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1 NORTH DALE MABRY



ONE N. DALE MABRY HWY / TAMPA, FL

CBRE





# CENTRAL LOCATION. INVESTED OWNERSHIP.

# IN



Class A, 13-story office building with high-visibility



Easily accessible with four access points



High-traffic corner (visibility from I-275 with 226,000 AADT, 57,752 on Dale Mabry Hwy. and 36,229 on Kennedy Blvd.)



New renovations improve both visitor and tenant experience



Adjoining covered parking garage with 4:1,000 s.f. parking ratio



Located less than 1/2 mile away, Midtown Tampa, a 1.8 million SF mixed-use development, with Whole Foods, REI, True Food, Shake Shack and other best-in-class retail and dining options



## Newly Renovated —

- + New amenities include outdoor mezzanine, lounge, and Avenue C - grab and go canteen
- + Building amenities include state-of-the-art fitness center, tenant conference room, concierge desk and on-site property management office
- + Parking garage renovated
- + Upgrades to first floor lighting, floors and furniture





# N

**MORE THAN 25  
DINING OPTIONS  
WITHIN 1/2 MILE**

Aldi  
Brick House Tavern  
Burger King  
Carrabba's  
Cali  
Donatello Italian  
Dosunco Ramen  
Einstein Bros Bagels  
Five Guys  
Flippers Pizza

India's Grill  
Jimbo's Pit BBQ  
Lemon Grass Thai  
Lennys Subs  
Metro Diner  
Mighty Quinn's BBQ  
Mr. Empanada  
Outback Steakhouse  
Papa John's  
The Press Box

True Food Kitchen  
Pure Kitchen Vegan  
Redland's Grill  
Renzo's  
Shells Seafood  
SoHo Sushi  
Shake Shack  
Village Inn  
Yummy House China Bistro



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