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1 NORTH DALE MABRY



ONE N. DALE MABRY HWY / TAMPA, FL

CBRE



CENTRAL
LOCATION.
INVESTED
OWNERSHIP.

IN





Class A, 13-story office building with high-visibility, top of building monument signage opportunities



Easily accessible with four access points



High-traffic corner (visibility from I-275 with 226,000 AADT, 57,752 on Dale Mabry Hwy. and 36,229 on Kennedy Blvd.)



New renovations improve both visitor and tenant experience



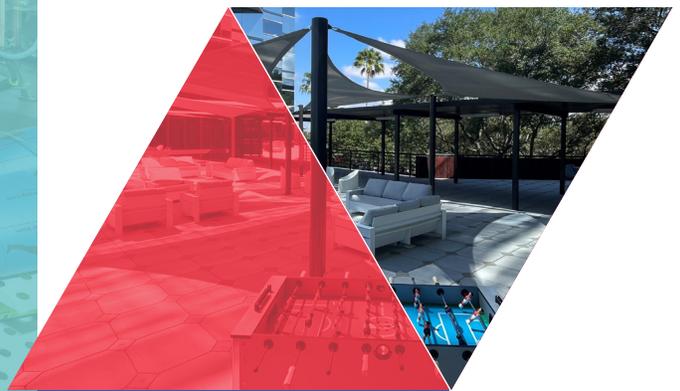
Adjoining covered parking garage with 4:1,000 s.f. parking ratio



Located less than 1/2 mile away, Midtown Tampa, a 1.8 million SF mixed-use development, with Whole Foods, REI, True Food, Shake Shack and other best-in-class retail and dining options

Newly Renovated —

- + New amenities include outdoor mezzanine, lounge, and Avenue C - grab and go canteen
- + Building amenities include state-of-the-art fitness center, tenant conference room, concierge desk and on-site property management office
- + Parking garage renovated
- + Upgrades to first floor lighting, floors and furniture
- + EV Charging - Coming Soon!



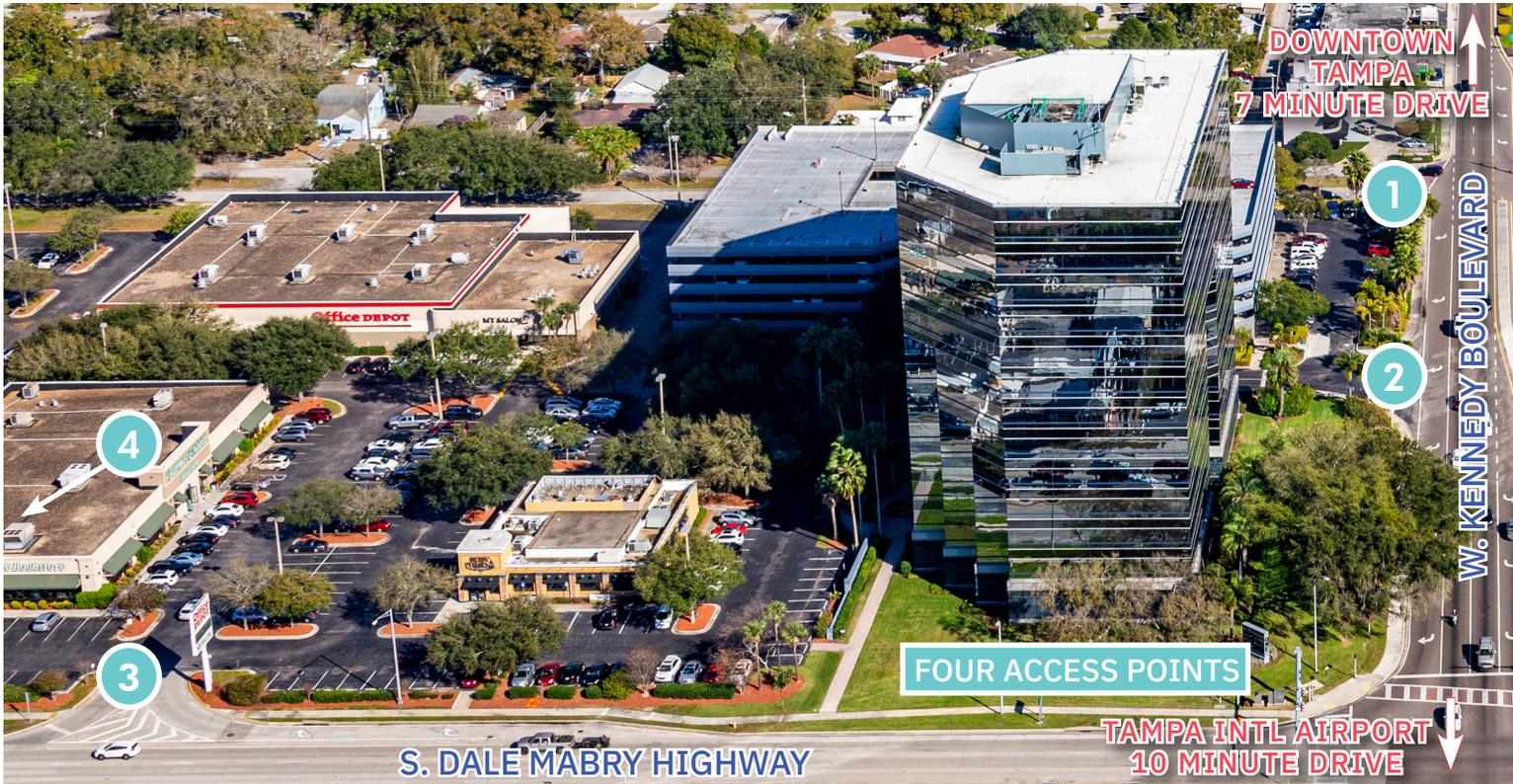
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**MORE THAN 25
DINING OPTIONS
WITHIN 1/2 MILE**

Aldi
Brick House Tavern
Burger King
Carrabba's
Cali
Donatello Italian
Dosunco Ramen
Einstein Bros Bagels
Five Guys
Flippers Pizza

India's Grill
Jimbo's Pit BBQ
Lemon Grass Thai
Lennys Subs
Metro Diner
Mighty Quinn's BBQ
Mr. Empanada
Outback Steakhouse
Papa John's
The Press Box

True Food Kitchen
Pure Kitchen Vegan
Redland's Grill
Renzo's
Shells Seafood
SoHo Sushi
Shake Shack
Village Inn
Yummy House China Bistro



For More Information, Please Contact —

Ryan Reynolds
+1 813 273 8470
ryan.reynolds@cbre.com

Kristin Kenney
+1 985 788 5105
kristin.kenney@cbre.com

An Investment Of:

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