

# CONCOURSE CENTER

IN THE CENTER OF THE WESTSHORE BUSINESS DISTRICT



FOR LEASE

**CBRE**





# FEATURES

## 294,749 RSF OFFICE PARK

- + 294,749 RSF divided among (4) 3-story office buildings
- + Variety of space options ranging from 1,400-8,000 SF
- + On-site Cafe
- + 2 covered parking garages in addition to ample surface parking
- + Outdoor seating areas
- + Natural park setting with oaks and water features
- + On-site management team
- + Energy Star rated
- + Immediate proximity to hotels, shopping and quality residential areas
- + Minutes from Tampa International Airport, expansive amenity base and all major interstate systems
- + Easily accessible to abundant labor force



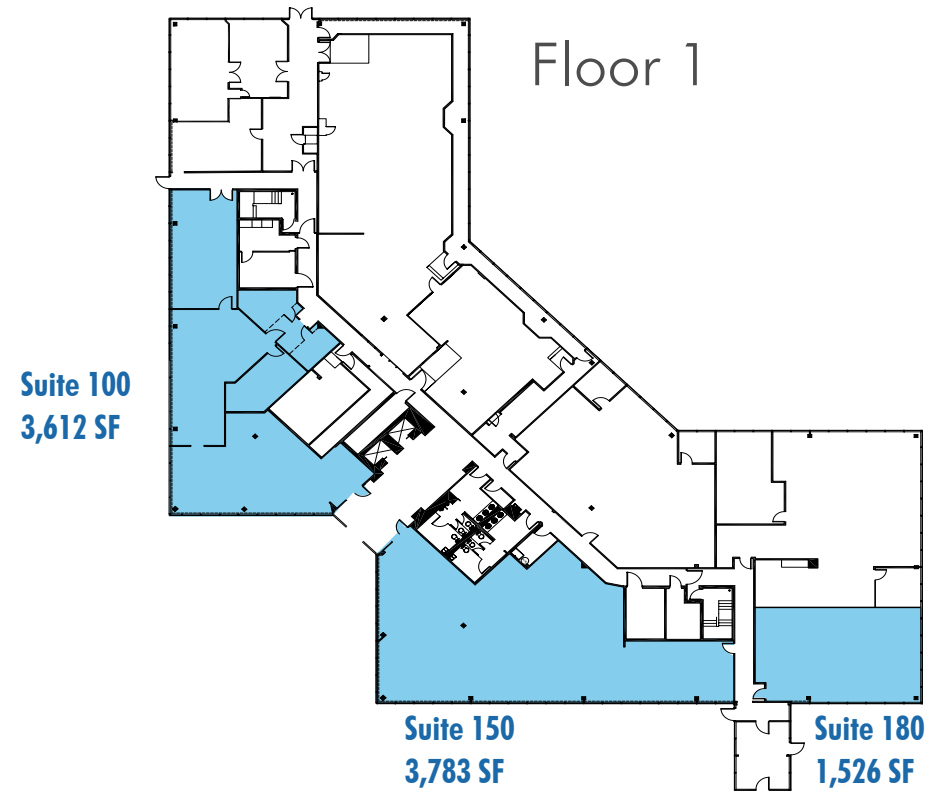
CC I:	3 stories	76,657 SF
CC II:	3 stories	73,180 SF
CC III:	3 stories	73,600 SF
CC IV:	3 stories	73,788 SF



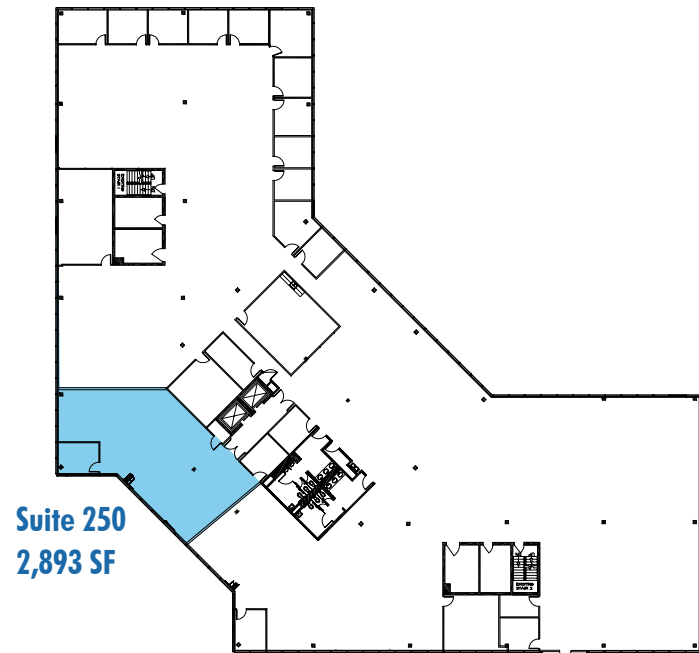


# Building I

3501 E. Frontage Road

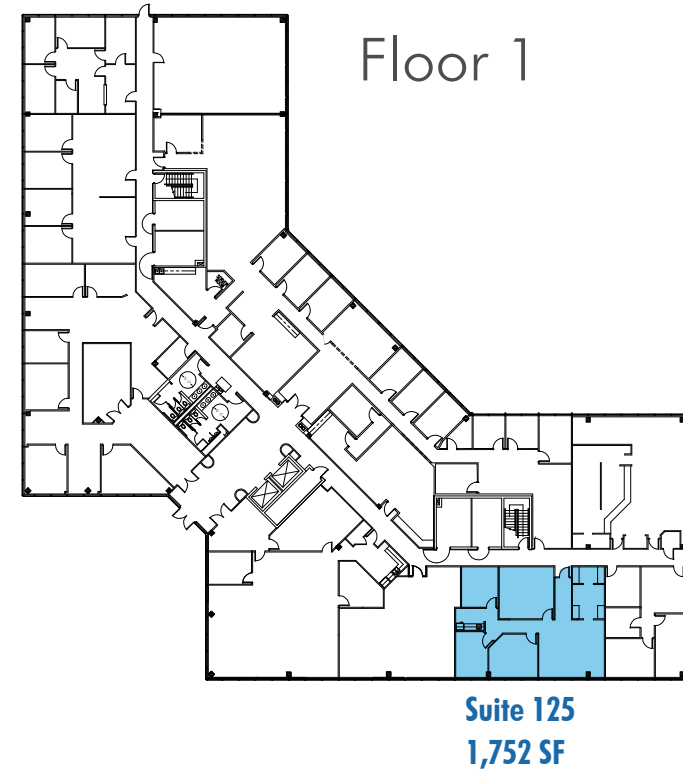


## Floor 2



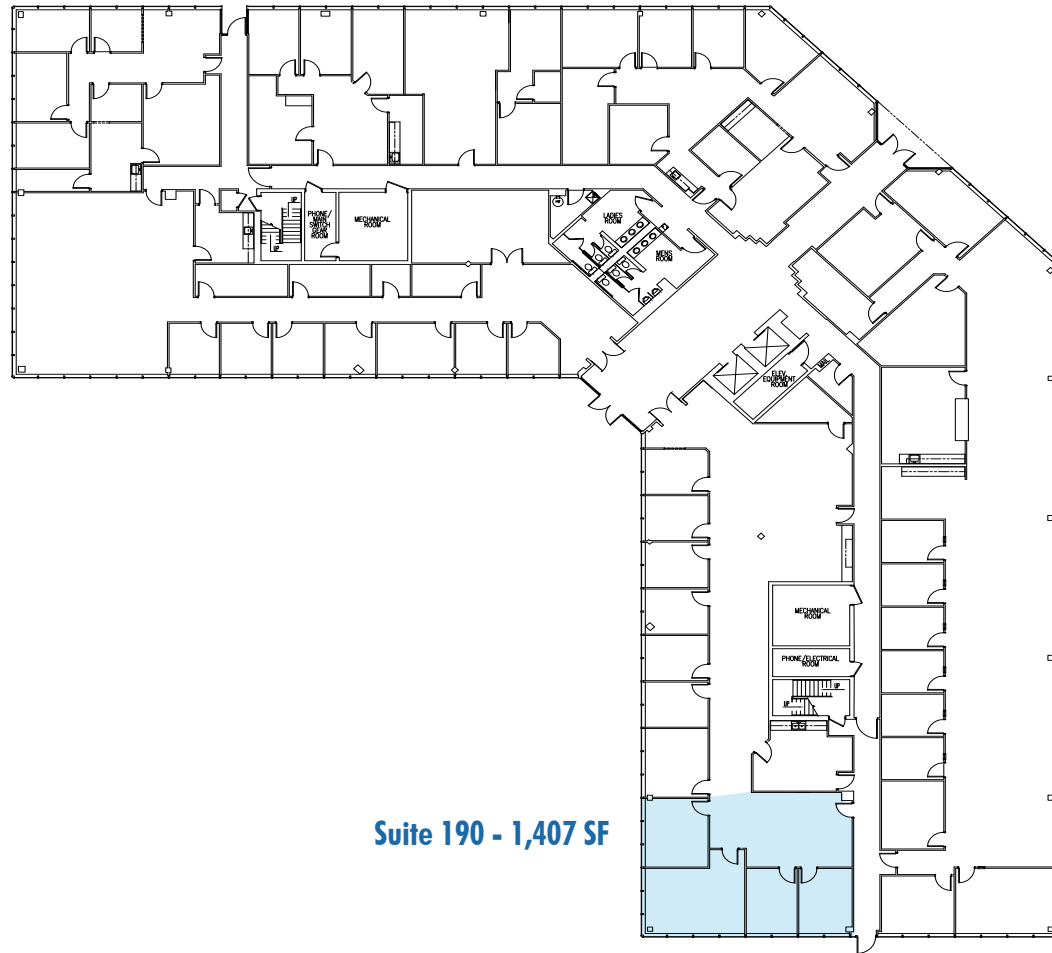
# Building III

3505 E. Frontage Road



# Building IV

## 3507 E. Frontage Road



Floor 1

Suite 190 - 1,407 SF

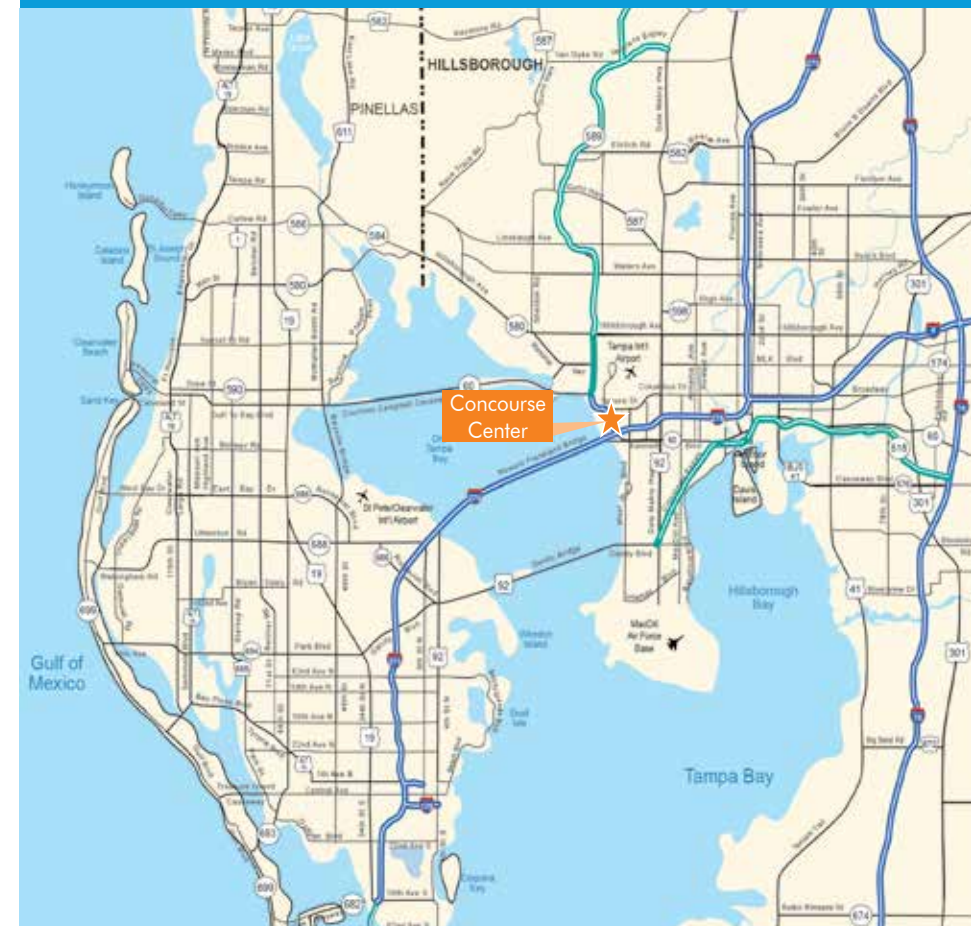


## Property Description

Submarket:	Located in the Westshore Business District, Florida's Largest Suburban Office Market	Ceiling Height:	8'6"
Property:	Concourse Center	Fire Safety:	Fully sprinklered with wet system monitored by ADT, Fire & Life Safety Systems
Property Description:	Class B, 294,472 SF Office Park Comprised of (4) 3-Story Office Buildings	Mechanical:	HVAC split system
Address:	3501, 3503, 3505 & 3507 E Frontage Road Tampa, FL 33607	Telecom Providers:	Frontier, Spectrum, TCG South Florida
Owner:	DRA/CLP Concourse Center Tampa, LLC	Backup Emergency Generator:	900kw Caterpillar Phase 3 Generator with 4,000 gallon capacity
Year Completed:	1982-1984	Fiberlink Redundancy:	
Building Envelope:	Glass & steel base, steel columing, concrete floor and decking, dual pane reflecting coating		

On-site Property Management  
4 Full time Maintenance Engineers / Techs  
Online work order system - Angus

After hours/ On call service  
Campus Security Guard



### WESTSHORE BUSINESS DISTRICT

- 37 - Hotels (7,271 rooms)
- 2 - Regional Malls
- Over 250 restaurants ranging from fast food to fine dining
- 1,677 Single Family Homes
- 5,435 Multifamily Units
- 13 Schools
- Over 400 Financial Institutions
- Large Variety of Amenities & Services

### DISTANCE TO KEY POINTS

Highway 60	.08 miles
Courtney Campbell Cswy	1 mile
Tampa International Airport	.3 miles
Interstate 275	.7 miles
Downtown Tampa	5 miles



# CONCOURSE CENTER

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TAMPA, FL 33607



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