

OFFICE/MEDICAL SPACE FOR LEASE

Grand Plaza Office Center

14497-14499 N DALE MABRY HWY · TAMPA, FL · 33618

UNDER NEW OWNERSHIP! RENOVATIONS IN PROGRESS



www.GrandPlazaOffice.com



PROPERTY OVERVIEW

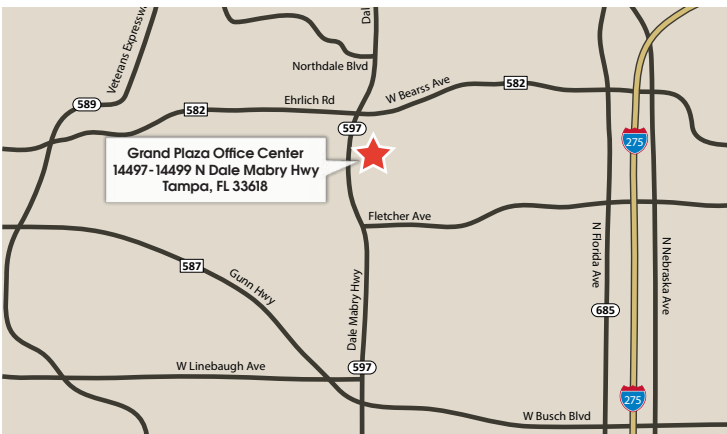
Square Footage Available	894 - 14,462 sf
Property Size	2 bldgs totaling 134,843 sf
Year Built	1986
Class	B
Parking Ratio	4.5/1,000

PROPERTY FEATURES

- + Common area renovations to be completed in 2020, including a new roof and HVAC
- + Two 2-story office/medical buildings surrounded by abundant landscaping and a beautiful courtyard
- + 24 hour access, on-site management, and Porte-cochère at each building entrance

LOCATION

- + In the heart of Carrollwood on N Dale Mabry Hwy
- + Convenient access to Tampa International Airport, Downtown Tampa, and the Westshore Business District
- + Minutes from Veteran's Expressway and I-275
- + On-site restaurants, retail stores, and other amenities
- + Within 2 miles of banks, fitness centers, restaurants, Walmart, Target, Whole Foods, and Home Depot



For additional information, contact:

Thomas Hernandez, SIOR, CCIM
 (813) 494-4090 mobile
thernandez@ciminelli.com



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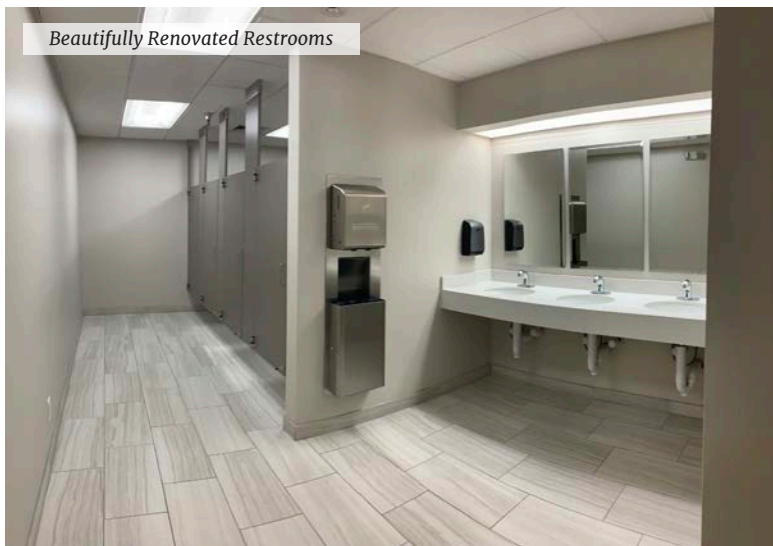
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DEMOGRAPHIC INFORMATION

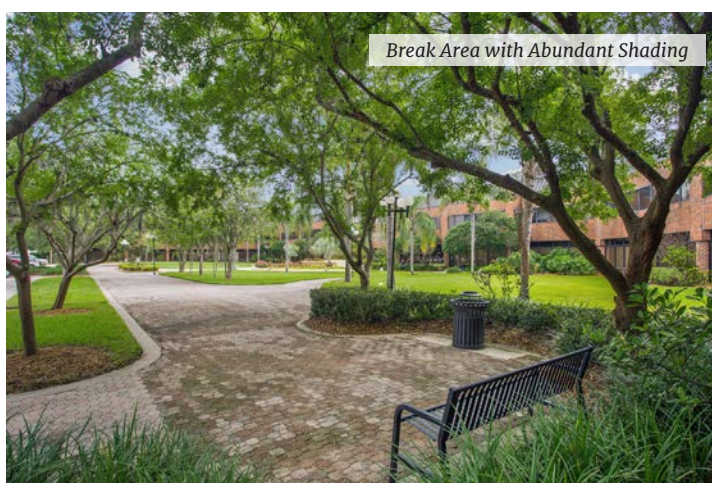
RADIUS	1 MILE	3 MILE	5 MILE
2020 Population	8,885	92,321	253,672
2020 Total Households	3,937	38,247	101,770
2020 Median Age	45.8	41.7	38.1
2020 Median HH Income	\$83,048	\$72,426	\$52,406

Source: CoStar Realty/US Census Bureau

Beautifully Renovated Restrooms

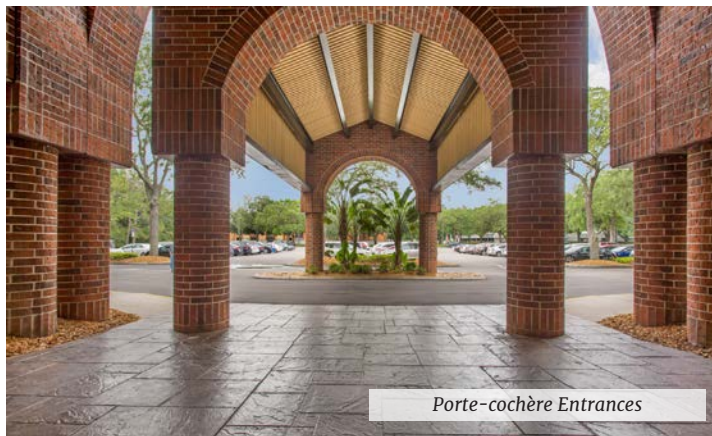


Attractive Courtyard & Landscaping



Break Area with Abundant Shading

2nd Floor Atrium



Porte-cochère Entrances

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