

OFFICE SPACE FOR LEASE

Located directly on W Bearss Avenue, the property benefits from strong traffic counts, excellent signage exposure, and seamless access to I-275, Dale Mabry Highway, and the USF medical district. Clients and staff enjoy easy parking, a professional exterior, and proximity to established neighborhoods, national retailers, and major healthcare institutions.



NORTH TAMPA

Carrollwood Area

- ±1,000 SF Office Suite Available – Expandable to ±2,000 SF
- 4 Private Offices + Reception/Break Area
- Flexible Layout for 4-6 Offices
- Ample Parking
- Quiet Professional Office Park
- Ideal for CPA, Legal, Mortgage, Insurance, Wellness & Medical/Dental
- Centrally Located in Carrollwood
- Minutes to Dale Mabry, I-275, Veterans & SR-54
- Easy Access to Lutz, Citrus Park, Northdale, Midtown & South Tampa
- Near USF, Moffitt, AdventHealth, BayCare & HCA

Position your business in one of North Tampa's most convenient and high-visibility corridors!

INQUIRE ABOUT THIS PROPERTY

Hal Holder
Commercial Real Estate Advisor
(727)241-1307



 **Photos**
Demographics
Video Walkthrough
... and more!



 **LINK**