



TAMPA, FLORIDA

# 15711 Mapledale Blvd.

A well-maintained, income-producing office building with a sizable suite available for an owner-user or new tenant.

SALE PRICE

**\$2,400,000**

LEASE RATE

**\$23.00 / SF NNN**



**8,262 SF**

TOTAL BUILDING



**5,181 SF**

AVAILABLE NOW



**1999**

YEAR BUILT



**2015**

ROOF REPLACED

**5,181 SF Available**

Currently occupied by Verdantas (engineering) vacating November 30, 2026 — ideal for an owner-user or new tenant.

**TENANT MIX**

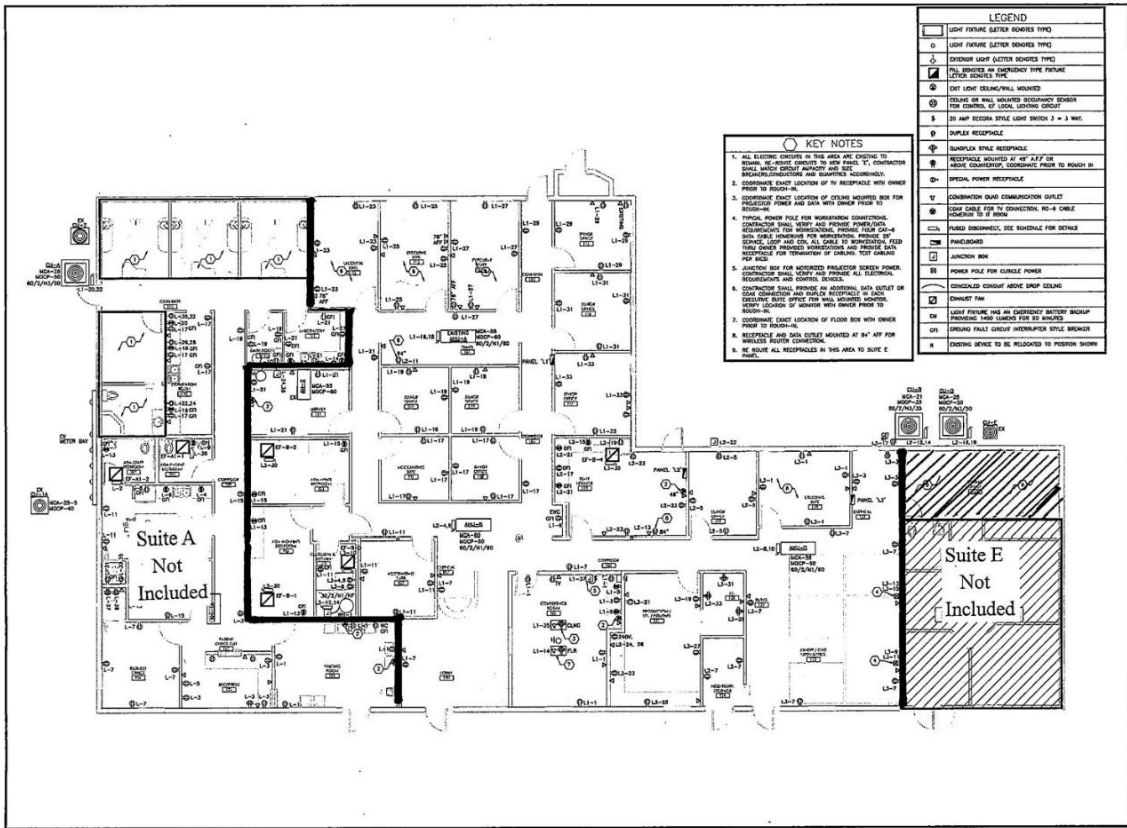
Stacking plan proportions are approximate

<p><b>Bay Smiles</b> Dental — Monica Perez, D.M.D.</p>	<p><b>Rise Mgmt.</b> Financial Advisory</p>	<p><b>5,181 SF</b> Available — Verdantas (engineering) vacates 11/30/2026</p>	
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**PROPERTY HIGHLIGHTS**

- 8,262 SF multi-tenant office building in Tampa, Florida
- 5,181 SF available — the building's largest suite, suitable for an owner-user, medical, or professional office
- In-place income from two established tenants: Bay Smiles Dental (Monica Perez, D.M.D.) and Rise Management
- Built in 1999, with a new roof installed in 2015
- Available space currently occupied by Verdantas, an engineering firm, vacating November 30, 2026
- Offered For Sale at \$2,400,000 or For Lease at \$23.00/SF NNN

BUILDING FLOOR PLAN



As-built electrical / floor plan (HSW Engineering, record set dated January 16, 2015) showing the building footprint and suite layout. Reproduced for reference; field verification recommended.

WHY THIS PROPERTY

- Rare opportunity for an owner-user to occupy 5,181 SF — the building's largest suite — while collecting rent from two established tenants
- Investors gain a stabilized, multi-tenant asset with upside once the available suite is re-leased
- Newer roof (2015) helps limit near-term capital expenditure for a buyer
- Well-located professional office building in Tampa, Florida

FOR MORE INFORMATION CONTACT

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