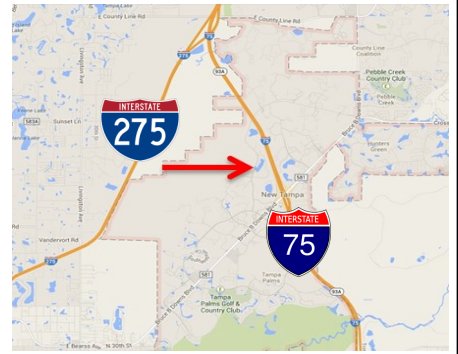




# FOR SALE

## Tampa Palms Professional Center Office Building. Tampa, FL 33647



### 17411 Bridge Hill LN Tampa, FL 33647

- Beautifully built out 2,384 SF office
- Great layout, high ceilings
  - 7 offices
  - Large central conference room
  - Lobby, reception window
  - Kitchen / Break Room
  - Plenty of file and storage room
- Excellent location near the new Bruce B Downs/I-75 Interchange, USAA's regional office complex, and across from the New Tampa Community Center
- Surrounded by the upscale enclaves, restaurants and shops of Tampa Palms
- Newer construction, prominent signage



Asking Price: ~~\$379,600~~

REDUCED TO  
**\$330,000**



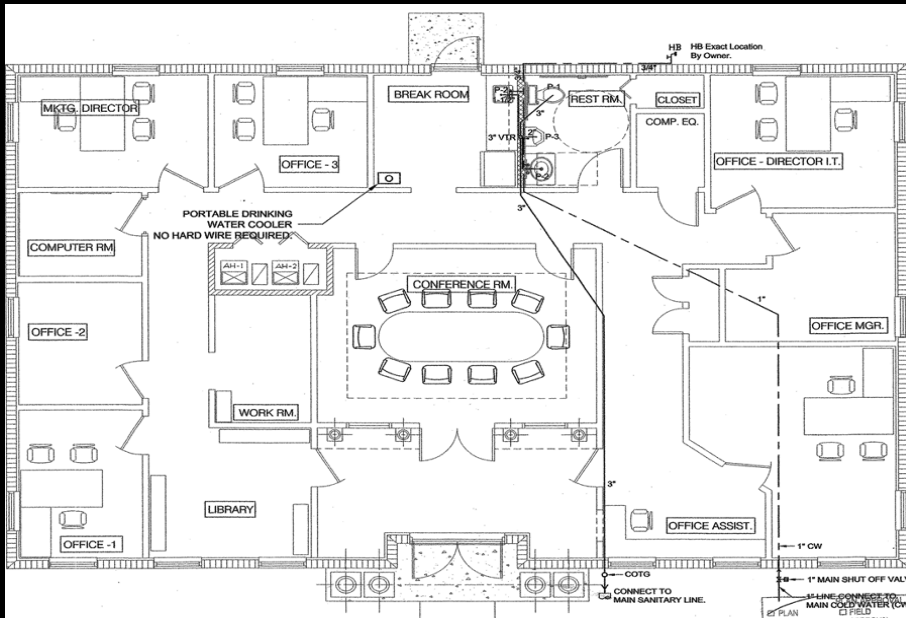
**Frank A. Boulosa**  
Licensed Real Estate Broker  
Tampa, Florida  
frank@fabrealtygroup.com

**(813) 789-6060**



# FOR SALE

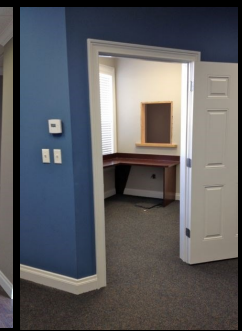
## Tampa Palms Professional Center Office Building. Tampa, FL 33647



An ideal location in the heart of one of the region's most affluent communities, Tampa Palms Professional Center enjoys an enviable location fronting I-75 (at Exit 270) and the comprehensive retail, restaurant and service amenities along the Bruce B. Downs Boulevard commercial corridor.

Immediate interstate access provides convenient connectivity to I-4 (8 miles via I-75), Tampa International Airport, the downtowns of Tampa, and St. Petersburg/ Clearwater and the beaches (via I-275), and Orlando (via I-4).

The tranquil, park-like campus features a serene natural setting surrounding a 12-acre lake, ponds and wooded preserves.



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