

CONCOURSE CENTER

IN THE CENTER OF THE WESTSHORE BUSINESS DISTRICT



FOR LEASE

the
DILWEG
companies

CBRE



FEATURES

294,749 RSF OFFICE PARK

- + 294,749 RSF divided among (4) 3-story office buildings
- + Variety of space options ranging from 1,500-6,500 SF
- + On-site Cafe
- + 2 covered parking garages in addition to ample surface parking
- + Outdoor seating areas
- + Natural park setting with oaks and water features
- + On-site management team
- + Energy Star rated
- + Immediate proximity to hotels, shopping and quality residential areas
- + Minutes from Tampa International Airport, expansive amenity base and all major interstate systems
- + Easily accessible to abundant labor force



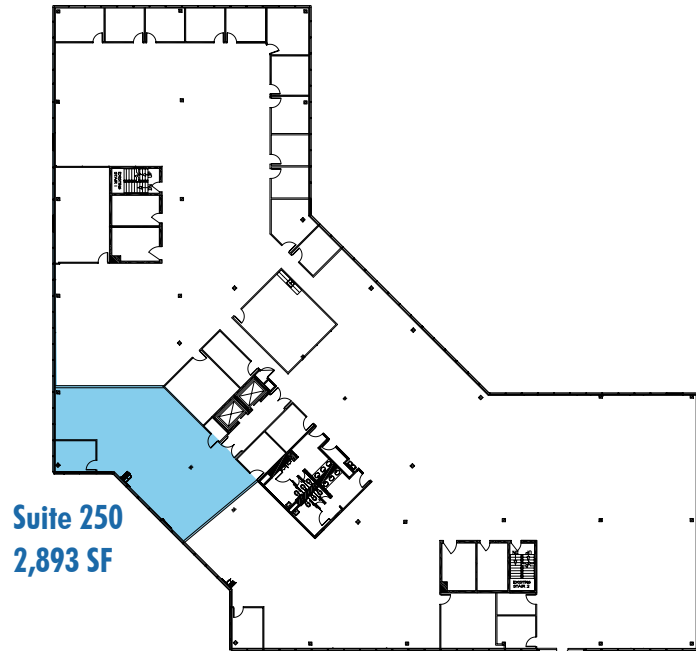
CC I:	3 stories	76,657 SF
CC II:	3 stories	73,180 SF
CC III:	3 stories	73,600 SF
CC IV:	3 stories	73,788 SF



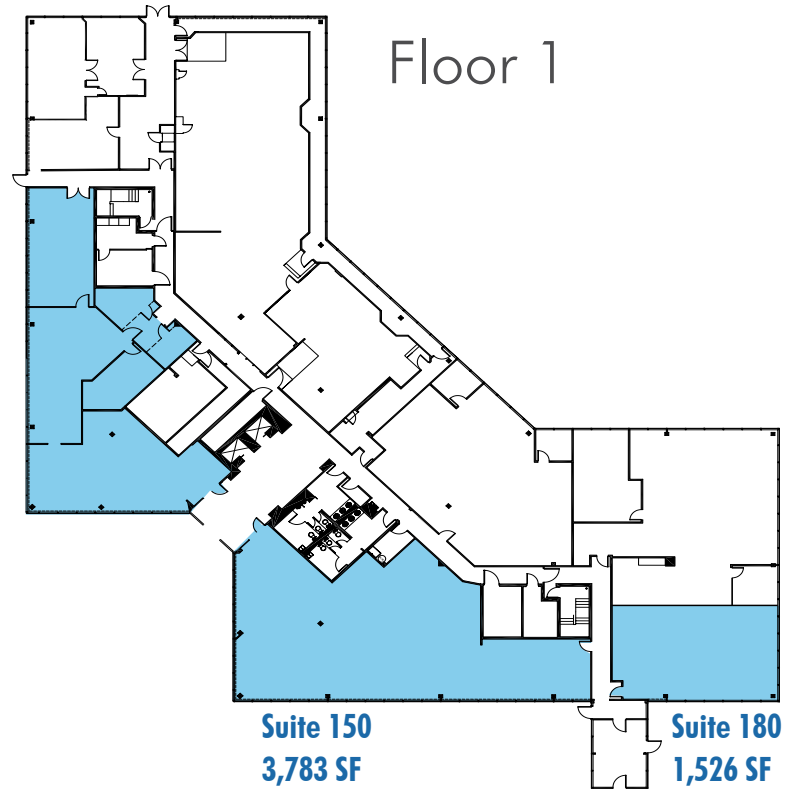
Building I

3501 E. Frontage Road

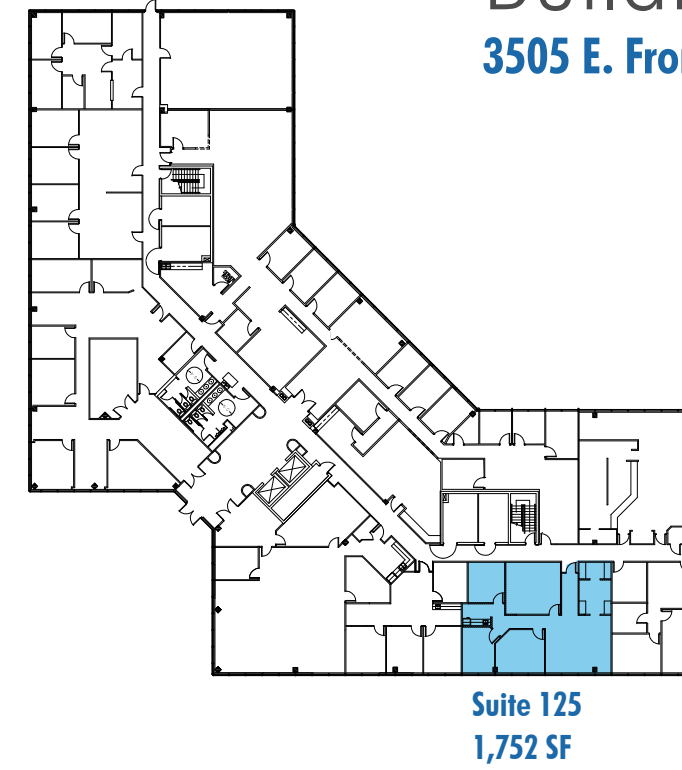
Floor 2



Suite 100
3,612 SF

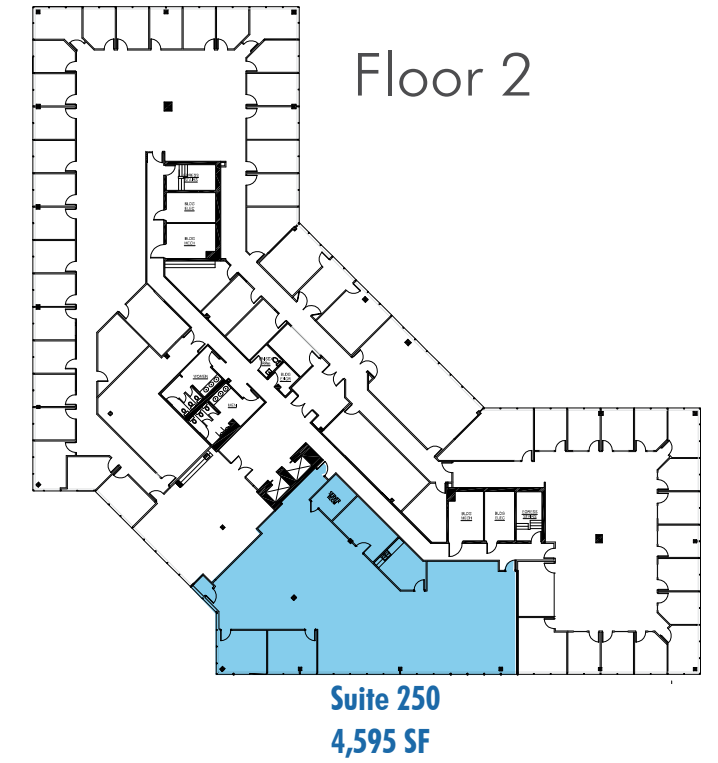


Floor 1



Building III

3505 E. Frontage Road



Building IV

3507 E. Frontage Road



Property Description



Submarket: Located in the Westshore Business District, Florida's Largest Suburban Office Market

Property: Concourse Center

Property Description: Class B, 294,472 SF Office Park Comprised of (4) 3-Story Office Buildings

Address: 3501, 3503, 3505 & 3507 E Frontage Road Tampa, FL 33607

Owner: The Dilweg Companies, LLC

Year Completed: 1982-1984

Building Envelope: Glass & steel base, steel columing, concrete floor and decking, dual pane reflecting coating

Ceiling Height: 8'6"

Fire Safety: Fully sprinklered with wet system monitored by ADT, Fire & Life Safety Systems

Mechanical: HVAC split system

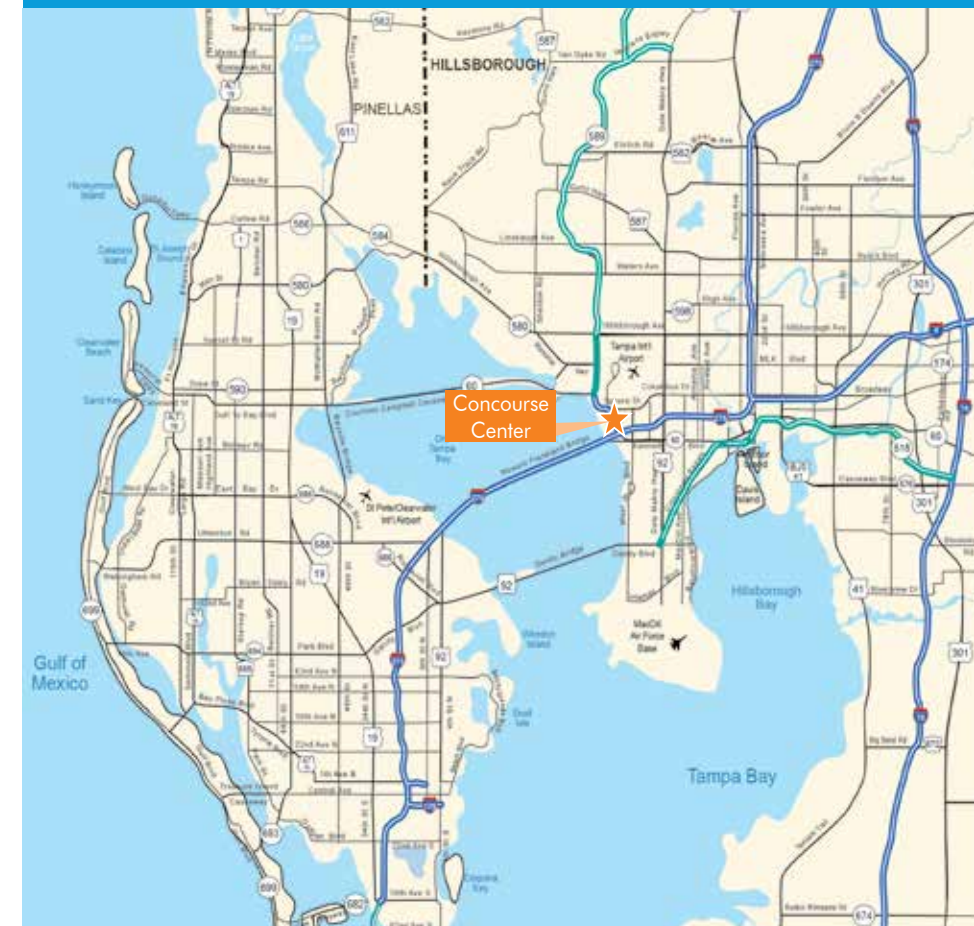
Telecom Providers: Frontier, Spectrum, TCG South Florida

Backup Emergency Generator: 900kw Caterpillar Phase 3 Generator with 4,000 gallon capacity

Fiberlink Redundancy

On-site Property Management
4 Full time Maintenance Engineers / Techs
Online work order system - Angus

After hours/ On call service
Campus Security Guard



WESTSHORE BUSINESS DISTRICT

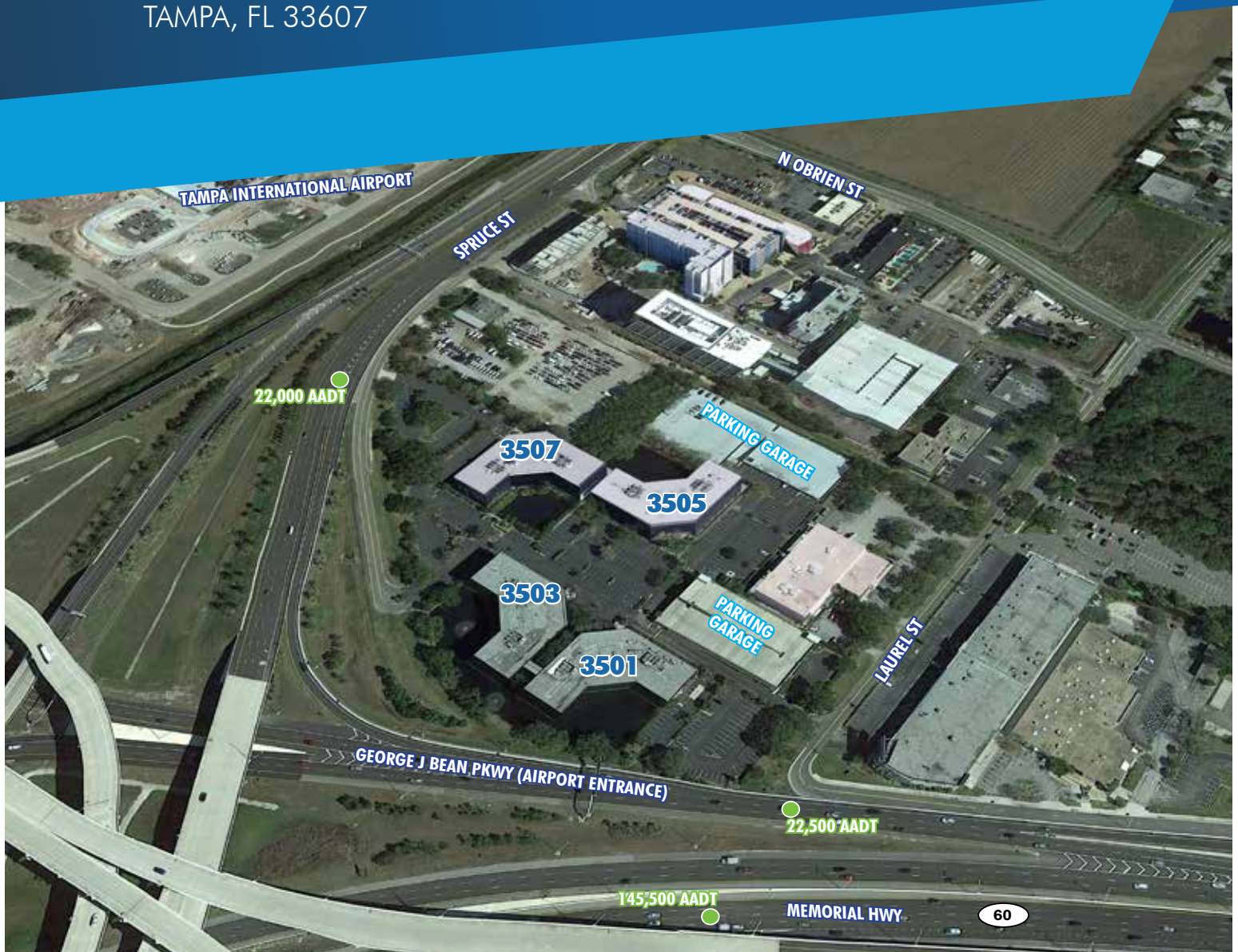
- 37 - Hotels (7,271 rooms)
- 2 - Regional Malls
- Over 250 restaurants ranging from fast food to fine dining
- 1,677 Single Family Homes
- 5,435 Multifamily Units
- 13 Schools
- Over 400 Financial Institutions
- Large Variety of Amenities & Services

DISTANCE TO KEY POINTS

Highway 60	.08 miles
Courtney Campbell Cswy	1 mile
Tampa International Airport	.3 miles
Interstate 275	.7 miles
Downtown Tampa	5 miles

CONCOURSE CENTER

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TAMPA, FL 33607



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