

FOR LEASE

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# 2350

East State Road 60

VALRICO | FLORIDA | 33594

## Angelica Tower

*Up to 36,000 SF  
available for lease*

Floors 3-5 in shell condition  
available for customized build out

Efficient floor plate design

Top of the building signage opportunities



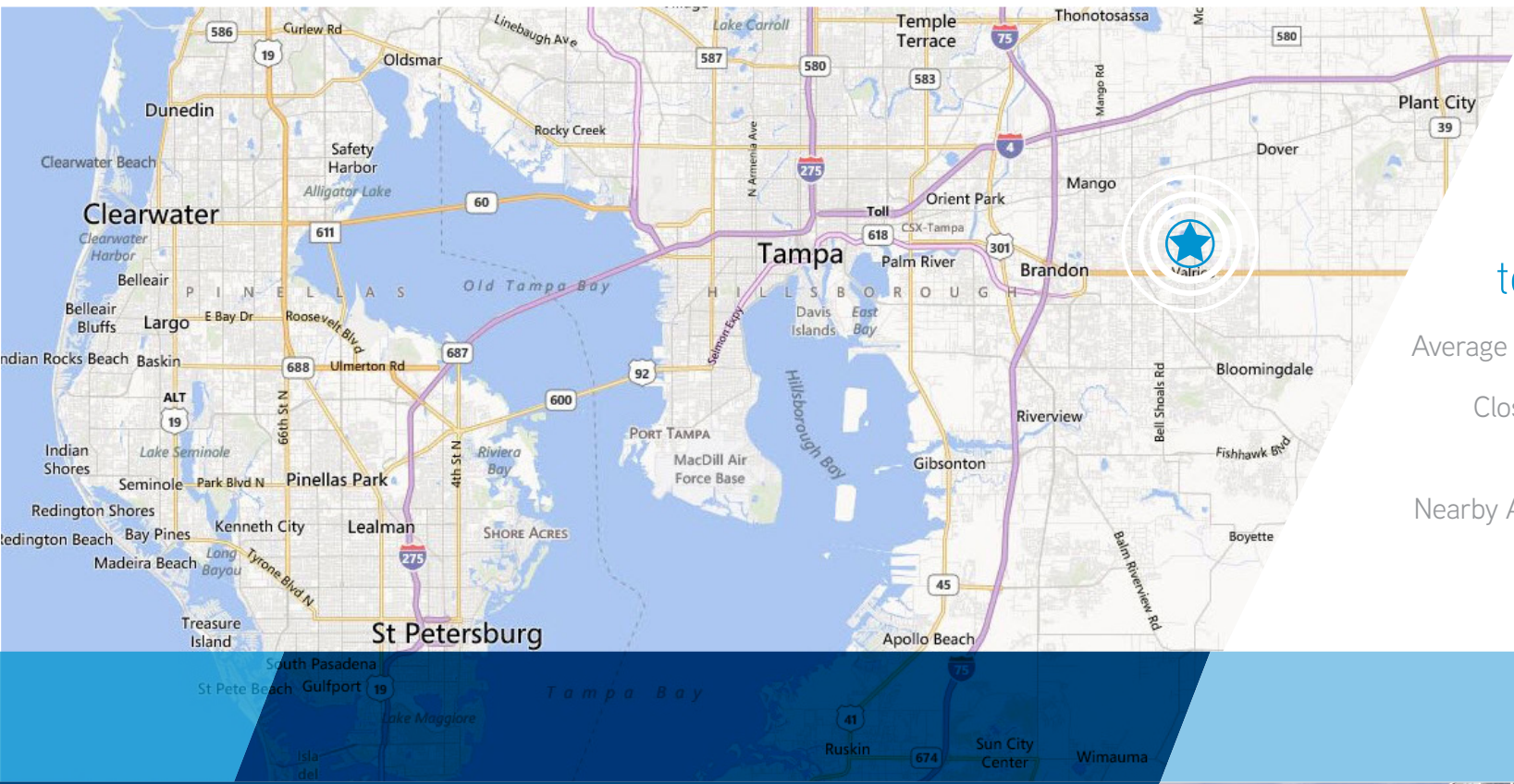
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Excellent  
visibility from  
State Road 60  
with easy access  
to major highways

Average daily traffic volume of 54,000

Close proximity to the Crosstown  
Expressway, I-75 and I-4

Nearby Amenities include restaurants,  
day-care facilities, retail  
services, and a regional mall



**Building**  
56,000  
Square Feet



**Floors**  
5-Story



**Floor Plate Size**  
11,200  
Square Feet



**Availability**  
11,200 - 36,000  
Square Feet



**Rental Rate**  
\$21/Square Foot  
Full Service



**Parking**  
4/1,000



**IT Carrier**  
Verizon or  
Spectrum

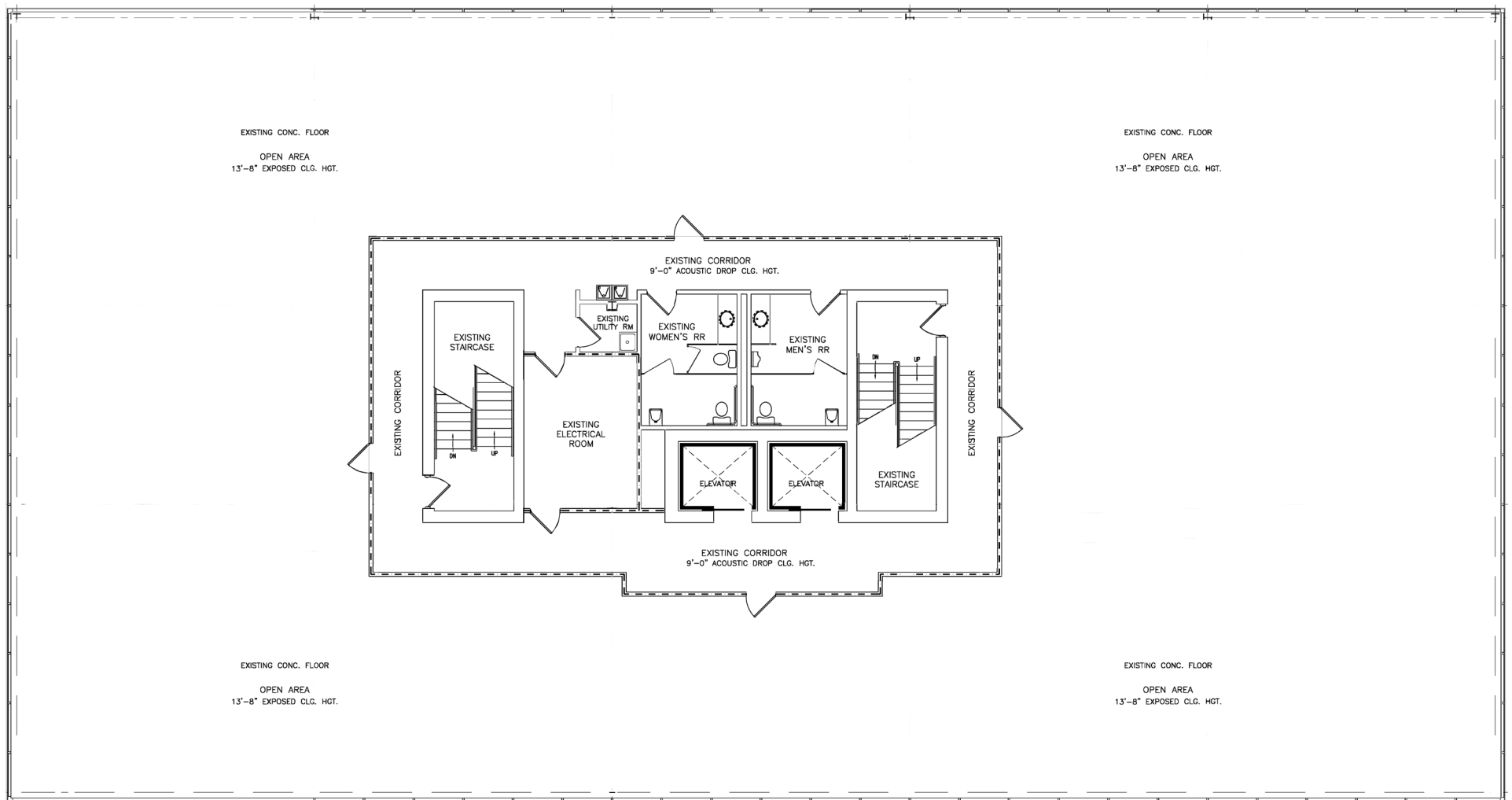


**Tampa International  
Airport**  
30 min. Drive





\* Conceptual renderings and visuals



## FLOOR PLAN

*Floors three (3) - five (5) each provide approximately 11,200 SF  
All are available for lease and customized buildout*

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