



12189 W LINEBAUGH AVE.  
TAMPA, FL 33626

NEWLY RENOVATED MEDICAL & PROFESSIONAL OFFICE

# FOR LEASE

WELCOME TO THIS NEWLY RENOVATED MEDICAL-USE PROFESSIONAL OFFICE DESIGNED TO MEET THE NEEDS OF TODAY'S GROWING BUSINESSES, INCLUDING MEDICAL, MEDICAL SPA, OR ANY OTHER PROFESSIONAL USER.

*Brokerage Done Differently*

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live  
work  
& play  
IN THE HEART OF TAMPA BAY

# EXECUTIVE SUMMARY

12189 W LINEBAUGH AVE.  
TAMPA, FL 33626

**LEASE PRICE** **\$23 PER SF/MG**

**LEASE TERM** 3 YEAR MINIMUM

## PROPERTY FEATURES

### PRIME OFFICE OPPORTUNITY ON N. ARMENIA AVENUE

This property presents an excellent opportunity for a relocation, expansion, or new office startup, featuring a newly renovated medical-use professional office with a modern layout, abundant natural light, and an efficient floor plan. The space is ideal for medical, medical spa, administrative, or general office users, with convenient on-site parking available for both staff and visitors.

Located within a well-maintained professional office park, the property is surrounded by established professional tenants and benefits from strong visibility and accessibility. The area features limited nearby competition and strong demographics, with a 2025 population of 13,118 within one mile, 130,870 within three miles, and 343,732 within five miles.

Lease terms are negotiable and designed to provide flexibility for tenant needs, with immediate occupancy available. Zoned Office/Professional, the space offers adaptable configurations to accommodate a wide range of business operations, particularly medical and wellness-focused practices.



## PROPERTY VIEW

## LOCATION HIGHLIGHTS

- Great proximity to affluent Westchase area!
- Prime location in West Tampa with excellent access to Linebaugh, Countryway, Hwy 589, W Hillsborough avenue and major commuter routes
- Close to major hospitals and medical centers
- Surrounded by restaurants, banking, and many retail services
- Strong residential base in surrounding neighborhoods
- Just minutes from Downtown Tampa and Tampa International Airport
- Next to Publix-anchored plaza

# LISTING DETAILS

## FINANCIAL TERMS

**LEASE PRICE** \$23 per sf MG+ S.T.

**LEASE TERM** 3 YEAR MINIMUM

## LOCATION

**STREET ADDRESS** 12189 W LINEBAUGH AVE.

**CITY** TAMPA

**COUNTY** HILLSBOROUGH

**MARKET** TAMPA- ST. PETE- CLEARWATER

**SUB MARKET** WESTCHASE

## UTILITIES

**ELECTRICITY** TECO

**WATER** HILLSBOROUGH COUNTY UTILITIES

**WASTE** HILLSBOROUGH COUNTY UTILITIES

**COMMUNICATION** SPECTRUM, FRONTIER, AT&T

## THE COMMUNITY

**NEIGHBORHOOD/SUB DIVISION NAME** WESTCHASE-COUNTRYWAY  
BLVD N OF LINEBAUG

**FLOOD ZONE AREA** X

**FLOOD ZONE PANEL** 12057C0167J

## THE PROPERTY

**FOLIO NUMBER** 003533-2420

**AVAILABLE SF** 1,400 SF

**LOT SIZE** 2,998 SF

**ZONING** PD

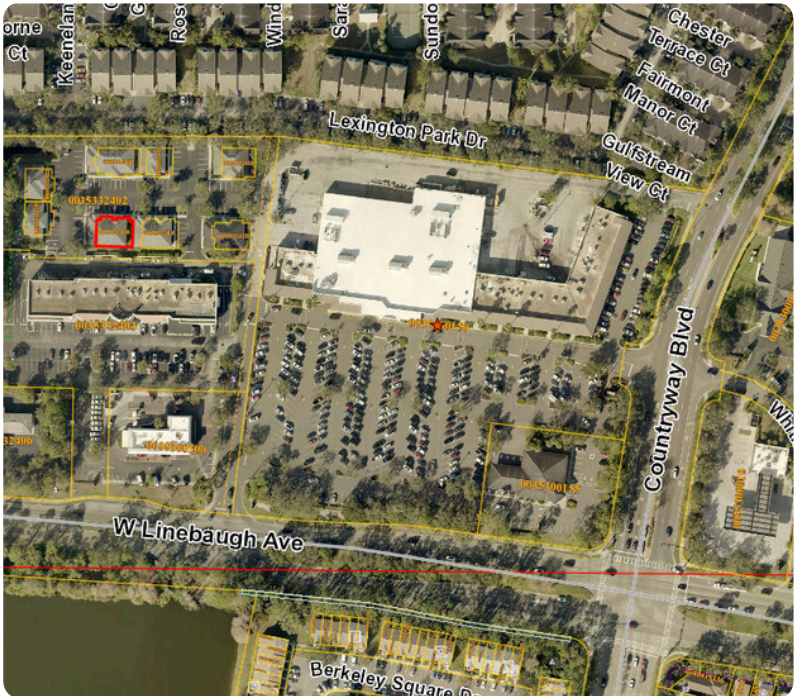
**PROPERTY USE** PROFESSIONAL OFFICE PARK)

**PARKING** COMMON PARKING



# DRIVING DIRECTIONS

From downtown Tampa I-275 north, exit on Busch Blvd. and turn west, turn left on West Linebaugh avenue, after Countyway Blvd. intersection turn right into the plaza. 12189 W Linebaugh Ave will be on your left. It sits within a well-established commercial corridor that offers both convenient access and excellent visibility, making it an ideal location for professional use.



# PROPERTY PHOTOS



# PROFESSIONAL OFFICE OPPORTUNITY IN WEST TAMPA: A THRIVING LOCATION FOR BUSINESS, CONNECTIVITY & GROWTH

Florida Commercial Group presents a professional office space for lease at 12189 W Linebaugh Ave. Located in the heart of West Tampa, at the sought after Westchase area, this property offers a convenient and accessible business environment suitable for a wide range of office users. The space features flexible layouts ideal for medical, administrative, or general office needs, with close proximity to major thoroughfares. Its strategic location near highways, hospitals, and universities positions businesses to operate efficiently in one of Tampa's most active and well-connected corridors. Contact us today to schedule a walkthrough and explore leasing options.

This professional office space is designed to support growing and established businesses. The property combines functionality, visibility, and convenience—making it well-suited for medical practices, administrative offices, and professional service providers. The suite offers a flexible floor plan, abundant natural light, modern finishes, and a polished, professional atmosphere that enhances both productivity and client experience. On-site parking and well-maintained common areas add to the overall convenience for employees and visitors.

The property benefits from close proximity to key transportation routes including N. Dale Mabry Highway, Hwy 589, and W. Busch Boulevard. Tenants enjoy easy access to Downtown Tampa, Tampa International Airport, and surrounding neighborhoods. The area is supported by major healthcare institutions, universities, and corporate offices, making it a sought-after location for professional users. Nearby retail, dining, and essential services further enhance daily convenience, while ongoing growth continues to attract businesses to the area. Call today to schedule a showing.



# Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by knowledge, stability, and resources, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an authority on all types of properties with a commitment to excellence and exceptional service. With over 27 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.



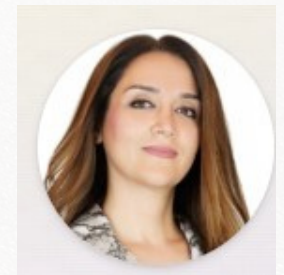
## NEED OUR HELP?

- Buyer & Seller Representation
- Tenant & Landlord Representation
- Property Management for Owners & Financial Institutions
- Valuation & Advisory Services
- Commercial & Residential

\*\*\*This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.\*\*\*

THE MOST ADVANCED COMMERCIAL REAL ESTATE INVESTMENT SPECIALISTS ANYWHERE!

**CALL OUR TEAM TODAY!**  
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