

FOR LEASE

4144 N. ARMENIA AVE

Tampa, FL 33607

PRESENTED BY:

JOHN MILSAPS

O: 813.279.1366

john.milsaps@svn.com

FL #SL3180964





OFFERING SUMMARY

LEASE RATE:	\$24.00 - 28.00 SF/yr [Gross; MG]
BUILDING SIZE:	64,300 SF
AVAILABLE SF:	1,362 - 4,911 SF
LOT SIZE:	5.5 Acres
YEAR BUILT:	1988
ZONING:	PD
MARKET:	Tampa Bay
SUBMARKET:	Westshore

PROPERTY OVERVIEW

Located on N. Armenia Ave just south of MLK Jr. Blvd. in prominent Westshore Business District of Tampa, FL, 4144 N. Armenia Ave is a 64,300 SF three building office complex. The property is close to Downtown Tampa, Westshore Business District, and St. Joseph's Hospital.

The property currently has a wide range of tenants including physicians, attorneys, professionals, and government services. Property features on site professional management.

PROPERTY HIGHLIGHTS

- On-site bank
- Great Tenant Mix
- Great Access to I-275, Westshore, & Downtown Tampa
- Renovated lobbys
- Professionally managed

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LEASE RATE

\$24.00 - 28.00 SF/YR

LOCATION INFORMATION

STREET ADDRESS	4144 N. Armenia Ave
CITY, STATE, ZIP	Tampa, FL 33607
COUNTY	Hillsborough
MARKET	Tampa Bay
SUB-MARKET	Westshore
CROSS-STREETS	Lake Ave.
SIDE OF THE STREET	West
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	I-275
NEAREST AIRPORT	Tampa International Airport

BUILDING INFORMATION

BUILDING SIZE	64,300 SF
BUILDING CLASS	A
OCCUPANCY %	76.0%
TENANCY	Multiple
NUMBER OF FLOORS	3

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PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	PD
LOT SIZE	5.5 Acres
LOT FRONTAGE	322 ft
CORNER PROPERTY	Yes
WATERFRONT	No
POWER	Yes

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface
NUMBER OF PARKING SPACES	261

UTILITIES & AMENITIES

SECURITY GUARD	No
HANDICAP ACCESS	Yes
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	3
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes



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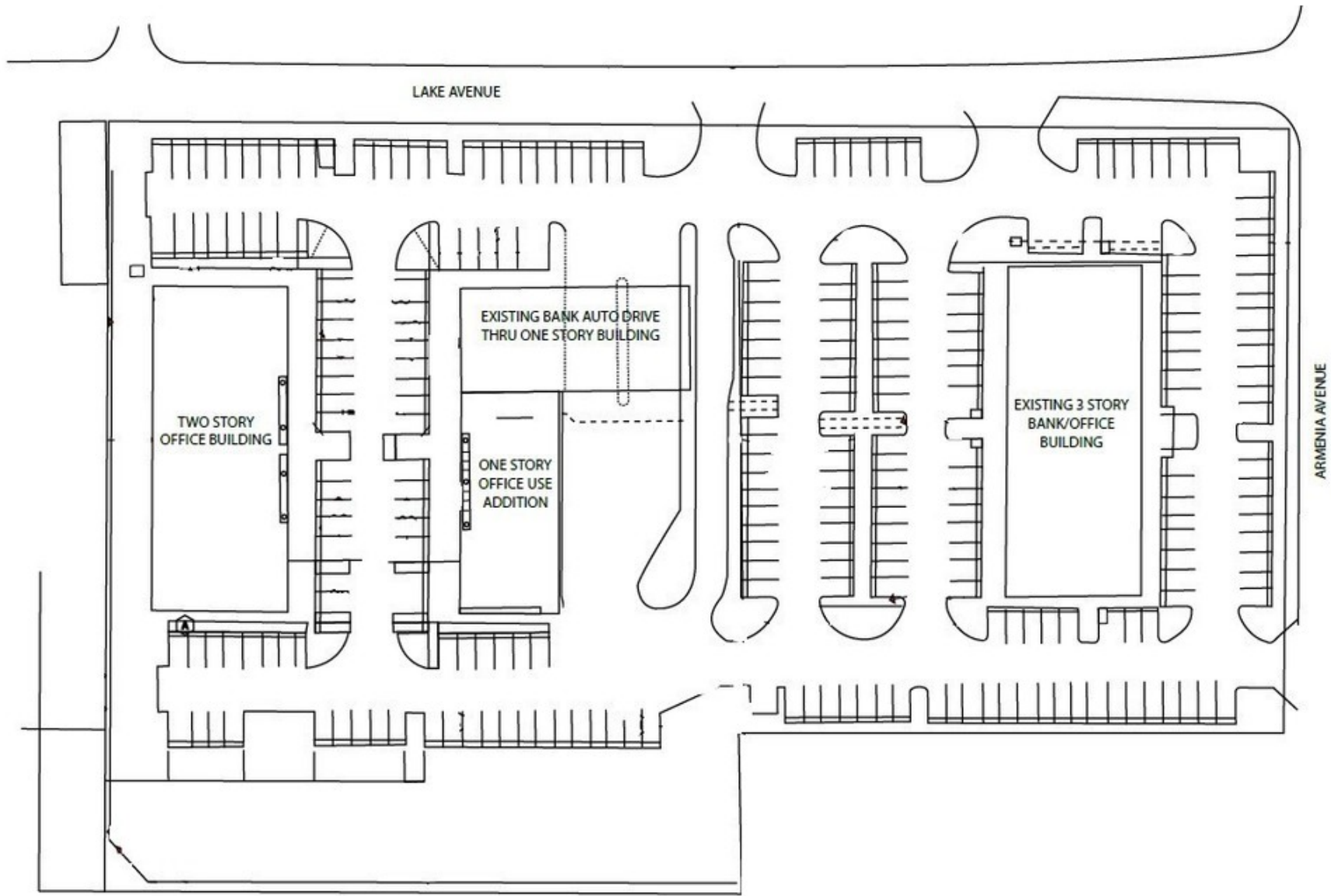
LEASE INFORMATION

LEASE TYPE:	Gross; MG	LEASE TERM:	60 months
TOTAL SPACE:	1,362 - 4,911 SF	LEASE RATE:	\$24.00 - \$28.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4144 - Suite 250	Available	2,777 SF	Gross	\$28.00 SF/yr	Former plastic surgeon space
4144 - Suite 360	Available	2,225 SF	Gross	\$24.00 SF/yr	-
4146	Available	4,911 SF	Modified Gross	\$24.00 SF/yr	Rate is net of electric
4150 - Suite 201	Available	1,362 SF	Gross	\$24.00 SF/yr	-

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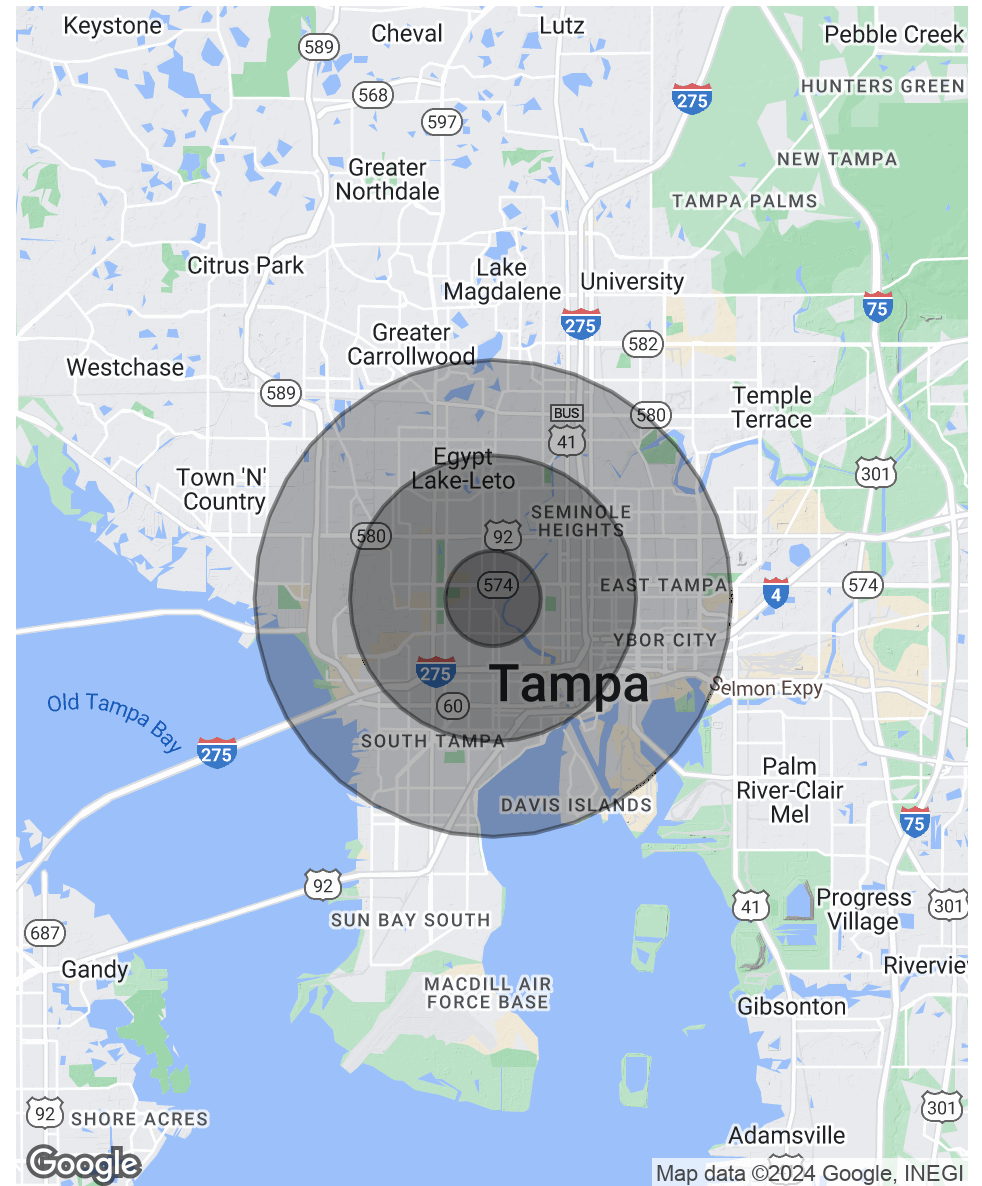
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,447	114,067	265,253
AVERAGE AGE	40.3	35.9	36.0
AVERAGE AGE (MALE)	38.7	34.4	34.5
AVERAGE AGE (FEMALE)	43.7	37.7	37.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,406	47,650	108,238
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$46,683	\$49,343	\$63,158
AVERAGE HOUSE VALUE	\$201,012	\$229,719	\$292,172

* Demographic data derived from 2020 ACS - US Census



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JOHN MILSAPS

Senior Advisor

john.milsaps@svn.com

Direct: 813.279.1366

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PROFESSIONAL BACKGROUND

John Milsaps has spent the past decade dedicated to his role as a commercial real estate professional who specializes in landlord representation and seller representation. Working as a senior advisor with SVN, he has consistently proven both his commitment to his clients, as well as his extensive knowledge of varying commercial real estate transactions. His familiarity and understanding of the Tampa Bay business community only further his ability to connect business owners to the right strategic partners or buyers, whether local or nationwide.

Though John has a broad understanding of the entire commercial market, he specializes in both professional office and healthcare real estate. As Senior Advisor, he approaches each business transaction with a unique combination of marketing, technology, and sales to ensure success and ease from start to finish.

EDUCATION

John earned a double B.B.A in Real Estate and Risk Management from Georgia State University – J. Mack Robinson College of Business in 2004. He has been an active Licensed Real Estate Agent in the state of Florida ever since and continues to grow with SVN Coastal Commercial as a Top Producer within the brokerage.

SVN | Commercial Advisory Group
10150 Highland Manor Drive Suite 150
Tampa, FL 33610
941.487.3788

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