

For Lease

RIPCO
RETAIL LEASING

3652 & 3654 West Cypress Street

Adjacent to N Dale Mabry Hwy situated at the lighted intersection of W Cypress St & Gramercy Lane

Tampa, FL

±2,171 SF Office
±9,704 SF Warehouse

Freestanding office building & adjacent warehouse available for lease together or separately

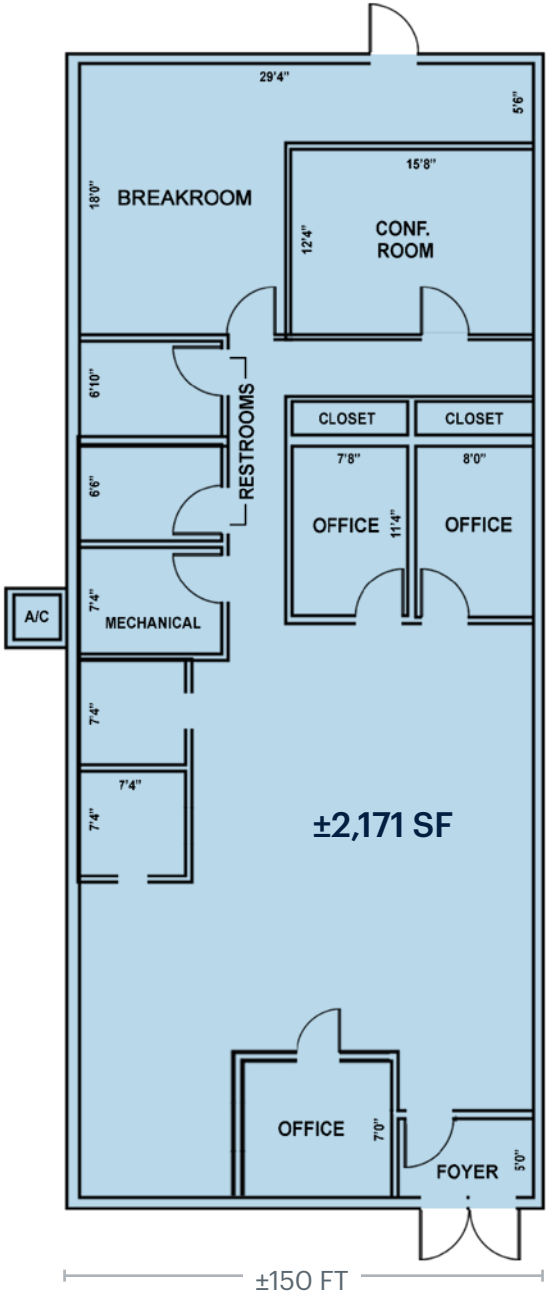
Contact Exclusive Agents

Gene Ruiz
gruiz@ripcofl.com | 813.921.5641

Vinny Prospal
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Space Details

3652:
Floor Plan



Location	Adjacent to N Dale Mabry Highway situated at the lighted intersection of West Cypress Street & Gramercy Lane	
Size	**3652:** ±2,171 SF	**3654:** ±9,704 SF
Rent	Upon request	
Parking	±15 spaces	
Construction	Metal frame with masonry	
Possession	Immediate	
Term	3-5 Years	
Neighbors	Whole Foods, REI, Shake Shack, Visual Comfort & Co, J Alexander's, Total Design Source, Raymond James Stadium, Target, Home Depot, Walmart	
Comments	The MIDTOWN Office & Warehouse - well suited for companies seeking a short-term office, warehouse, or combined solution. The ±2,171 SF front office features an open work area/bullpen, one (1) conference room, three (3) private offices, and a breakroom. The ±9,704 SF warehouse includes an 1,850 SF office component, two (2) dock-high doors, and two (2) grade-level doors and estimated ±15 FT clear height ceiling. Convenient access to I-275 and N Dale Mabry Highway. Positioned at the signalized intersection of W Cypress Street and Gramercy Lane, with traffic counts exceeding ±16,000 AADT and approximately ±150 feet of frontage. Tampa is part of the Hillsborough County submarket within the Tampa MSA - one of Florida's fastest-growing regions.	

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Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.

Additional Photos


3652 W Cypress Street


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Site Aerial



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Area Retail



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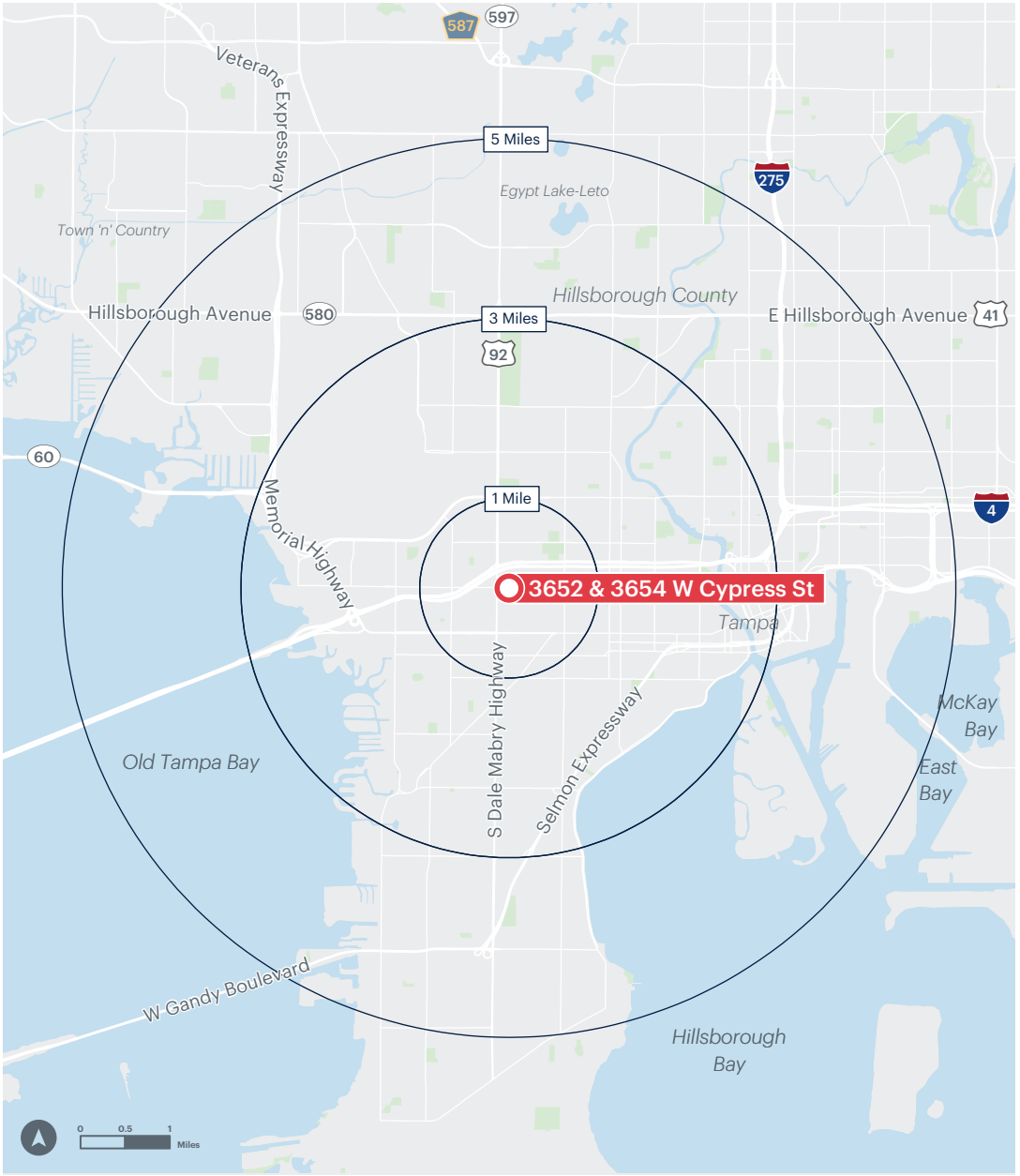
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Area Demographics



	1 mile	3 miles	5 miles
Total Population	17,821	110,272	261,444
Average Household Income	$131,977	$155,703	$133,753
Total Businesses	761	4,598	10,940
Total Employees	6,447	35,633	95,319

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