



Professional Medical Office

For Sale or Lease

4202 W Linebaugh Ave

Tampa, Florida 33624



Prepared By:



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Call or text for more information
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EXECUTIVE SUMMARY

4202 W Linebaugh Ave is a 4,180 SF Office building in Northwest Tampa's Carrollwood corridor. Offering modern construction (built 2005), efficient floor plans, a second story mezzanine, and full baths attached to every office/exam room in a well-established professional park. Located within Crown Pointe Professional Park just off Gunn Hwy and Dale Mabry, this asset provides convenient access to major roadways and caters to submarket demand from medical, financial, and professional service tenants seeking cost-effective alternatives to Westshore and Downtown. Partially leased to a long-term tenant, this is an attractive opportunity for both investors and owner-users seeking to supplement ownership costs.



Investment Highlights

Prime Location:

Proximity to major highways, commercial centers, and professional office/medical hubs.

Low Supply Professional Park:

Crown Pointe Professional Park is an established, deed-restricted office park with limited new competing construction nearby, supporting long term valuation & rent growth

Dedicated On Site Parking:

13 dedicated parking spaces (Approximately 3.1 spaces per 1000 SF) within a professionally managed office park, ensuring adequate parking for staff and clients.



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PROPERTY OVERVIEW

- **Building Size:** 4,180 SF Total (4,012 SF Heated):
3,538.5 SF Rentable: Suite 4202 - 1,144.5 SF; Suite 4204 - 2394 SF
- **Year Built:** 2005 (2014 Renovation)
- **Zoning:** PD (Planned Development)
- **Highest & Best Use:** Professional Office; Medical Office
- **Tenant:** Partially leased to medical user (Suite 4202: 1,144.5 SF; 5 year lease); Tenant willing to vacate with 60 day written notice
- **Mezzanine:** Second story mezzanine in center of building (Access via Suite 4204)
- **Utilities:** Water & sewer provided by City of Tampa; electricity by Tampa Electric Company (TECO).
- **Access:** Access via shared entrance on W Linebaugh Ave; Located in rear corner of Crown Pointe Professional Park



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PROPERTY FEATURES

Building (4,012 SF Heated):

9x Offices (8x Exam rooms); Shared Breakroom; 10x Bathrooms (8x Full bath, 2x Half bath)

Separate Entrances:

Separate entrance for both suites (4202 & 4204)

Immediate Income (Suite 4202):

Medical tenant on a 5-Year NNN lease; Willing to leave with 60 day written notice if entire property is needed

Former Sleep Study Facility:

Every office/exam room has a full bath attached

Second Story Mezzanine:

Access via staircase in Suite 4204; IT/Security; 2x Extra Offices

Parking:

13 dedicated parking spaces
Parking enforced by association



Office/Exam Room



Mezzanine



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OPERATING EXPENSES

Property:

4,180 SF Total (4,012 SF Heated)
3,538.5 SF Rentable* *This number used for most calculations
Total OPEX Charged: \$9.12/SF + Electric + Cleaning

CAM:

\$8,015 Annual (\$667.83/mo)
Tenants charged: \$2.00/SF* *Heated SF used

Insurance:

\$8,730 Annual (\$727.50/mo)
Tenants charged: \$2.47/SF

Property Tax:

\$16,460 Annual (2025 Actual: \$16,459.37)
\$1,371.67/mo
Tenants charged: \$4.65/SF

Electric:

Budget Billing by TECO (Averaged over 12 months; Adjusted annually)
Currently \$581.00/mo
Tenants charged based on percentage of building

Professional Cleaning:

Currently \$505.88/mo
Tenants charged based on percentage of building

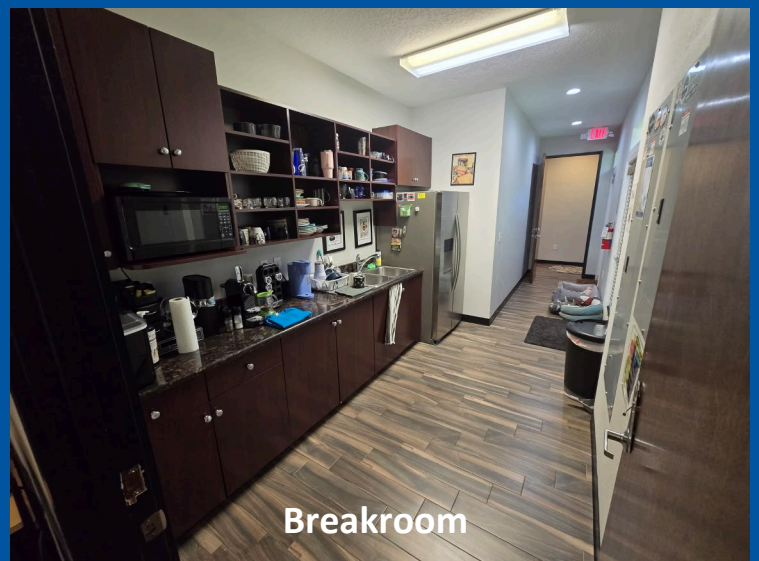


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4204 Lab



Breakroom

MARKET & LOCATION ANALYSIS

The Subject property is well situated in a strong Northwest Tampa office location within a growing, diversified Tampa Bay economy.

- Northwest Tampa is a 11.5 million SF suburban office submarket spanning Carrollwood, Westchase, Citrus Park, and Lutz, favored by professional services, medical, and small business users seeking a cost -effective alternative to Westshore and Downtown.
- Situated within Crown Pointe Professional Center, a well-maintained office park offering professional setting, shared access drives, and deed-restricted standards that protect long-term property values.
- The submarket reports 10.8% vacancy and 12.8% availability, roughly in line with its 5- and 10-year averages, indicating a stable, balanced leasing environment.
- New supply is limited, with only about 10,000 SF under construction vs a 10-year average of 49,000 SF, which supports long-term rent growth and reduces competitive pressure on existing assets.
- Surrounding area features strong suburban amenities, including regional shopping centers, restaurants, golf courses, and recreational areas such as Lake Park, enhancing employee and client convenience.



STRENGTHS & OPPORTUNITIES

Strengths

- Modern Class B office building constructed in 2005 (2014 renovation) with efficient 4,012 SF layout and strong curb appeal
- Located in well-maintained professional office park with recorded covenants that help preserve image and property values
- Dedicated on-site parking (Approx. 3.1/1,000 SF; 13 spaces for this building) supporting professional and medical office uses
- Desirable Northwest Tampa/Carrollwood location with quick access to Veteran's Expressway, Dale Mabry, I-275, and Tampa International Airport
- Surrounded by established residential neighborhoods, retail, and services, providing a deep tenant and employee base
- Limited new competitive office supply in the submarket, supporting long-term rent stability and potential growth

Opportunities

- Potential to re-tenant at higher rates over time as leases roll, given subject's premium positioning vs submarket averages
- Room to refine operating expenses and restructure leases (Ex. NNN vs MG) to improve NOI and cap-rate-driven value
- Benefit from continued population and income growth in the Tampa Bay region, which should support ongoing office demand in strong suburban nodes like Carrollwood



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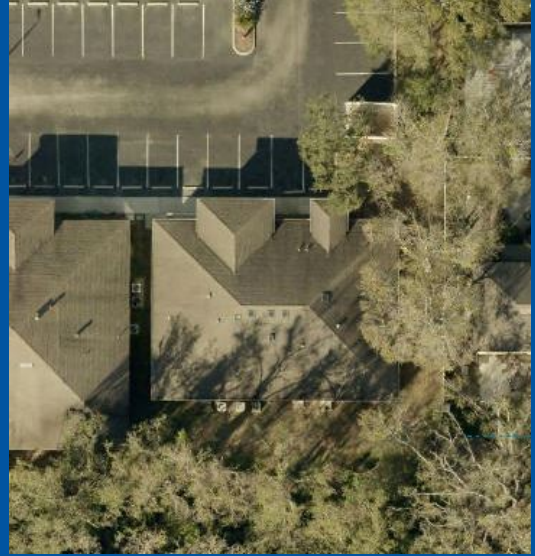
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PROPERTY PHOTOS

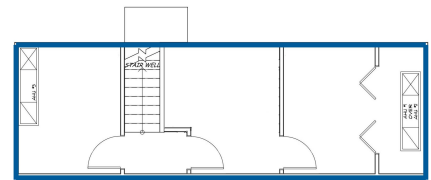
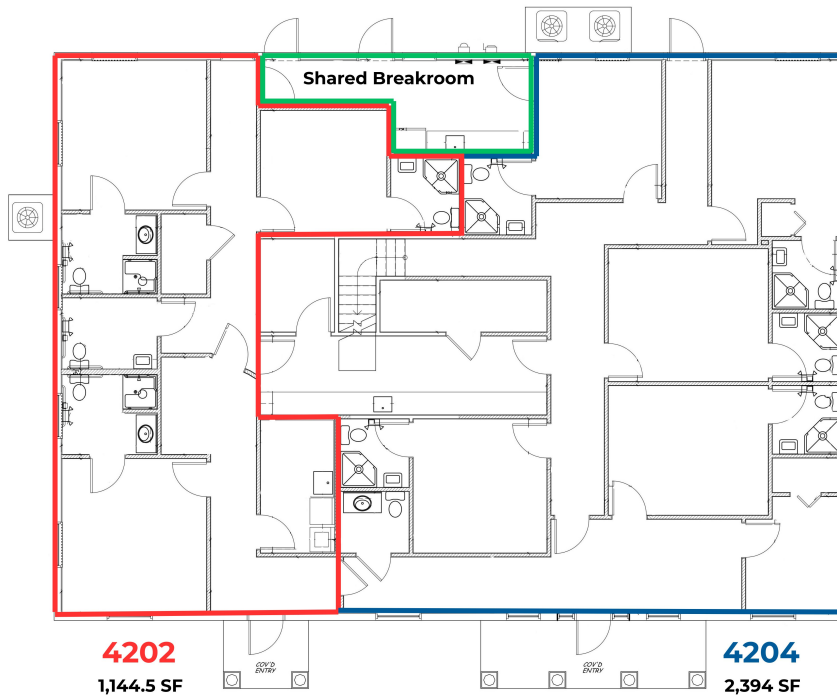
Exterior View



Aerial View



4202 & 4204 W Linebaugh Ave - Floor Plan



EXISTING MEZZANINE FLOOR PLAN

4202
1,144.5 SF

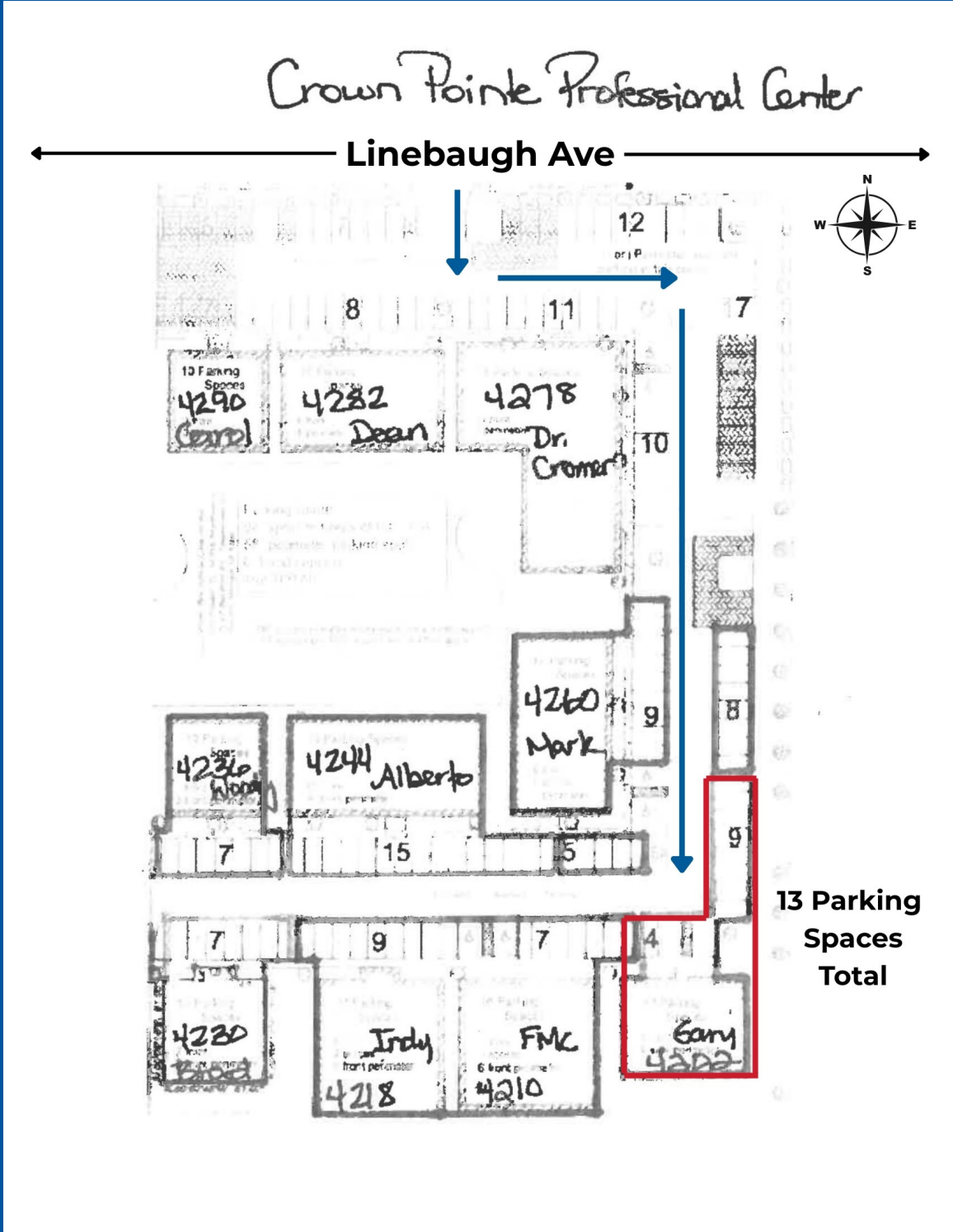
4204
2,394 SF



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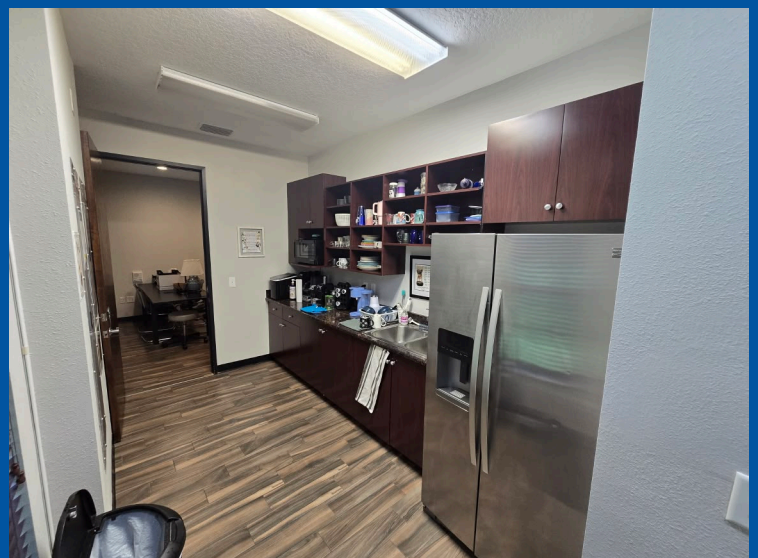
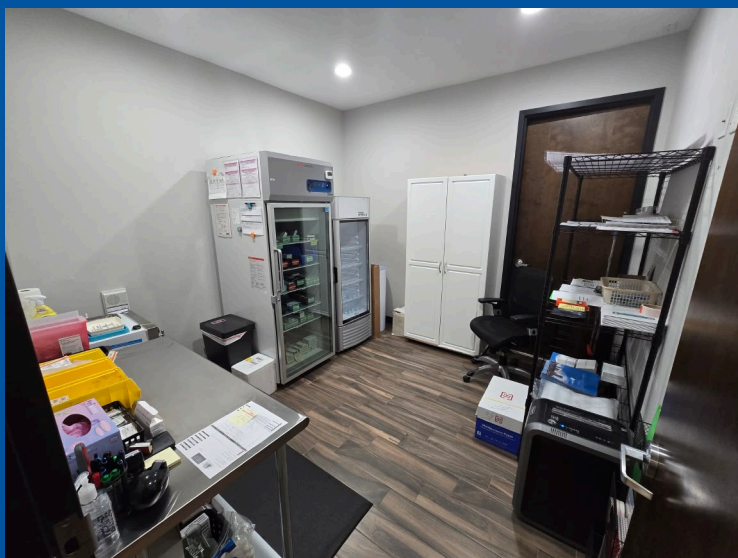
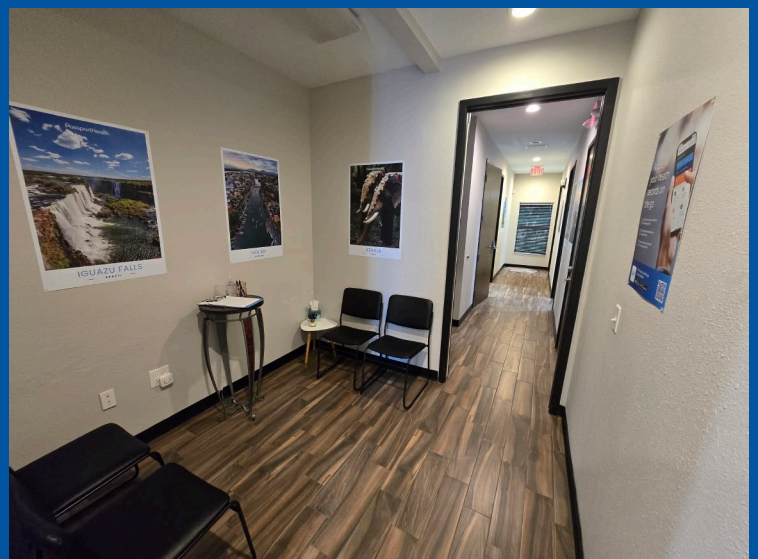
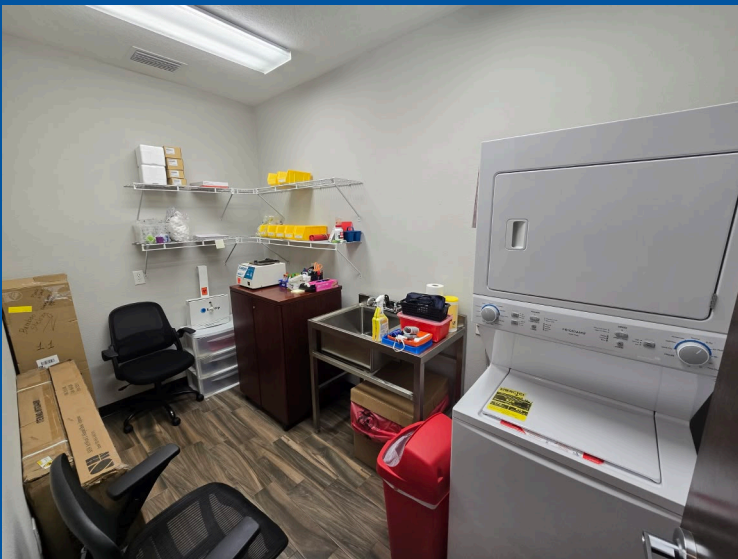
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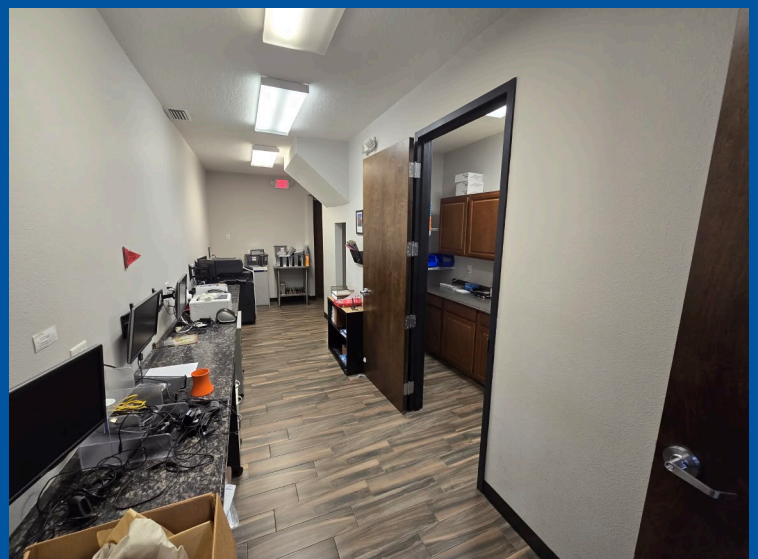
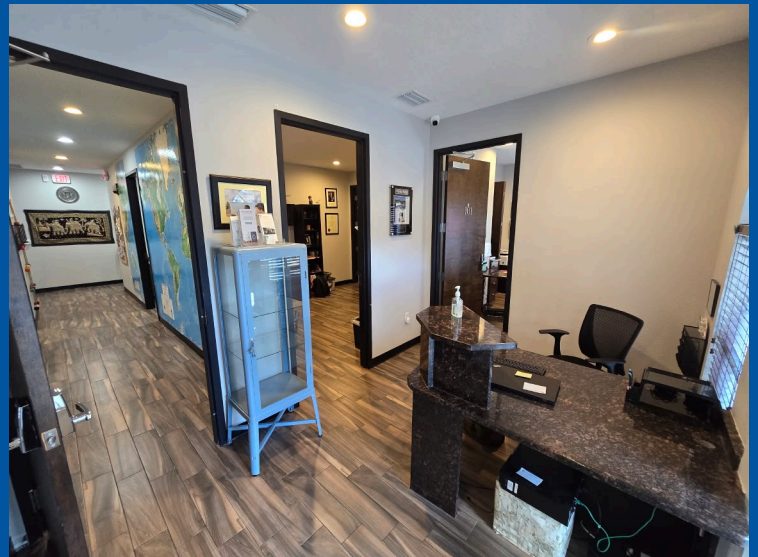
SUITE 4202



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SUITE 4204



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CONTACT INFORMATION

For additional details, inquiries, or clarification,


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DISCLAIMER:

This Offering Memorandum has been prepared for informational purposes only and does not constitute a binding agreement. All information is subject to verification and should be independently confirmed.