

2,433 SF Office For Lease



*Located at the Corner of North Falkenburg & East Broadway
South of Prestigious Sabal Park*

3252 Parkside Center Circle

- ◆ **New First Generation Office Space**
- ◆ **Close Proximity to Sabal Park, Hotels, and Pinebrooke Business Park**
- ◆ **Parking 4/1,000**
- ◆ **Easy Access to I-75, I-4, SR 60 and U.S. 301**

Lease Rate:	Annual Cost	\$17.00 psf Industrial Gross
Less Annual Taxes	\$8,100	- \$1.63
Less Building Insurance	\$2,100	- \$0.42
Less Common Area Maintenance	\$6,000	- \$1.21
Less Alarm		- \$.15
NNN Equivalent		\$13.60 psf NNN

Morris Haas
813.629.4459
morrishaas@yahoo.com

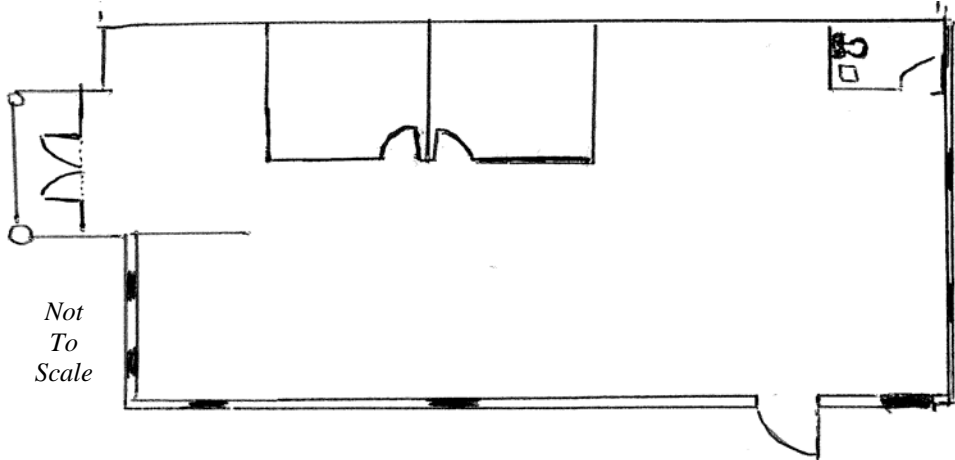
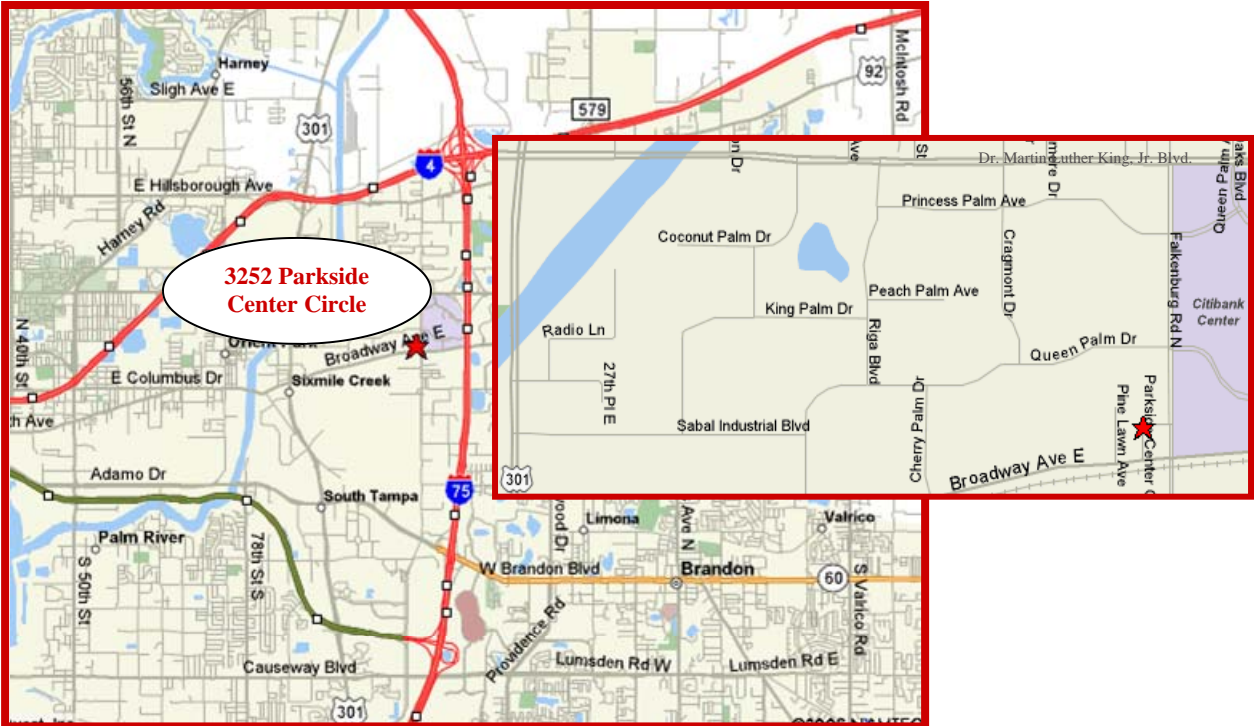
**Preston
& Farley, Inc.**



Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

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*Not
To
Scale*

For Further Information – Please Call

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