

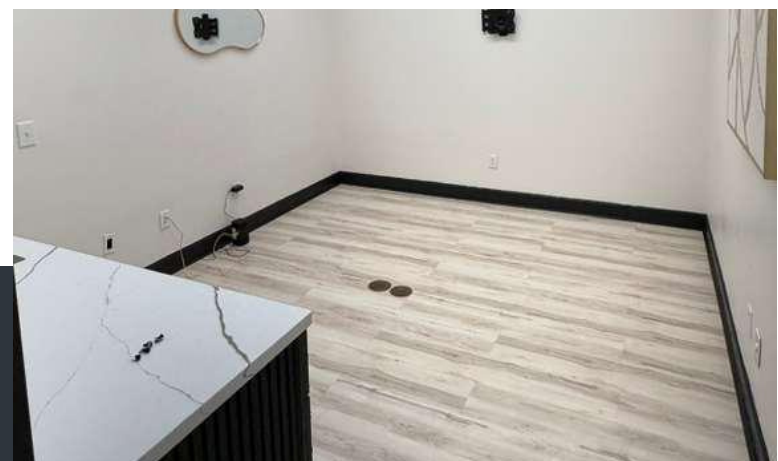


NOW LEASING: PRIME MEDICAL OFFICE

 **608 S Tampania Ave**

RENTAL RATE \$41 PER SF + CAM

SIZE ±2,192 SF





Property features:

- ±2,192 SF freestanding medical office in South Tampa's Memorial Hospital Medical District
- 9 exam/procedure rooms with 4 sinks and efficient clinical layout
- Suitable for medical, wellness, aesthetic, or specialty use
- Prime access to I-275, Downtown Tampa, and Tampa International Airport
- 10 dedicated parking spaces with strong street visibility



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CAM

Total CAM: \$22,244.13/Year

CAM Rate: \$10.15/SF/Year

CAM Includes property taxes, building insurance, HVAC maintenance, lawn maintenance, gutter and roof cleaning, and exterior property maintenance and upkeep.