



SUITE 104/105 - 3,087 SF AVAILABLE

## THOMPSON CENTER WATERS

5453 West Waters Avenue | Tampa, FL

Thompson Center Waters is an *attractive* industrial business park *conveniently located* north of Tampa International Airport, with *easy access* to the Veteran's Expressway, Pinellas County, & Pasco County.

### Property Highlights

**Available Space:** Total: 3,087 SF  
WH (with a/c): 1,287 SF  
Office: 1,800 SF

**Parking:** 5/1,000 SF

**Ceiling Height:** 9' in office space  
14' in WH space

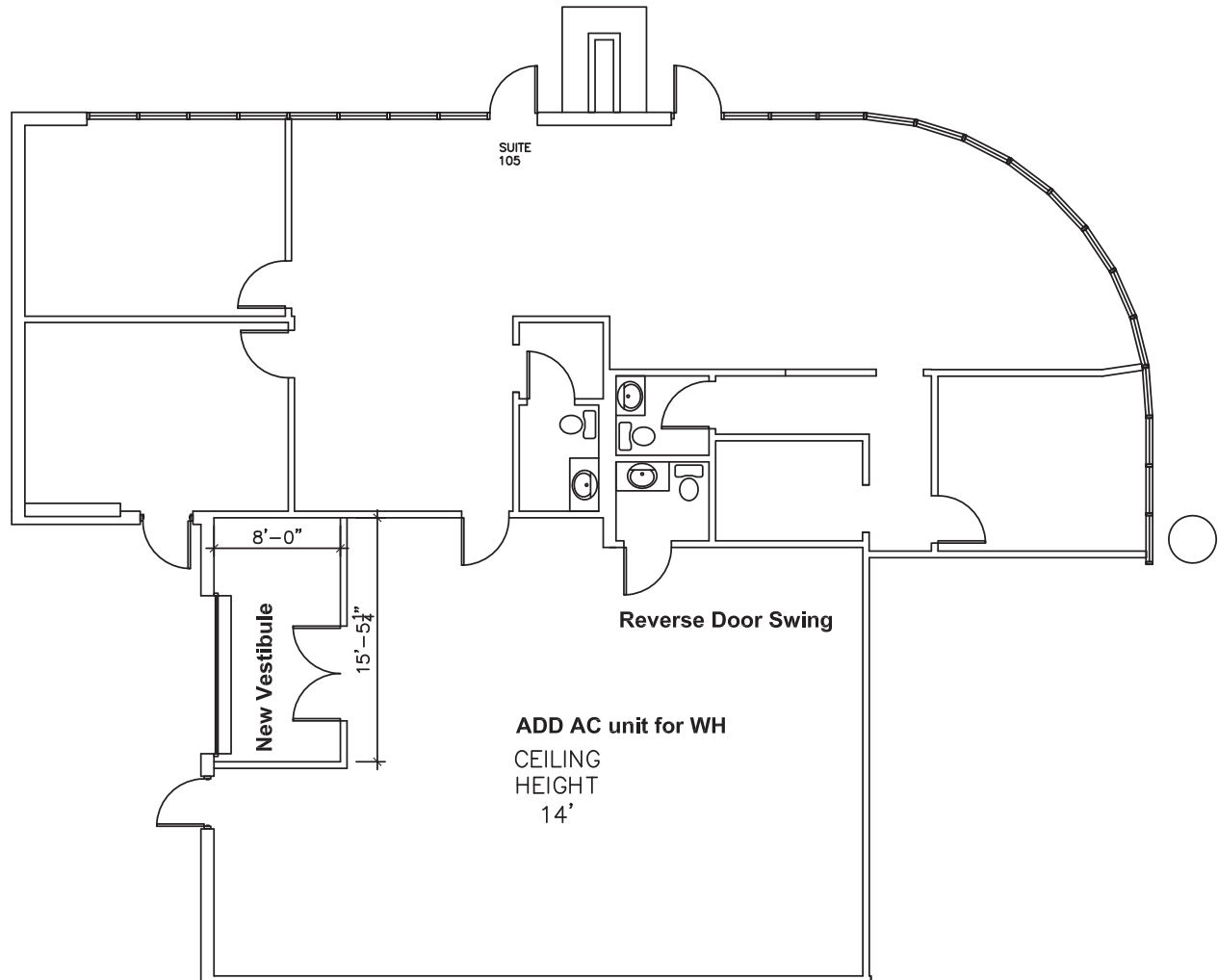
- > Suite includes 2 bathrooms and 1 shower room
- > The area offers a variety of amenities including hotels, restaurants, shopping and banking within a few minutes drive.
- > Pleasant tree-scaped environment with good visibility to Waters Ave., Anderson Rd., and Florida Mining Blvd.
- > Day care on site
- > Egress to Anderson Rd. from TCW Office Park
- > Frontier FIOS & Spectrum Available

*Available Now*

*Lease Rate: \$15.00/SF, Modified Gross*



## FLOOR PLAN



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