

OFFICE SPACE FOR LEASE

Watermark 12

5601 MARINER STREET • TAMPA, FL • 33609



PROPERTY OVERVIEW

Property Type	Office
Property Size	45,135 sf
Year Built	1972, Renov 1990
Parking	4.71/1,000

PROPERTY FEATURES

- + Recently renovated common areas
- + Abundant surface parking for employees and guests
- + On-site property management and janitorial services
- + Beautiful water views of Tampa Bay with employee break area right on the water

LOCATION

- + Ideally located in the heart of Westshore
- + Easy access to I-275, the Veteran's Expressway, and Pinellas County via the Howard Frankland Bridge
- + Conveniently situated 5 miles from Downtown Tampa and just 2 miles south of International Plaza



Thomas Hernandez, SIOR, CCIM
(813) 494-4090 mobile
thernandez@ciminelli.com



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Beautiful Marina & Water Views



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2024 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	3,902	54,800	199,647
Total Households	1,660	24,266	87,221
Median Age	42.8	39.5	38.9
Median HH Income	\$148,511	\$112,753	\$84,184

Source: Esri Market Profile/US Census Bureau

DRIVE TIMES

I-275	1 mi	3 minutes
Westshore Plaza	0.7 mi	4 minutes
International Plaza	2.3 mi	7 minutes
Midtown Tampa	2.9 mi	10 minutes
Tampa International Airport	4.5 mi	7 minutes
Downtown Tampa	6 mi	13 minutes
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