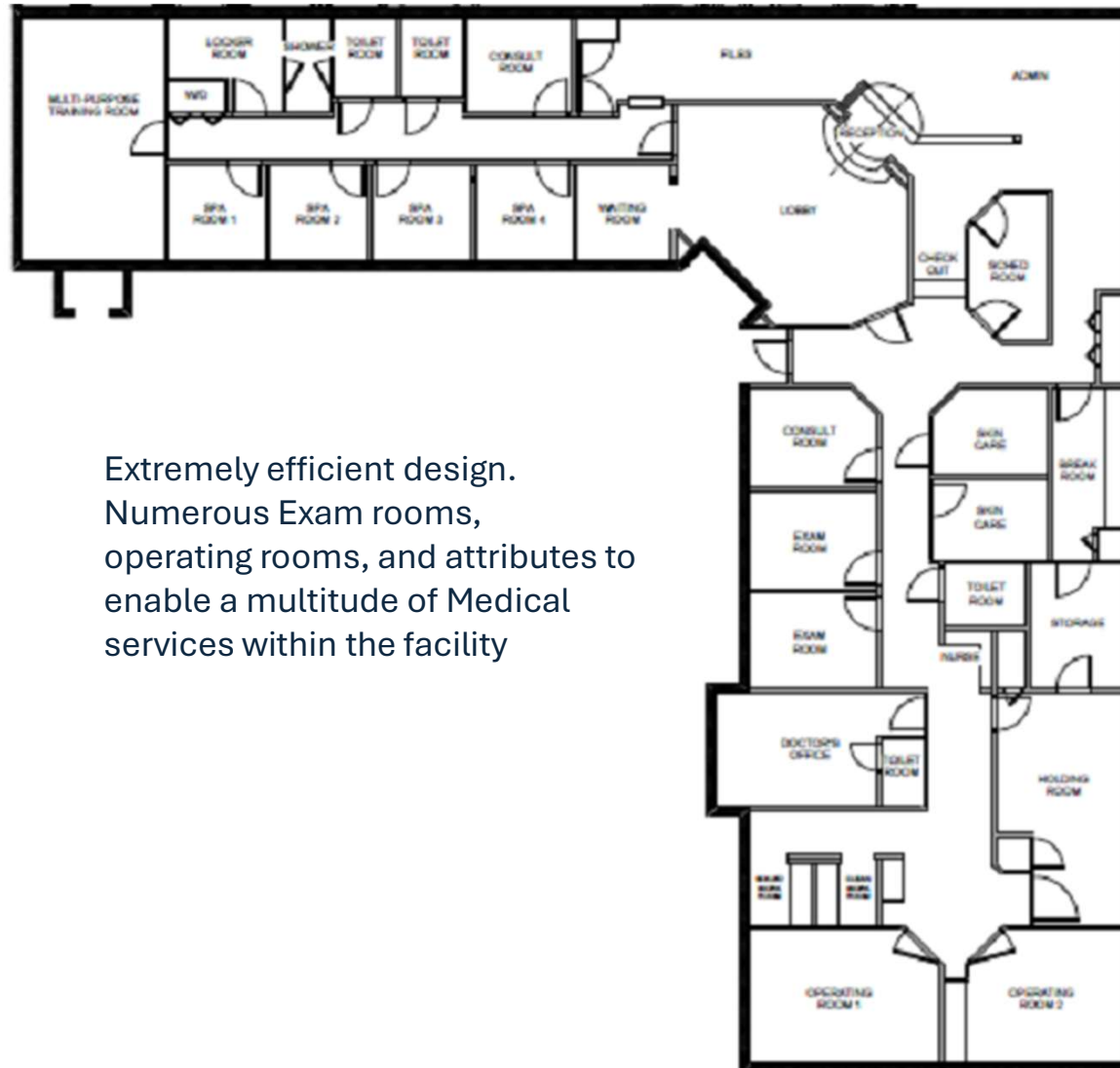
INTERIOR PHOTOS



INTERIOR PHOTOS



FLOOR PLAN



Extremely efficient design.
Numerous Exam rooms,
operating rooms, and attributes to
enable a multitude of Medical
services within the facility

**Not to scale*



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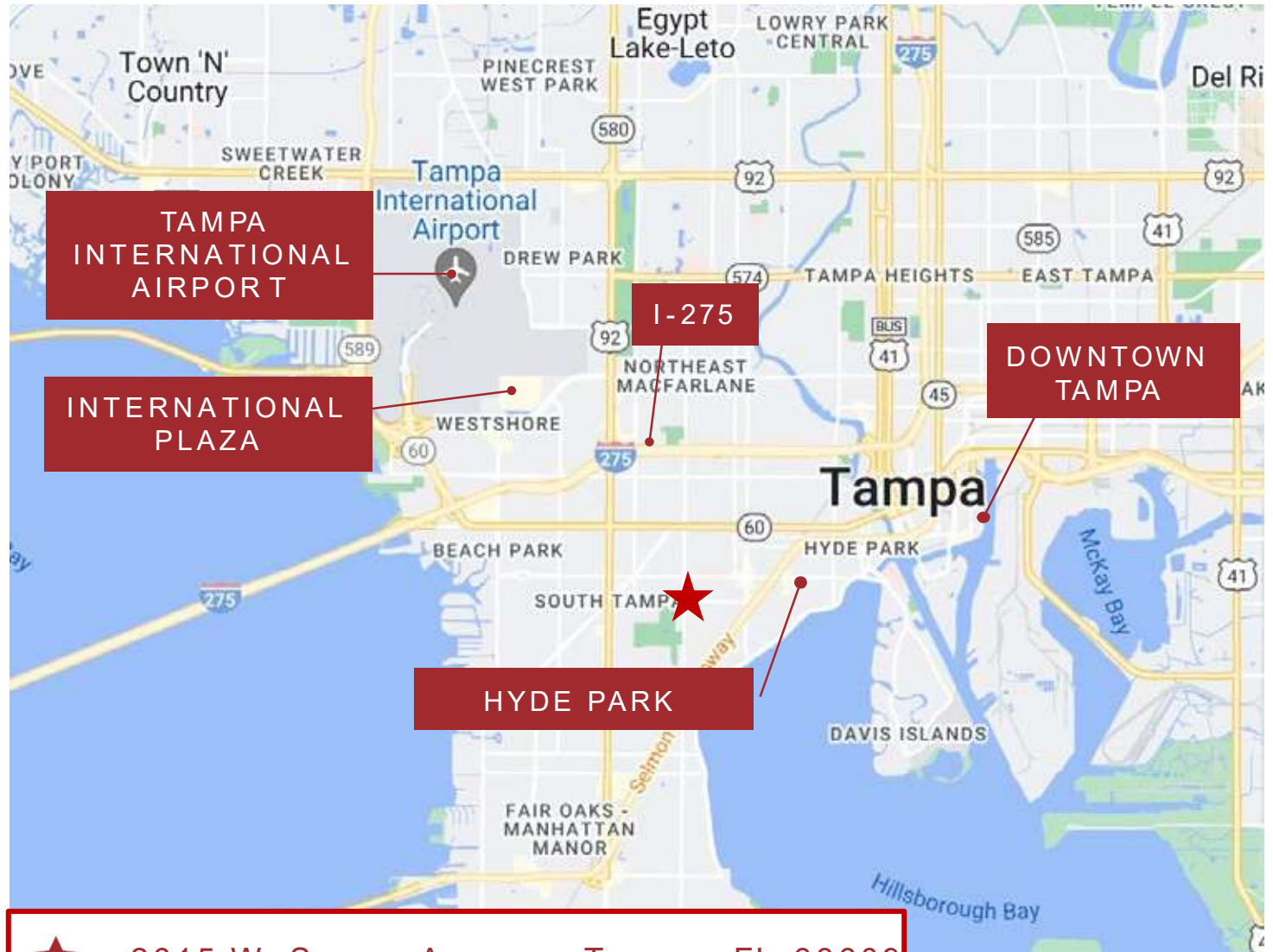
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2615 W. Swann Avenue, Tampa, FL 33609

PROPERTY LOCATION

Strategically located in South Tampa near Hyde Park with excellent access to the area's hospitals, I-275 and the region's major business corridors

Based in Tampa Bay Florida | Statewide Emphasis | National Network