



Traditional Medical Office St. Joseph's Hospital Corridor

2706 W. MLK BLVD., TAMPA, FL 33607



Carter Henderson

813.810.5969

carter@roireal.estate



Member of:



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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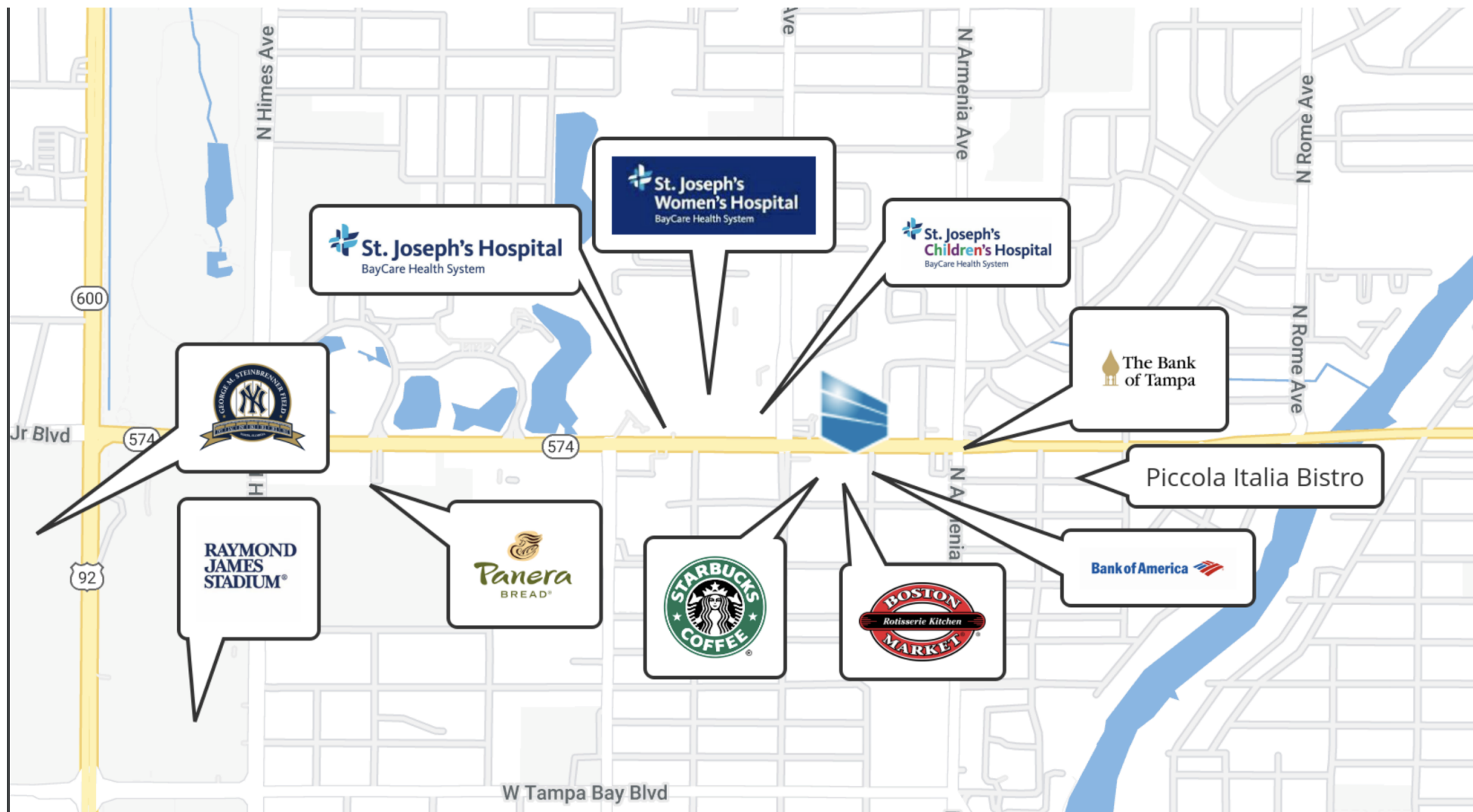
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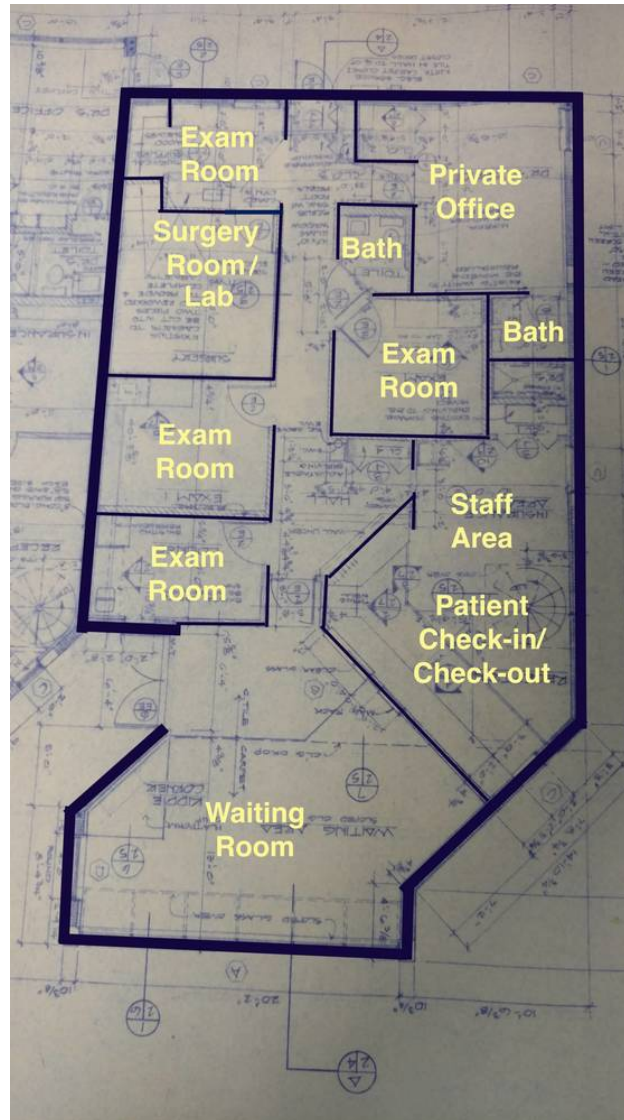
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Lease Rate

NEGOTIABLE

LOCATION INFORMATION

Building Name	Traditional Medical Office in St. Joseph's Hospital Corridor
Street Address	2706 W. MLK Blvd.
City, State, Zip	Tampa, FL 33607
County	Hillsborough
Signal Intersection	Yes

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Corner Property	Yes
Amenities	Large waiting room with great light Reception desk and staff area 3 patient exams rooms 1 lab room 1 public bathroom Executive office with private bathroom Bonus space: 200 sq. ft. storage room
Waterfront	Yes
Power	Yes

BUILDING INFORMATION

NOI	\$57,298.00
Cap Rate	6.74
Building Class	B
Tenancy	Multiple
Free Standing	Yes
Street Parking	Yes
Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Gas / Propane	Yes
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes



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CARTER HENDERSON

Senior Associate

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Direct: 813.810.5969 | Cell:

FL #SL3322432

PROFESSIONAL BACKGROUND

A Tampa native and 4th generation Tampeño, Carter Henderson excels as ROI Commercial Property Brokerage's senior associate with a focus on the office and retail sectors of the commercial market.

Carter's past experience includes 12 years in the Information Technology field with a focus on business growth and customer service. After graduating from the University of Georgia, Carter lived in Washington D.C for seven years, where he worked for Jim Davis, Florida's 11th Congressional District before moving to IT and working four year at then-startup software company Blackboard Inc.

Carter was a co-founder and past president of the Gasparilla Music Festival and is a current member of the Tampa Theatre Board of Directors.

Carter's in depth knowledge of the Tampa Bay market and his awareness of emerging areas allow him to serve his clients with a passion and knowledge base that cannot be matched.

EDUCATION

BA, University of Georgia

MEMBERSHIPS

Member, Propeller Club of Tampa Bay: An international network dedicated to the promotion of the maritime industry, commerce and global trade

Member, ICC: International Council of Shopping Centers



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