

Medical/Dental/Healthcare Professional Office Space for Lease



5420 Webb Rd., Suite D-2, Tampa, Florida 33615

Lease Details:

- ⇒ \$14.50/SF + 8.2% Sales Tax
- ⇒ Modified Gross Lease
- ⇒ CAM includes outside electrical, water, sewer, trash, grounds maintenance, and is included in rate above
- ⇒ Tenant responsibilities include inside utilities, HVAC, plumbing, electrical
- ⇒ Landlord responsibilities include maintenance of exterior structure, foundation, exterior walls, roof, parking lot, and grounds maintenance



Property Description:

- ⇒ 1,182 SF (MOL)
- ⇒ Lobby (12x11), reception area (11x10), 2 smaller procedure/exam rooms/offices (13.5 x 8)
- ⇒ 1 larger procedure room/office (13x16), 1 restroom, and 1 breakroom with sink
- ⇒ Newer vinyl flooring
- ⇒ Large courtyard setting
- ⇒ Great exposure, highly visible pylon sign and large parking lot
- ⇒ Located one block off major east-west artery of SR 580/Hillsborough Avenue
- ⇒ Center has a mix of established medical, dental, and veterinary practices, and is located within one block of Town &

**Measurements are approximate and must be verified.*



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**Listing Agent has partial ownership interest.*

