

# The Magnolia Center

## For Lease

### LAKEFRONT 1,500 s.f. OFFICE SUITE

\$1,950.00 per month\*

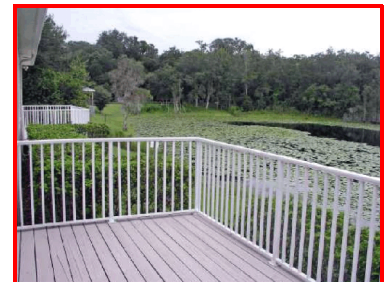
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**W**elcome to The Magnolia Center, north Tampa's finest waterfront office park. Offered for lease is a luxurious suite at 16025 North Florida Avenue. This traditionally designed building faces busy US Highway 41 (Florida Avenue) and features hand-cast Corinthian columns and private lakefront decks (one for each suite) with direct building entry. The entire building is newly refurbished with Class "A" build-out including:



- a shared, tiled lobby area and 9 foot ceilings throughout
- extensive crown, chair, and floor decorative moldings
- pre-wired for phone, cable, and CAT5, each room has additional in-wall conduit to allow for extensive, additional technology needs
- custom woven carpeting
- tiled restrooms
- commercial solid core doors
- premium Levelor aluminum window shades
- generous drive-up parking
- security system

**T**his suite is **immediately available** and 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. (potentially expandable to 3,400 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.

For additional photos and details, please go to the following and click on "For Lease":

[www.tampaoffice.com](http://www.tampaoffice.com)

\*Initial rate based on minimum term.