



MERIDIAN CRESCENT CENTER

4041-4065 CRESCENT PARK DRIVE | RIVERVIEW, FL 33578

OFFICE/FLEX SPACE FOR LEASE

PROPERTY HIGHLIGHTS

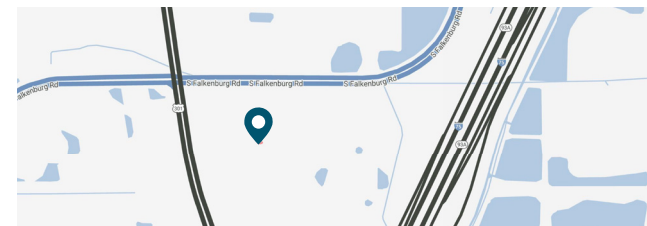
- » Suite 4051: 5,460 SF, divisible to half (2,730 SF)
- » Office/Flex space immediately available
- » 24/7 access and full A/C
- » Parking: 4.00/1,000 SF leased
- » Grade-level/drive-in hangar doors with rear entrance to suite
- » Meridian Crescent Center is situated within Crescent Park, a centrally located business park in the East Tampa submarket, with easy access to many major roadways including I-75, US-301, S. Falkenburg Road & the Selmon Expressway



EAST TAMPA FACTS

ANNUAL RENT GROWTH IN EAST TAMPA IS AMONG THE HIGHEST OF TAMPA SUBMARKETS

IN 2019 EAST TAMPA BECAME A FREQUENT TARGET OF OFFICE INVESTORS, INCLUDING A RECORD HIGH SALES VOLUME



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FranklinStreet

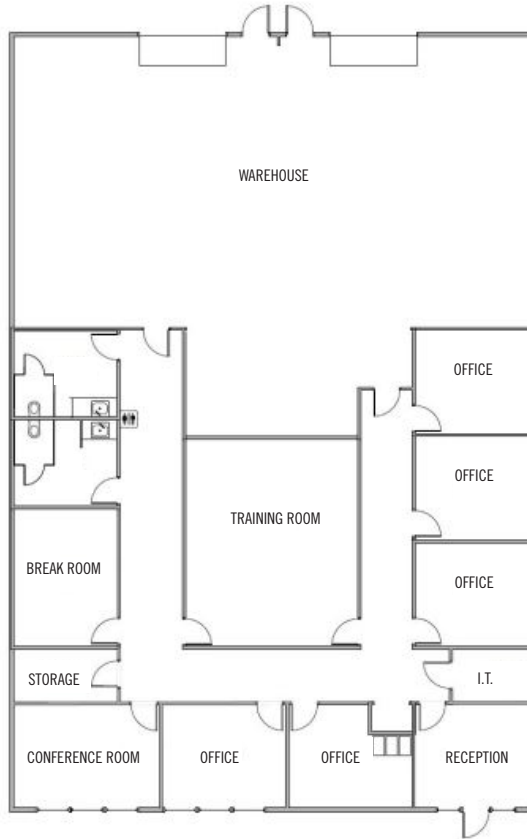
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SUITE 4051: 5,460 SF

Current As-Is Shell Floor Plan



Conceptual Buildout Floor Plan



Building Specifications

Class	B
Building Size	36,080 SF
Parking Ratio	4.00/1,000 SF
Year Built/Renovated	2008

Demographics

	1 mile	3 mile	5 mile
Population	12,685	93,044	181,789
Employees	3,341	38,014	87,550
Average HH Income	\$64,258	\$59,176	\$60,791
Median Age	32.4	33.6	35.7

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BUILDING PHOTOS



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