

OFFICE SPACE FOR LEASE

# 601 N Ashley Dr

601 N ASHLEY DR · TAMPA, FL · 33602

**LOWEST COMMON AREA FACTOR  
IN DOWNTOWN TAMPA!\***

**HAVE YOUR OWN FLOOR!**



## PROPERTY OVERVIEW

Office Space Available	1,750 - 5,105 sf (Entire 2nd floor available)
Year Built	1925, Renov 1998
Property Size	61,260 sf
Number of Floors	12
On-Site Parking Ratio	1/1,000 (+ 6 visitor spaces)
Additional Parking Options	Street Parking, Adjacent Lot, & Poe Garage

## PROPERTY FEATURES

- + SHORT TERM LEASES AVAILABLE
- + Beautiful downtown 12 story building
- + Building monument signage available
- + Stunning views overlooking the Tampa Riverwalk & Curtis Hixon Park
- + Covered, open, and visitor parking spaces available
- + On-site banking and property management
- + Many downtown amenities, public parking, judiciary courts and offices, and government buildings

For additional information, contact:

**Thomas Hernandez, SIOR, CCIM**  
(813) 494-4090 mobile · (813) 908-1727 office  
thernandez@ciminelli.com



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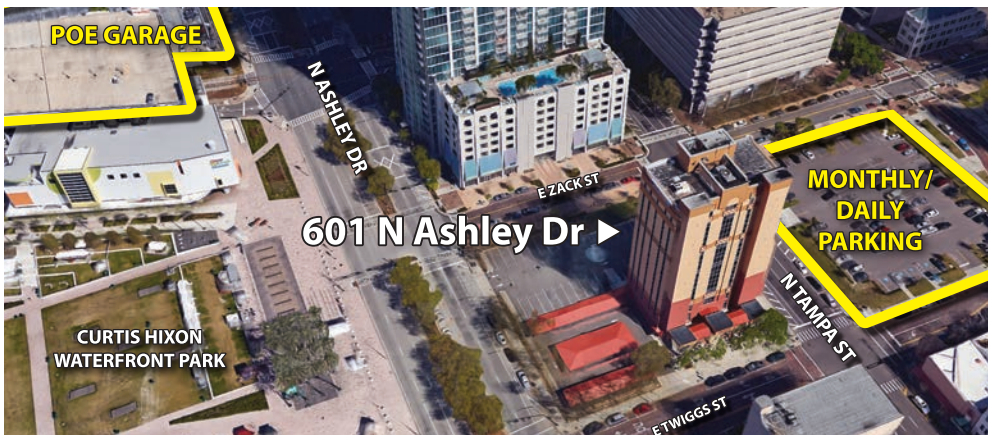
### LOCATION

- + Located in the River Arts District of Tampa's CBD
- + Across from Curtis Hixon Park, Tampa River Walk, Glazer Children's Museum, and the Museum of Art
- + Easy access to I-275, I-4, SR60, and the Crosstown



### AVAILABILITY BY FLOOR

12	
11	
10	
9	
8	
7	
6	
5	
4	
3	1,750 SF
2	5,105 SF
1	



### PARKING OPTIONS

- + On-site covered and surface parking (available at monthly rate)
- + On-site visitor's parking
- + Street parking
- + Adjacent parking lot (available at daily or monthly rate)
- + Poe Garage - 2 min walk (available at daily or monthly rate)
- + Regional-Royal Lot - 7 min walk (available at daily or monthly rate)

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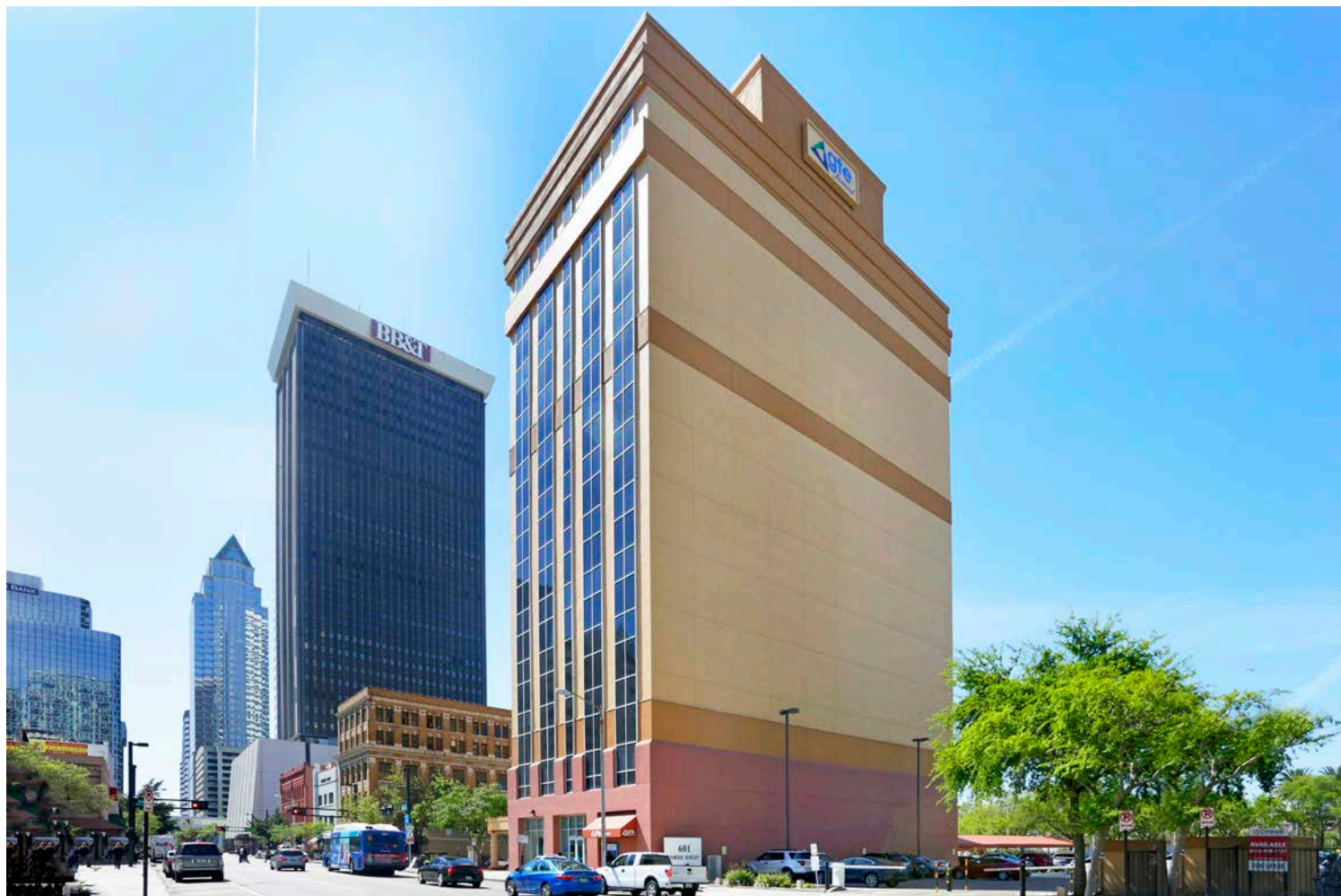
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