



Investment opportunity to purchase a Class A, 23,019 rentable square foot (RSF), two-story office building. The subject property is 100% occupied by a prestigious full service, national law firm. The building is located in Tampa's desirable Sabal Business Park in the East Tampa office submarket within the city of Tampa, Florida.



Offering Summary

Year Built: 2007
Size: 23,019 RSF
Building Land Area: 3.2 acres MOL
Current Occupancy: 100%
Lease Expiration: December, 2014
Year One going-in cap rate: 7.32%

For more information please contact:

Sheriar Khorsandian, CCIM

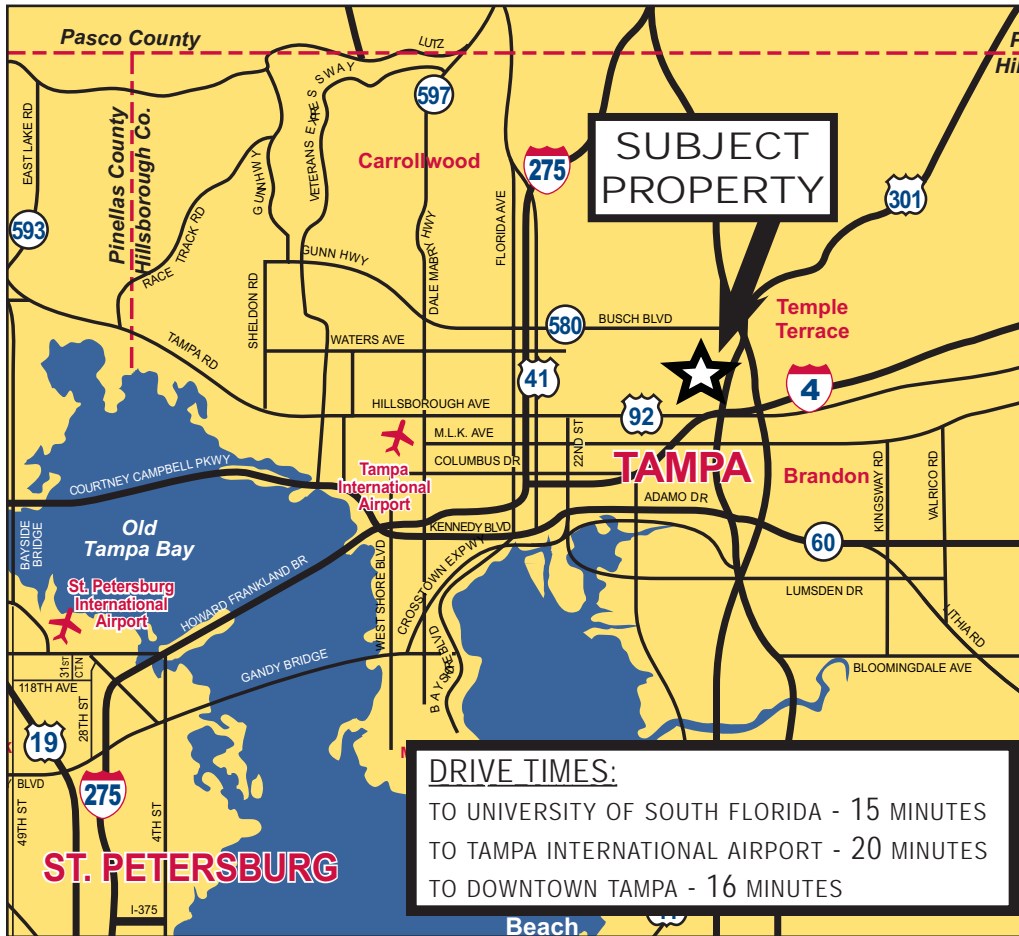
Sr. Vice President

813.830.7884

SKhorsandian@CommercialFL.com

PRICE: \$5,200,000.00





Investment Highlights

This offering provides investors with the opportunity to acquire a Class A, single-tenant property. The building is occupied by a prestigious full service, national law firm, currently under a 7-year lease expiring December, 2014 with renewal options. With an outstanding location the investment provides the benefit of strong, current returns with upside potential. The property also provides an excellent parking ratio of 4.47/1,000 RSF surface parking, or 103 parking spaces on 3.2 acres MOL.

- The building was completed in July of 2007. The subject property is a state of the art facility located in Sabal Business Park.
- The demand for Class A office buildings with a long term lease and annual rent increases securitizes the value and appreciation of the investment.
- The offering provides a modified triple net lease with landlord responsible for roof and structure only.

The subject property is located in the eastern portion of Hillsborough County in an area commonly referred to as the Eastshore or Tampa Parkway, which consists of the areas along the I-75 Corridor.

Demographics in a 5-mile radius of the subject property show a population of 156,373 people and 58,809 households. The average household income within this radius is \$50,610.

Cooperating Broker Policy – Non fee sharing

Grubb & Ellis|Commercial Florida is pleased to work with and cooperate with the brokerage community at large. Pursuant to this offering memorandum, neither the Seller nor Grubb & Ellis|Commercial Florida will pay a brokerage fee to, or share a brokerage commission with, a purchaser, or related and/or affiliated party to, of purchaser, attempting to act as a cooperating broker. Further, any cooperating broker must only look to the Buyer he represents for any and all compensation with regard to receiving a brokerage fee/commission at the completion of this transaction.