

FOR LEASE

10549 N. FLORIDA AVE

UNIVERSITY PROFESSIONAL
BUILDING

Tampa, FL 33612

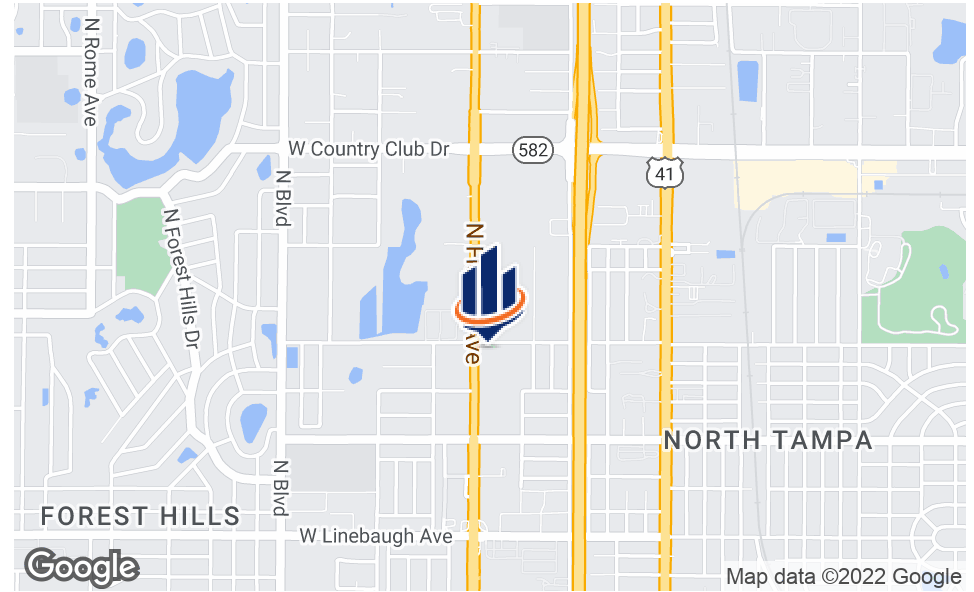
PRESENTED BY:

JOHN MILSAPS

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OFFERING SUMMARY

LEASE RATE:	\$16.00 SF/yr [MG]
BUILDING SIZE:	17,466 SF
AVAILABLE SF:	1,058 SF
LOT SIZE:	1.551 Acres
YEAR BUILT:	1965
RENOVATED:	2017
ZONING:	CI
MARKET:	Tampa Bay
SUBMARKET:	N. Tampa
APN:	095727-0100

PROPERTY OVERVIEW

17,500sf medical/ professional office building with various sizes. Property is professionally managed and current tenants include dentist, pediatrician, and national not-for-profit group. University Professional Building offers tenants a wide range of amenities including 5:1,000sf parking ratio.

PROPERTY HIGHLIGHTS

- Ample parking
- Great access to I-275
- Signage on N. Florida Ave
- Professionally managed office complex
- Located near Carrollwood, University, and close to Seminole Heights

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LEASE RATE**\$16.00 SF/YR****LOCATION INFORMATION**

BUILDING NAME	University Professional Building
STREET ADDRESS	10549 N. Florida Ave
CITY, STATE, ZIP	Tampa, FL 33612
COUNTY	Hillsborough
MARKET	Tampa Bay
SUB-MARKET	N. Tampa
CROSS-STREETS	E. 109th Ave.
SIDE OF THE STREET	Southeast
SIGNAL INTERSECTION	No
ROAD TYPE	Highway
MARKET TYPE	Large
NEAREST HIGHWAY	I-275
NEAREST AIRPORT	Tampa International Airport

BUILDING INFORMATION

BUILDING SIZE	17,466 SF
BUILDING CLASS	C
OCCUPANCY %	42.0%
TENANCY	Multiple

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PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	Cl
LOT SIZE	1.551 Acres
APN #	095727-0100
POWER	Yes

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface
PARKING RATIO	4.85
NUMBER OF PARKING SPACES	85

UTILITIES & AMENITIES

SECURITY GUARD	No
FREIGHT ELEVATOR	No
CENTRAL HVAC	Yes
LEED CERTIFIED	No



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LEASE INFORMATION

LEASE TYPE:

MG

LEASE TERM:

36 months

TOTAL SPACE:

1,058 SF

LEASE RATE:

\$16.00 SF/yr

AVAILABLE SPACES

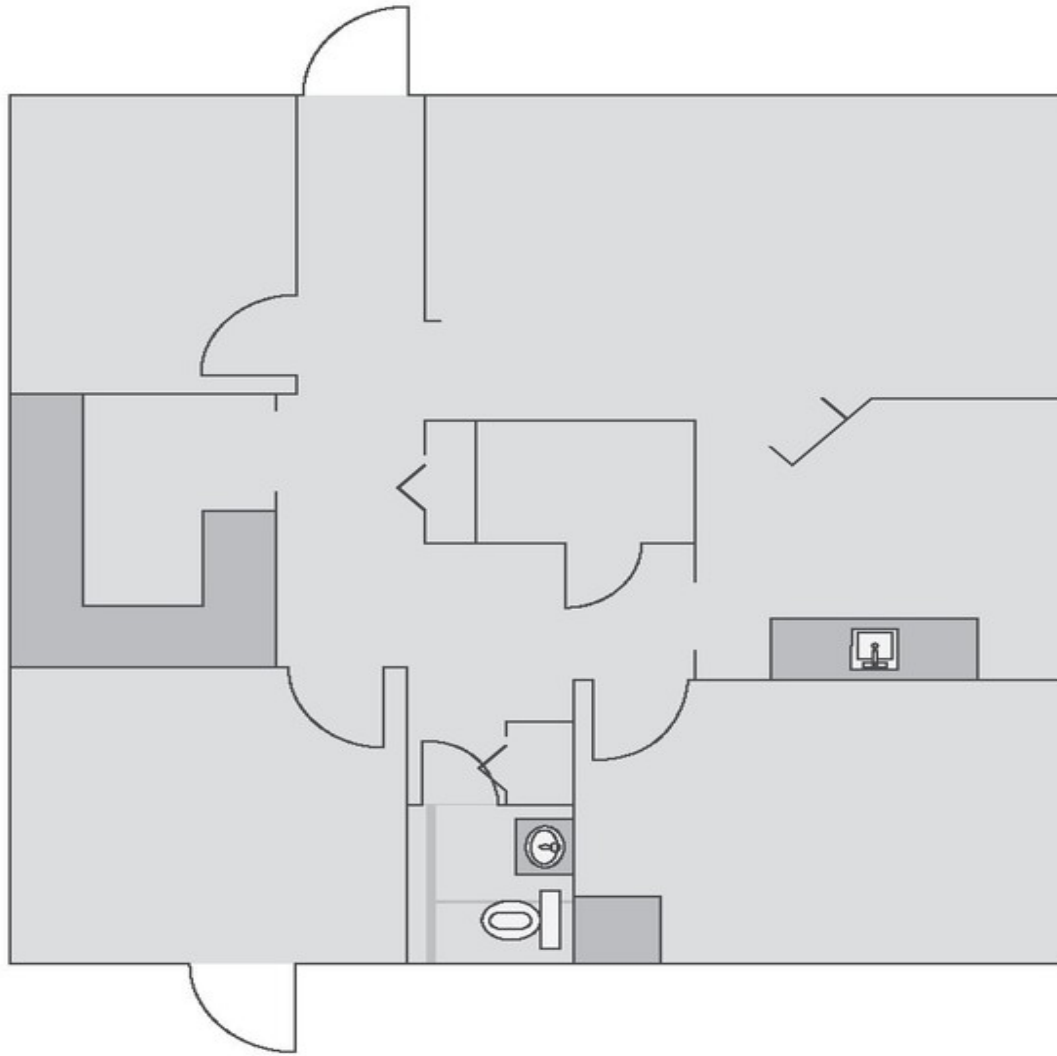
SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
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Building 2- Suite F	Available	1,058 SF	Modified Gross	\$16.00 SF/yr	Suite has small waiting room, 3 private offices, two restrooms, admin area, and break room.
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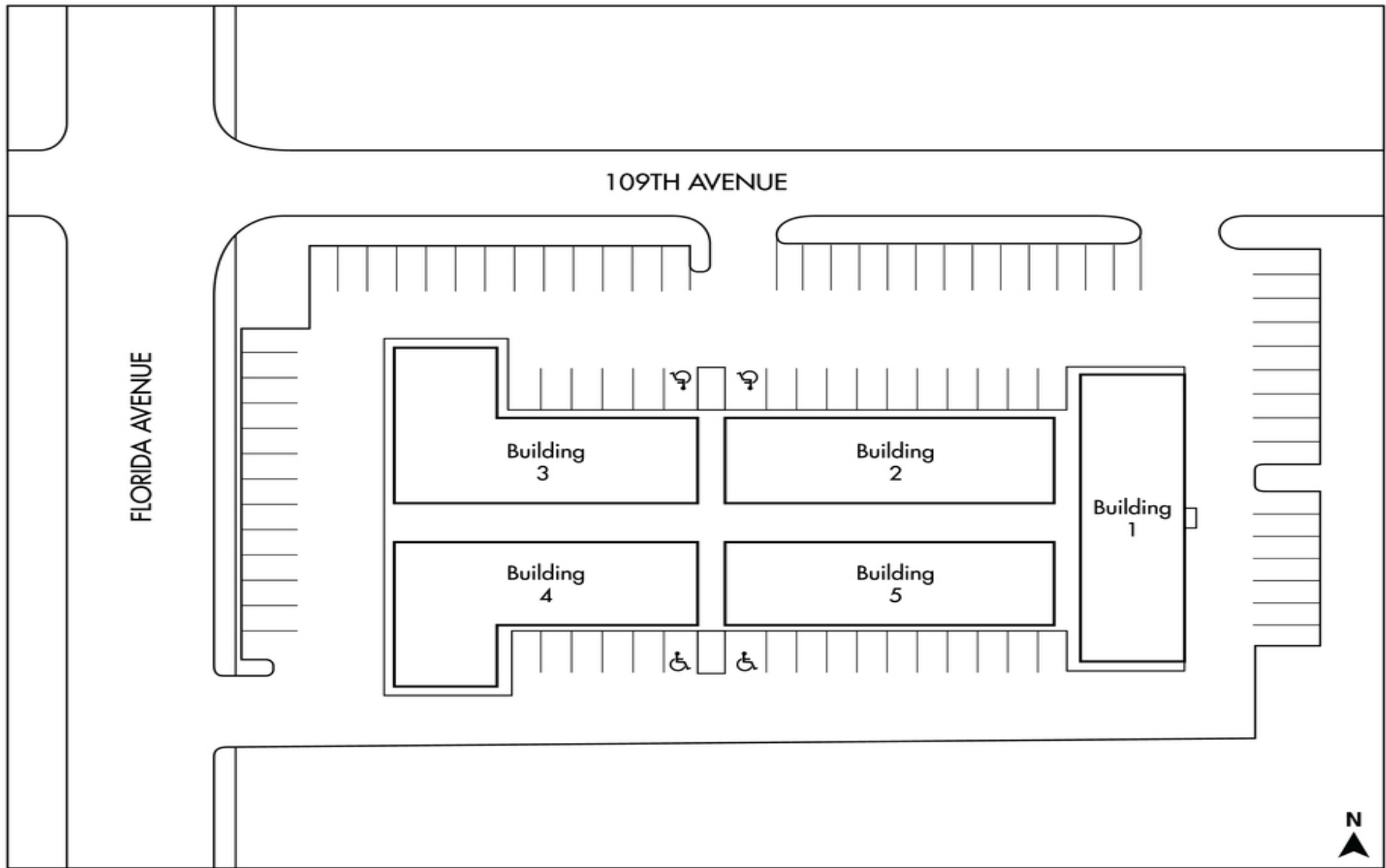
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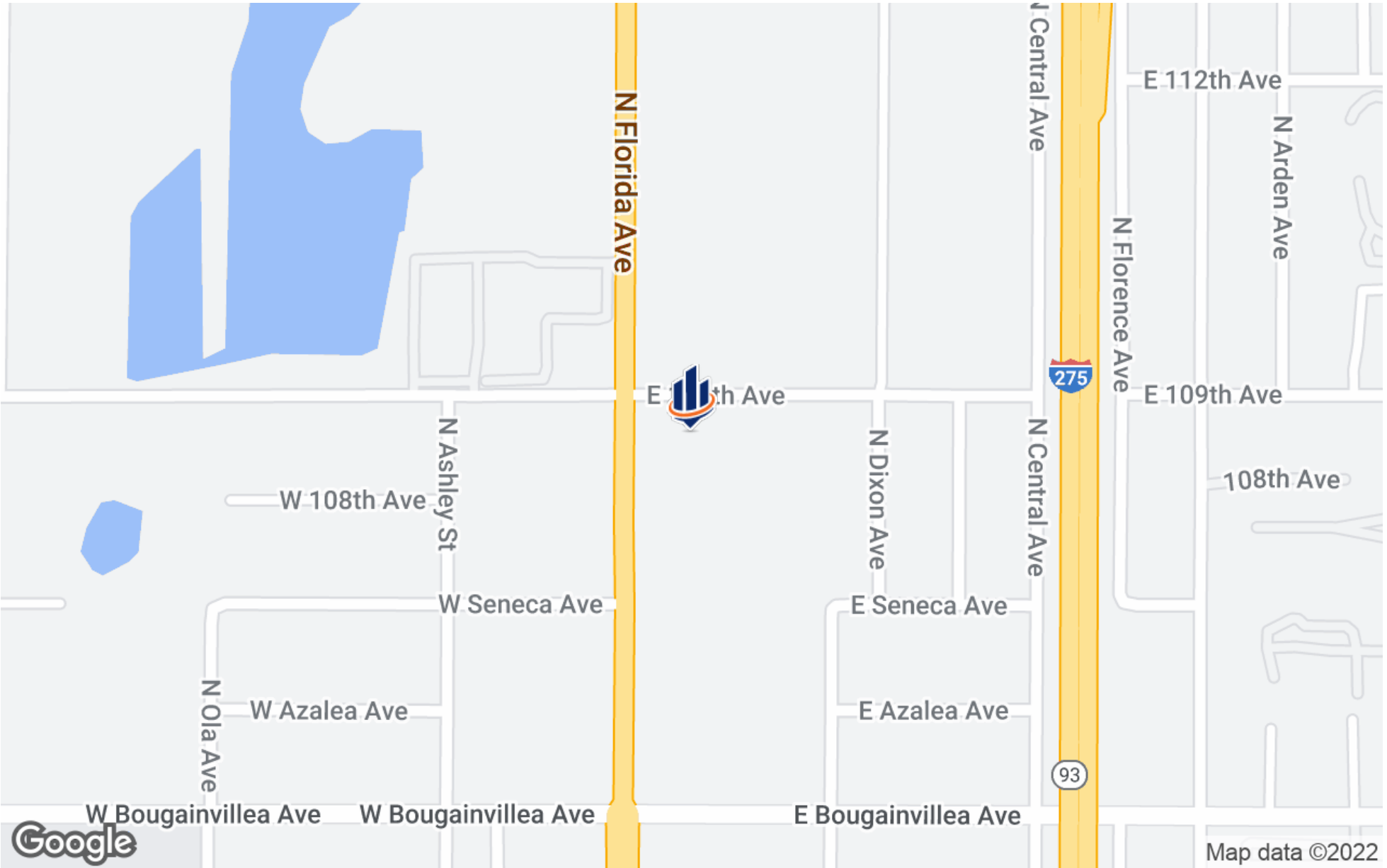
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JOHN MILSAPS

Senior Advisor

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PROFESSIONAL BACKGROUND

John Milsaps has spent the past decade dedicated to his role as a commercial real estate professional who specializes in landlord representation and seller representation. Working as a senior advisor with SVN, he has consistently proven both his commitment to his clients, as well as his extensive knowledge of varying commercial real estate transactions. His familiarity and understanding of the Tampa Bay business community only further his ability to connect business owners to the right strategic partners or buyers, whether local or nationwide.

Though John has a broad understanding of the entire commercial market, he specializes in both professional office and healthcare real estate. As Senior Advisor, he approaches each business transaction with a unique combination of marketing, technology, and sales to ensure success and ease from start to finish.

EDUCATION

John earned a double B.B.A in Real Estate and Risk Management from Georgia State University – J. Mack Robinson College of Business in 2004. He has been an active Licensed Real Estate Agent in the state of Florida ever since and continues to grow with SVN Coastal Commercial as a Top Producer within the brokerage.

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