

# LAKEFRONT OFFICE BUILDING \$569,000

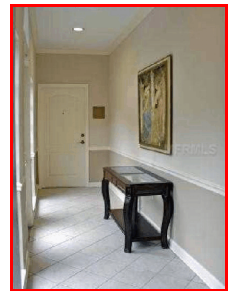
MLS #T2381376

## PRICE REDUCED!!!!!!!!!!

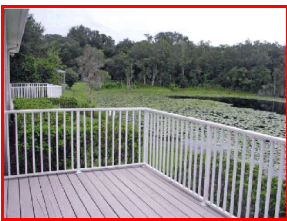


**W**elcome to The Magnolia Center, north Tampa's finest waterfront office park. Offered for sale is a luxurious **3,400 s.f.** (mol) two-suite office building at **16029** and **16025 North Florida Avenue**. This traditionally designed building faces busy US Highway 41 (Florida Avenue) and features hand-cast Corinthian columns and private lakefront decks (one for each suite) with direct building entry. The entire building is refurbished with Class "A" buildout 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



**S**uite 16029 is **leased** and contains about **1,200 s.f.** and is comprised of a reception area, three offices, a very large conference room with french doors, lockable storage closet, and a restroom. This suite offers comprehensive adjustable accent lighting, the conference room features a double french door entry and a solid cherry coffee bar with concealed quartz downlighting. Two of the 12' x 14' offices are waterfront, one with a private deck and entry.



**S**uite 16025 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 2,400 s.f. and includes the "Executive Retreat."

**T**he second-floor 700 s.f. "Executive Retreat" hide-a-way includes panoramic views of the tranquil lake, additional storage, and separately zoned air conditioning. This flexible space is configured to allow dedicated, secure access from either first-floor suite!

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. It is 100% owner-occupied. Zoning and deed restrictions limit the buildings' use to professional or medical offices.

For additional photos and details, please click of the "For Sale" and go to

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