

1240 MARBELLA PLAZA OFFICE SPACE

1240 Marbella Plaza Drive, Tampa, Florida 33619



Office For Lease

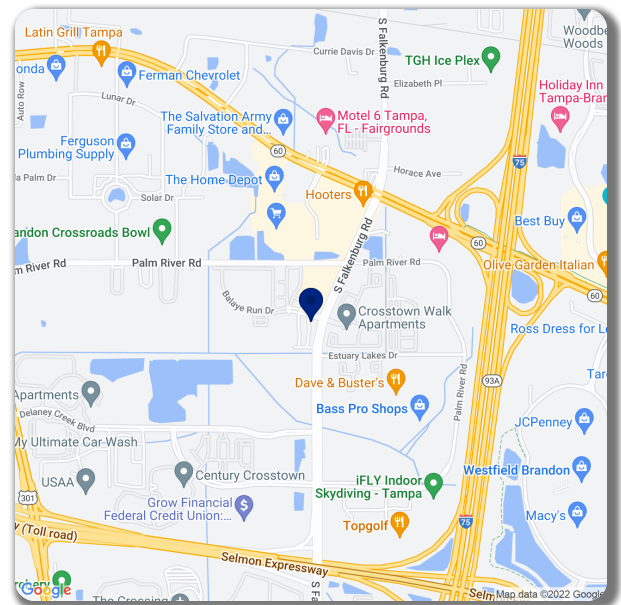
\$18.00 /sqft NNN

Building Size: 10,750 SqFt

Available: 10,750 SqFt

Parking: 4.00/1000SqFt

Marbella Office Park is a beautiful professional office park, offering a Tampa address which fronts Falkenburg Rd in the Brandon Submarket near the I-75 and the Selmon Parkway Exit. Close to Brandon Hospital. Ideal location for medical or physical therapy services. The 1240 Marbella Plaza building, well laid out and decorated for a high image business. Easy commute from Downtown and the I-75/I-4 CORRIDOR.



For Information Contact:

Joe Cole
813-610-5256
jcole@turnercole.com

Hillsborough's Finest Real Estate Team

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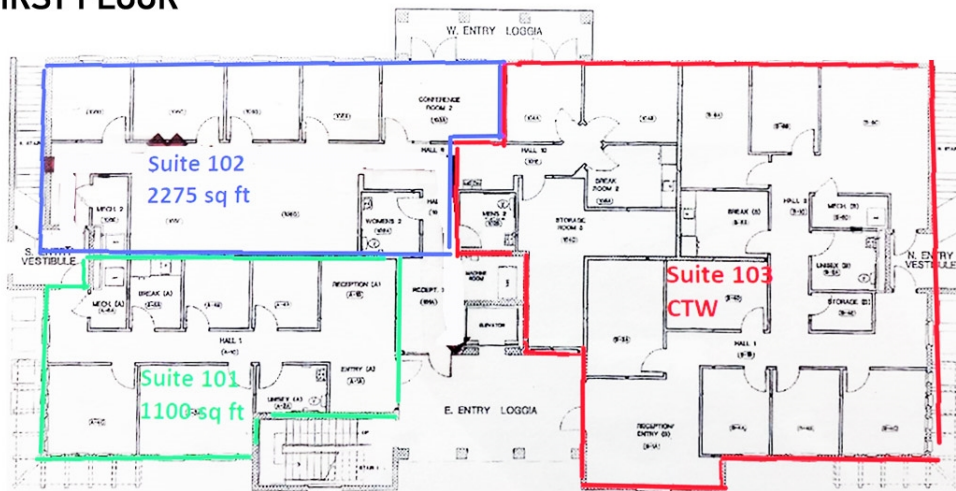
Turner Cole Company
Real Estate Services

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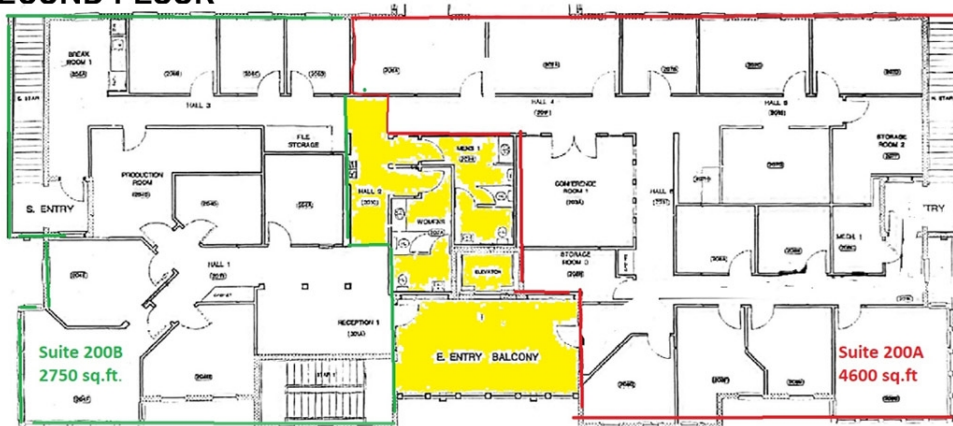
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Suite	Floor	Type	Avail	Lease Rate	Position
200	2	Administrative	7350sqft	\$18/sqft NNN	
2750sf \$5156.25 per month includes electricity plus sales tax 7350sf \$13,781.50 per month includes electricity plus sales tax					
101	1	Administrative	1100sqft	\$18/sqft NNN	
\$2,062.50 per month includes electricity plus sales tax					
102	1	Administrative	2275sqft	\$18/sqft NNN	
\$4,265.63 per month includes electricity plus sales tax					

FIRST FLOOR



SECOND FLOOR



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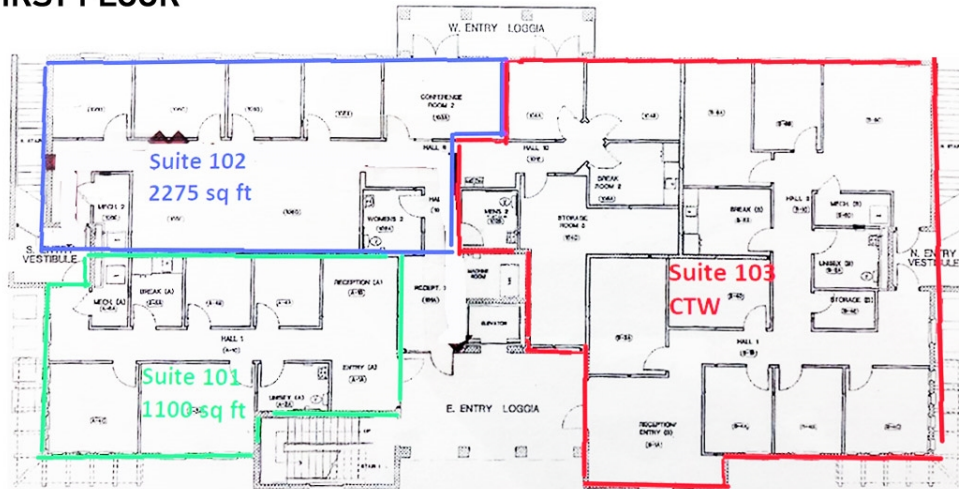
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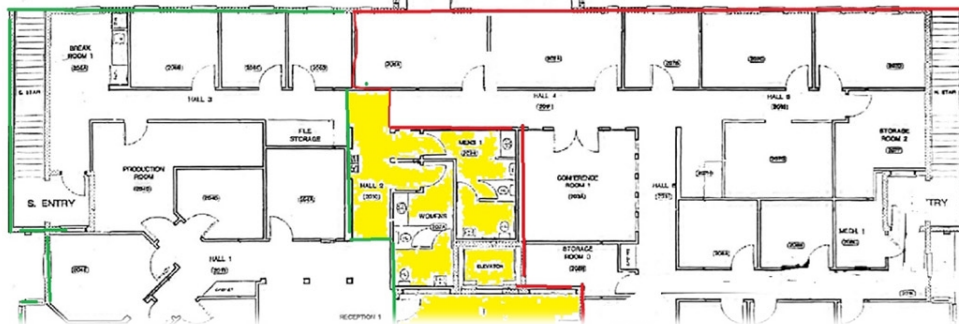
Highlights

- PROPERTY FEATURES include: • Lease rates that includes tenant electricity • High speed internet access available • Near Brandon Hospital • Minutes from downtown • Affordable rental rates, favorable lease terms • Ample on-site parking • ZONING: BPO/ Business Professional Office

FIRST FLOOR



SECOND FLOOR



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