

OFFICE - MEDICAL



Medical or Professional Office Space Available Immediately!

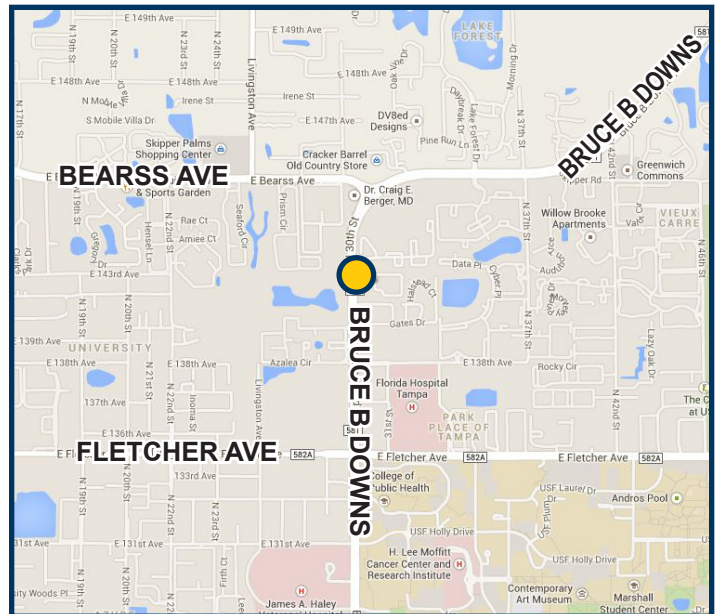
6,350 Sq.Ft. Medical Building + 5,000 SqFt Buildable for Sale

Close proximity to the USF area medical community, Florida Hospital, local retail and restaurants. Located between the New Tampa area and USF Campus along major connector. VA Hospital also nearby.

For Sale @ \$995,000
100% Leased with \$55k NOI.

Less than a mile from Florida Hospital
Free Monument Signage Available
Free Surface Parking
Located on Bruce B Downs
with Excellent Access to I-275, I-75,
Bearss, Fowler Ave. and Fletcher Ave.

6,350 Sq.Ft. Medical Office Building existing on-site. Parcel Can accommodate another office building up to 5,000 Sq.Ft.
43 Parking spaces currently at a ratio of 6.7/1,000. Space for another 10 fronting new building will still provide 4.7/1,000.



Service to a Higher Power

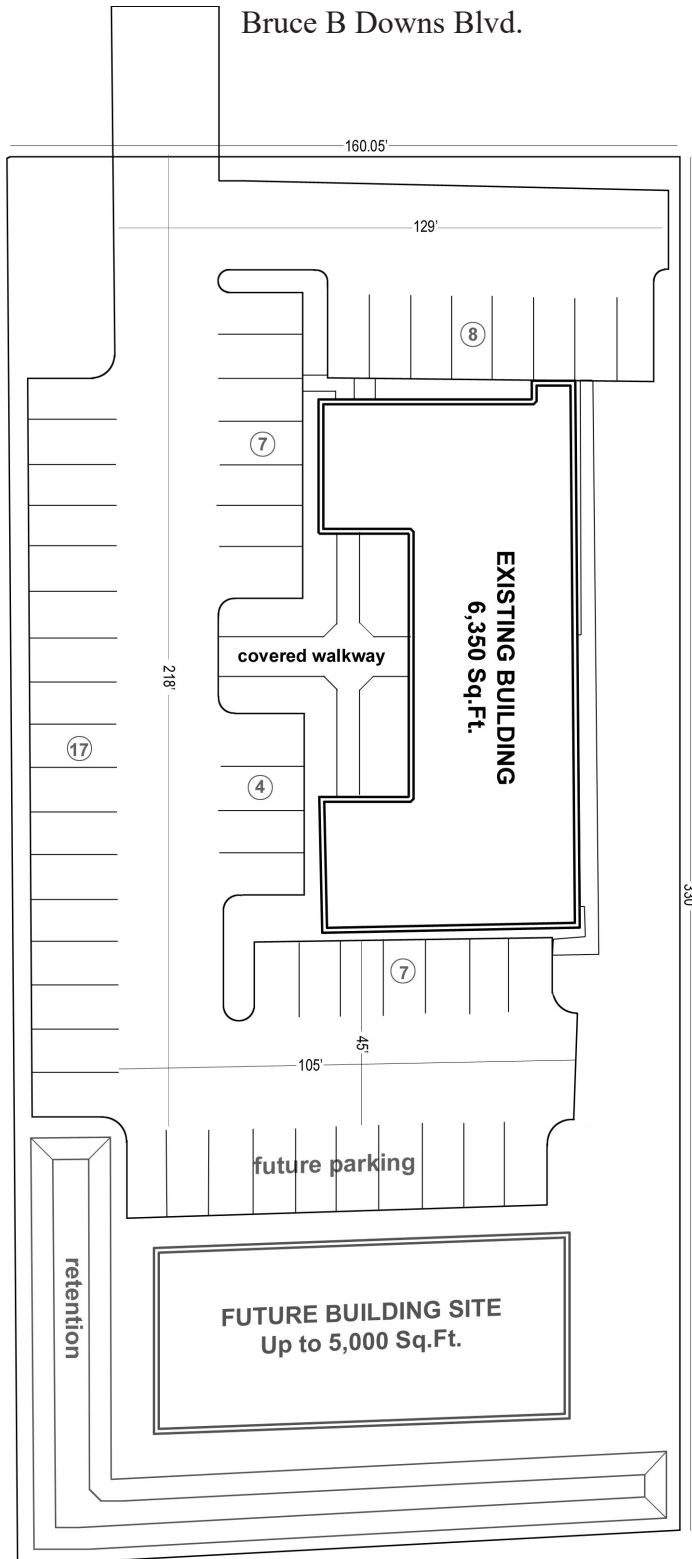
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USF AREA MEDICAL OFFICE

14201 Bruce B Downs Blvd. Tampa, FL 33613

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