

OFFICE FOR LEASE

6916 W LINEBAUGH AVE

TAMPA, FL 33625



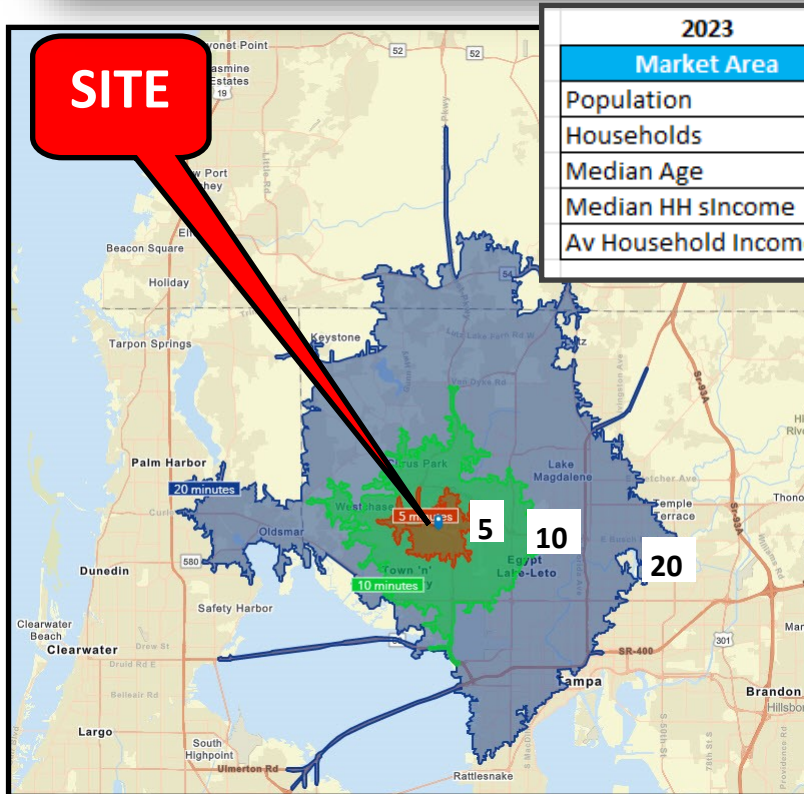
TAMPA
COMMERCIAL
REAL ESTATE



- **LEASE RATE:** \$20/sf NNN + \$5/sf CAM
- **BUILDING:** 3,700 SF
Two adjacent spaces with separate entrances
- **AVAILABLE:** Suite 101— 1,894 sf available-
- **LOCATION:** Outstanding West Tampa location. Next to the Veterans Expressway. 20 min from South Tampa-Downtown Tampa, Clearwater, Palm Harbor & Pasco County. 5 min from Westchase,
- **FEATURES:** Beautiful office duplex in the well maintained Veterans Professional Center.
- **YEAR BUILT:** 2008

For more information please contact:
Steven Silverman, Broker (813)785-3665
Steven@TampaCommercialRealEstate.com

Information is from sources deemed reliable . We cannot guarantee accuracy. Subject to change or withdrawal without notice.



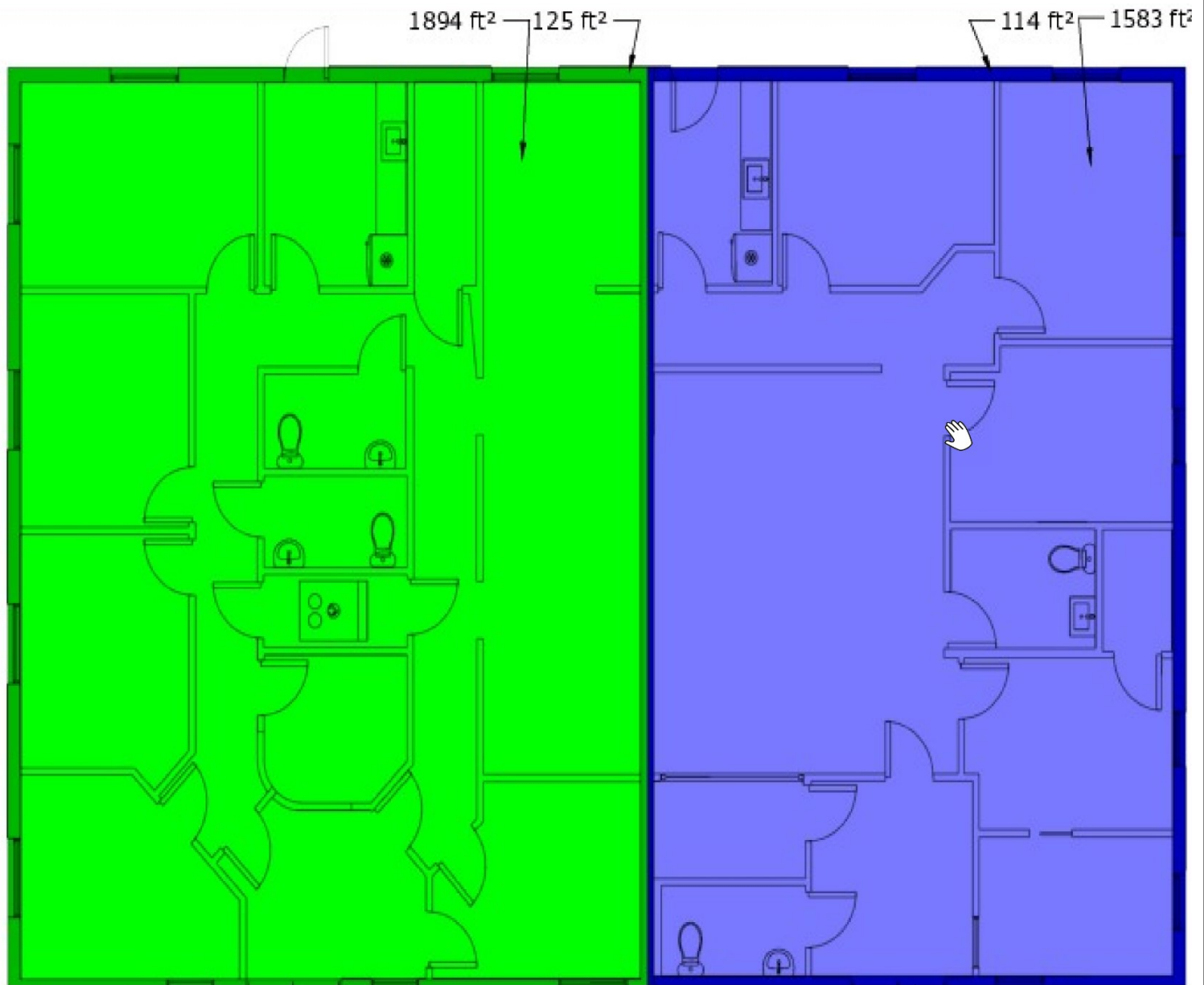
2023			
Market Area	5 Min	10 Min	20 Min
Population	16,039	151,099	585,659
Households	<u>6,117</u>	58,340	235,200
Median Age	39	39	40
Median HH slncome	\$66,016	\$65,451	\$65,376
Av Household Income	\$93,568	\$93,666	\$100,240

DEMOGRAPHICS:

DRIVE-TIME FROM PROPERTY

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TAMPA COMMERCIAL REAL ESTATE



Suite 101
1,894 sf

Suite 102
1,583 sf

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