

OFFICE SPACE : FOR LEASE

1578 Bloomingdale Avenue

Valrico, Florida 33596

LEASE RATE:

**\$22.00 SF (MG)**

*No hidden CAM charges*



**Bloomingdale Professional Center**

**1,260 SF Office Space FOR LEASE – available July 1**

**PROPERTY FEATURES**

- Office suite features an open work area in front of a closed work area, storage room with washer/dryer hookup, and ADA-accessible restroom (see floor plan on reverse)
- Ample on-site parking with a ratio of 4 spaces per 1,000 SF
- Modified gross lease rate includes CAM charges, real estate taxes, insurance, water, sewer, and trash service



For information, contact:

**Carl Stickeler**  
**(813) 390-0951**

[carl@turnercole.com](mailto:carl@turnercole.com)



Hillsborough's Finest Real Estate Team

*Let us work for you!*

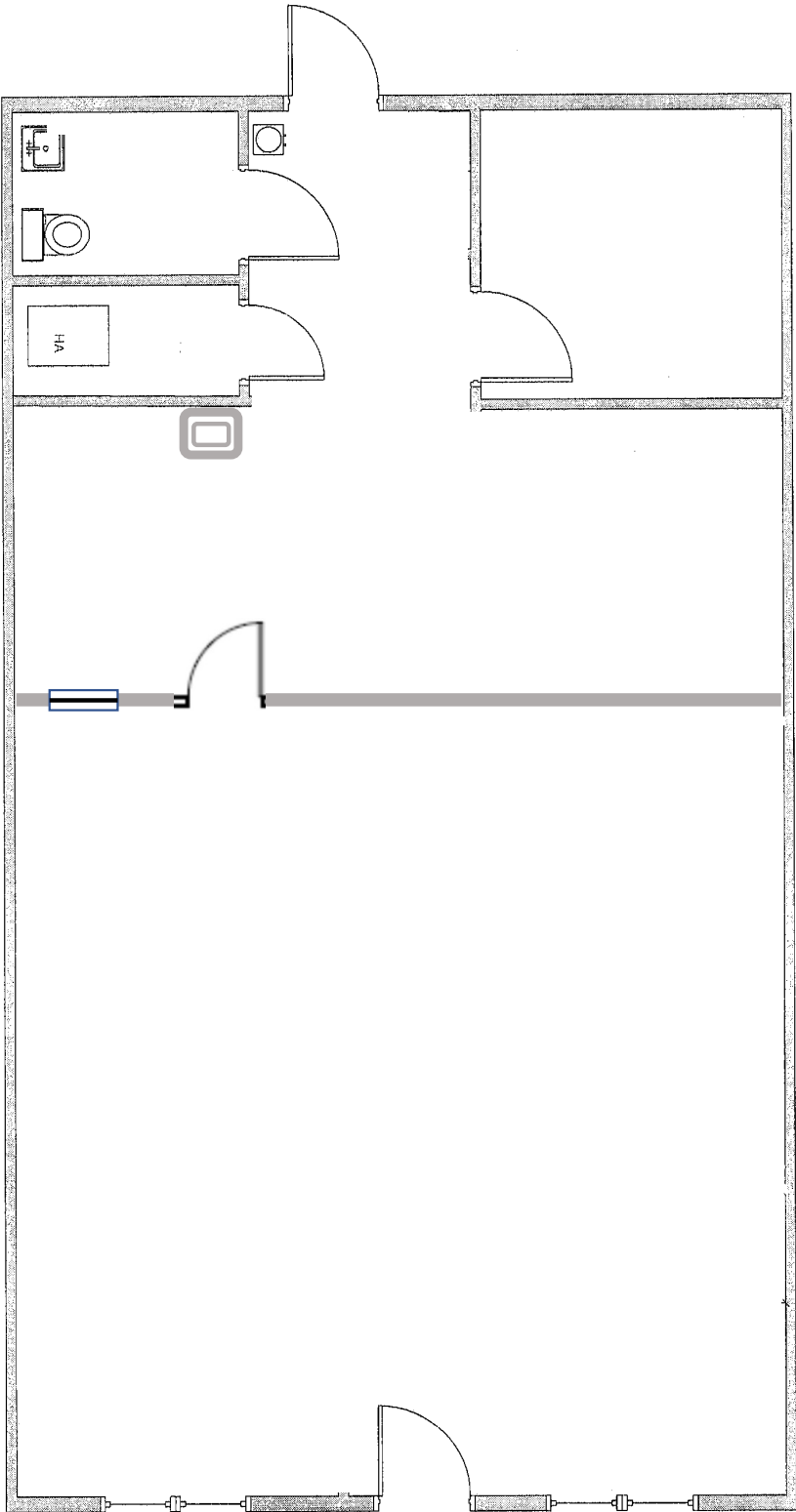


**Turner Cole Company**

Real Estate Services

**Floor plan**      **1,260 SF**  
(drawing not to scale)

**1578 Bloomingdale Avenue**  
Valrico, Florida 33596



**ANNUAL LEASE RATES:**

**\$22.00 SF (MG)**

Modified gross lease rate includes CAM charges, real estate taxes, insurance, water, sewer, and trash service

**MONTHLY RENT SCHEDULE:**

**\$2,310.00 / Month**

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