

LAKEFRONT OFFICE BUILDING FOR SALE

\$589,000

MLS #T2381376

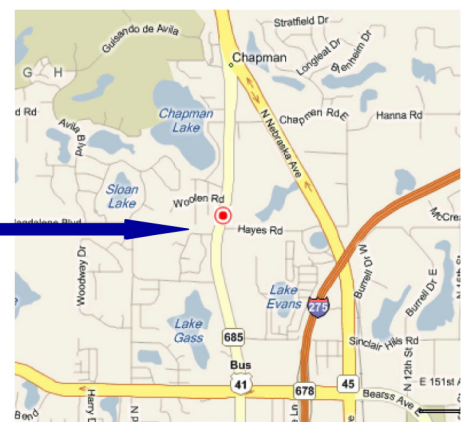
Welcome to The Magnolia Center, north Tampa's finest waterfront office park. Offered for sale and your consideration is a luxurious 3,400 s.f. (mol) two-suite office building at 16029 and 16025 North Florida Avenue. This traditionally designed building faces busy US Highway 41 (Florida Avenue) and features hand-cast corinthian columns, and private lakefront decks (one for each suite with direct building access). The entire building has been completely refurbished with a Class "A" buildout including:

- ◇ a shared, tiled lobby area and 9 foot ceilings throughout
- ◇ extensive crown, chair, and floor decorative moldings
- ◇ prewired for phone, cable and cat 5, each room has additional in-wall conduit to allow for extensive data and wiring needs
- ◇ custom woven carpeting
- ◇ tiled restrooms
- ◇ commercial solid core doors
- ◇ premium Levelor aluminum window shades
- ◇ generous drive-up parking
- ◇ security systems

Suite 16029 contains about 1,900 square feet and is comprised of a reception area, three offices, a very large conference room, lockable storage room, and a restroom. This suite offers comprehensive adjustable accent lighting; the conference room features a double french door entry, solid cherry wood coffee bar with concealed quartz down-lighting. Two of the 12' x 14' offices are waterfront, one with a private deck and entry. An expansive 700 s.f. executive retreat includes panoramic second-floor views of the tranquil lake, additional attic storage and separately zoned air conditioning.

Suite 16025 has four offices (two waterfront), a large operations area, kitchenette, a reception area, lockable storage closet, and restroom. The largest lakefront office has a private deck and rear entrance. This suite is approximately 1,500 s.f.

About The Magnolia Center. This four-building center is in a park-like setting located about 8/10 mile north of Bearss and Florida Avenues and is 3 minutes to I-275. It is conveniently located to USF, Hillsborough and Pasco Counties and is 100% owner-occupied. Zoning and deed restrictions limit the buildings' use to professional offices.



*For additional photos, please go to www.tampaoffice.com and click on "For Sale".

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