

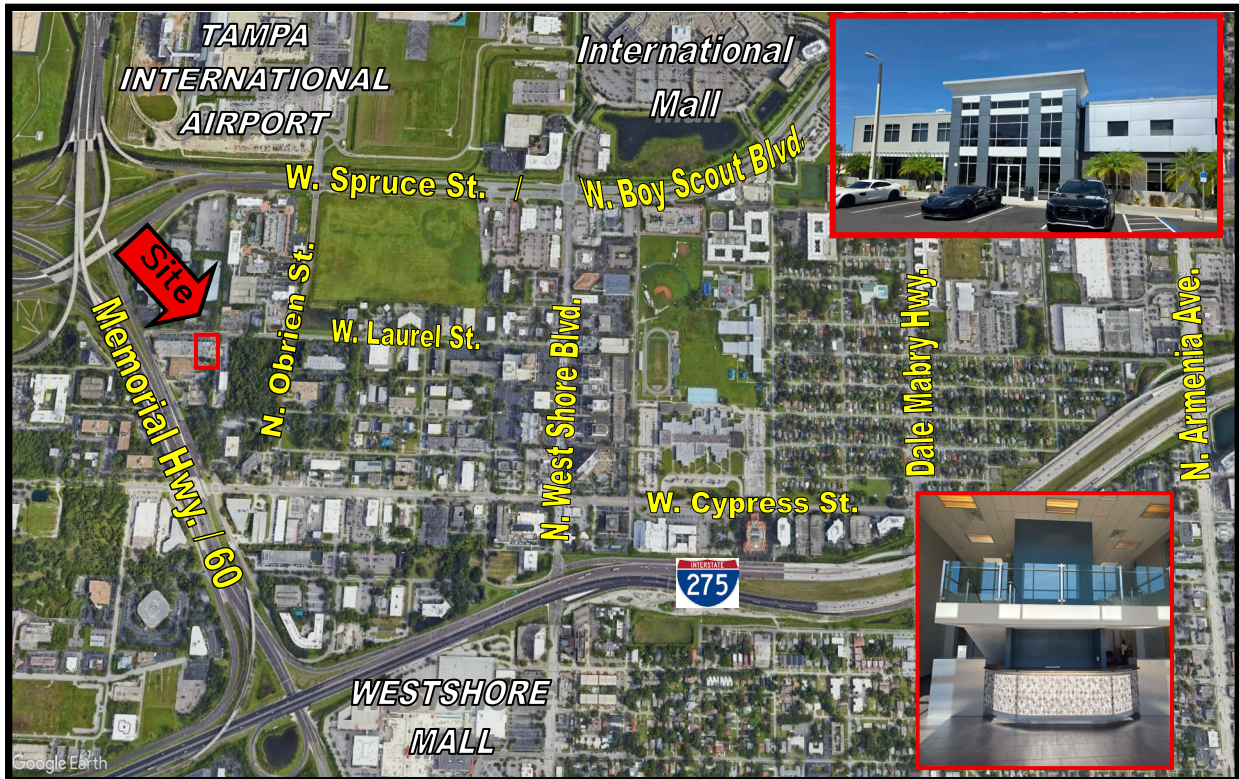


KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

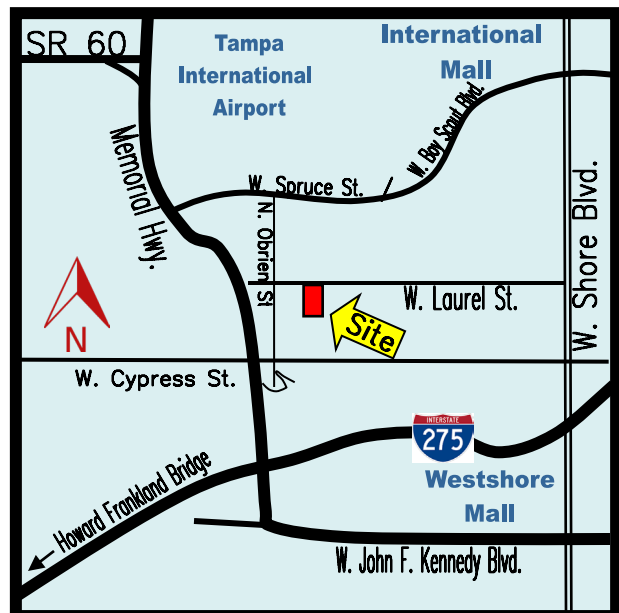
SI-1703

HIGH STYLE WESTSHORE OFFICE FOR SALE



5402 W. LAUREL ST.
UNITS #1-A, #1-C, #201 & #202
TAMPA, FL 33607

- 15,433 SF TOTAL
- 2 STORY OFFICE
- 1ST FLOOR GREAT FINISHES & HIGH CEILINGS
- 2ND FLOOR MODERN LOOK
- IN THE HEART OF THE WESTSHORE BUSINESS DISTRICT
CLOSE TO RESTAURANTS & SHOPPING
- EASY ACCESS TO ALL INTERSTATES & ROADS
- FURNITURE INCLUDED
- **SALE PRICE: \$3,860,000**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
www.kleinandheuchan.com



ADDRESS: 5402 W. Laurel St.
Units #1-A, #1-C, #201 & #202
Tampa, FL 33607

LAND AREA: 2.36 Acres

DIMENSIONS: Irregular

IMPROVEMENTS: 69,670 SF

YEAR BUILT: 1975 (Bldg.) 2015 (Interior space)

PARKING: 3/1000 plus overflow available

PRESENT USE: Office

PRICE: \$3,860,000

LOCATION: From Spruce St., south on O'Brien. West on Laurel Street, property is on the south side of W. Laurel St.

ZONING: M-AP-2 - Airport Compatibility District

LAND USE: M-AP – Municipal Airport Compatibility

FLOOD ZONE: 'AE' – Flood Insurance Required

LEGAL DESCRIPTION: Lengthy, in listing file

UTILITIES: Electric (TECO)

Water/Sewer/Trash - Via Association (Hillsborough County)

TAXES: \$40,265.83 (2025)

FOLIO #: 112485-0102/0106/0138

MORTGAGE HOLDER: F & C

TERMS: Cash

NOTES: Take advantage of this rare opportunity to acquire this fully furnished 15,433 SF of premium office space in the heart of Tampa's highly sought-after Westshore Business District. Designed for flexibility and efficiency, this well-maintained property has successfully accommodated a variety of professional uses, including a computer technical school, insurance center, and corporate support operations. The thoughtfully designed layout features a welcoming shared entrance, secure reception area, multiple restrooms, and a spacious employee break room. The first floor offers a combination of private offices, training rooms, high-ceilings, collaborative meeting space, and a dedicated server room equipped with redundant air conditioning. The second floor includes additional restrooms, private offices, and an expansive loft-style workspace supporting modern workstations, making it ideal for collaborative teams or growing businesses. Strategically located just minutes from all major interstate roadways, Tampa International Airport, International Plaza, major medical and financial institutions, hotels, restaurants, and other key business amenities, this property offers exceptional accessibility and convenience for owners, employees, and clients alike. Monthly CAM is \$4.45/SF and includes water, sewer, trash, common electric, landscaping, parking lot, roof and building insurance.

KEY HOOK #: T.B.D.

K&H SIGNAGE: 3' X 4'

SHOWING INFORMATION: Listing Associate must schedule all showings.

ASSOCIATE: Larry Gilbert

LISTING CODE: SI-1703-2-31

