

300 North Franklin St

**300 NORTH FRANKLIN ST
TAMPA, FL 33602**

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Executive Summary



OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	6,036 SF
Year Built:	1889
Zoning:	CBD-1

PROPERTY OVERVIEW

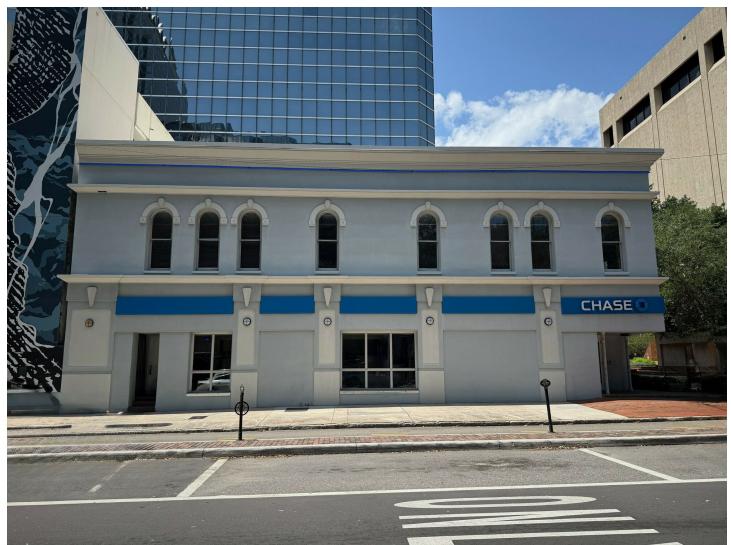
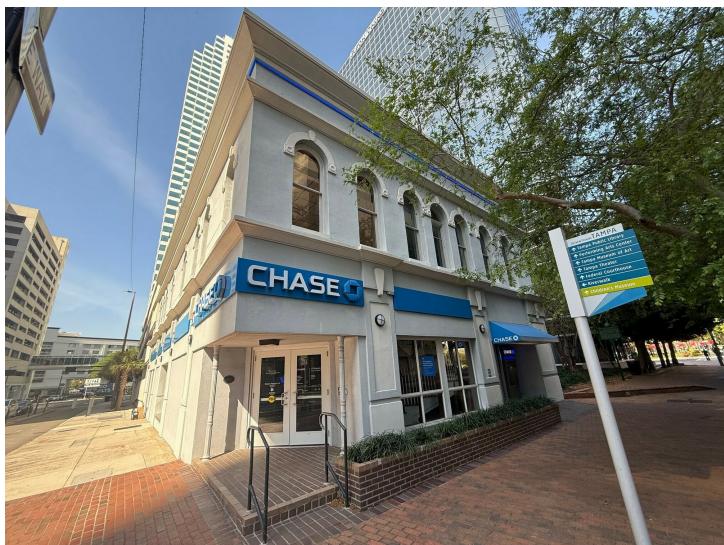
Rare opportunity to purchase a highly desired office space with ground floor retail in the heart of downtown Tampa. Ideally located with many restaurants, hotels, and events within walking distance. The space consists of 3,053 SF on the 2nd floor and 2,983 SF on 1st floor. Enter the building through a beautifully renovated shared lobby and a grand curved staircase. The 1st floor is currently leased to Chase Bank with 2nd floor vacant ready for owner occupant or investment. The 2nd floor has 6 large private offices, 4 of which include fireplaces, breakroom, 2 restrooms, and conference room and can be fully furnished.

PROPERTY HIGHLIGHTS

- Irreplaceable Real Estate
- Prime Location
- Chase Bank lease expires April 30, 2031. Further details with signed NDA.
- Ideal for family office or law firm on 2nd floor with Chase Bank producing income on 1st floor.
- 6 offsite parking spaces available



Additional Photos





Additional Photos



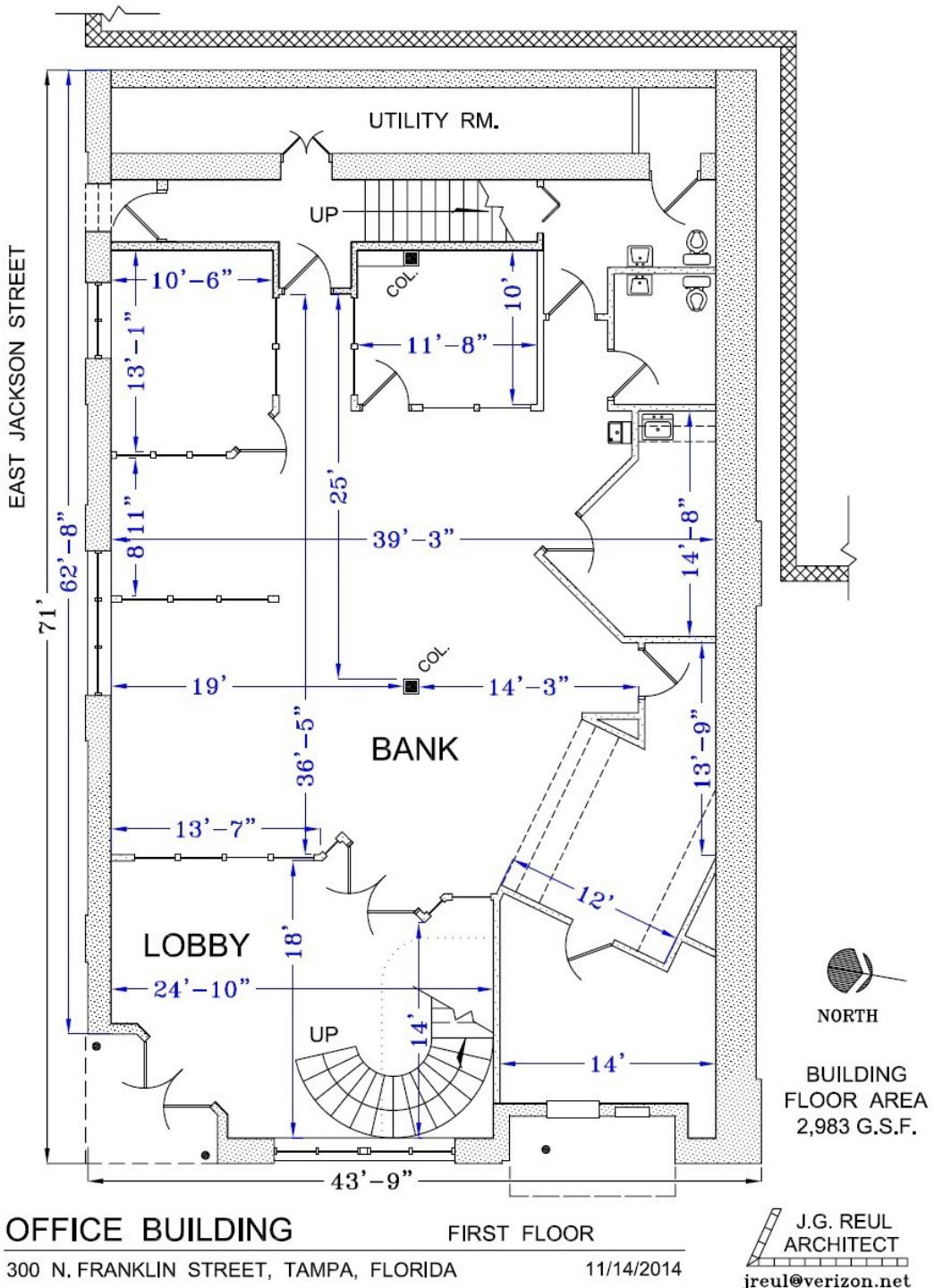


Additional Photos



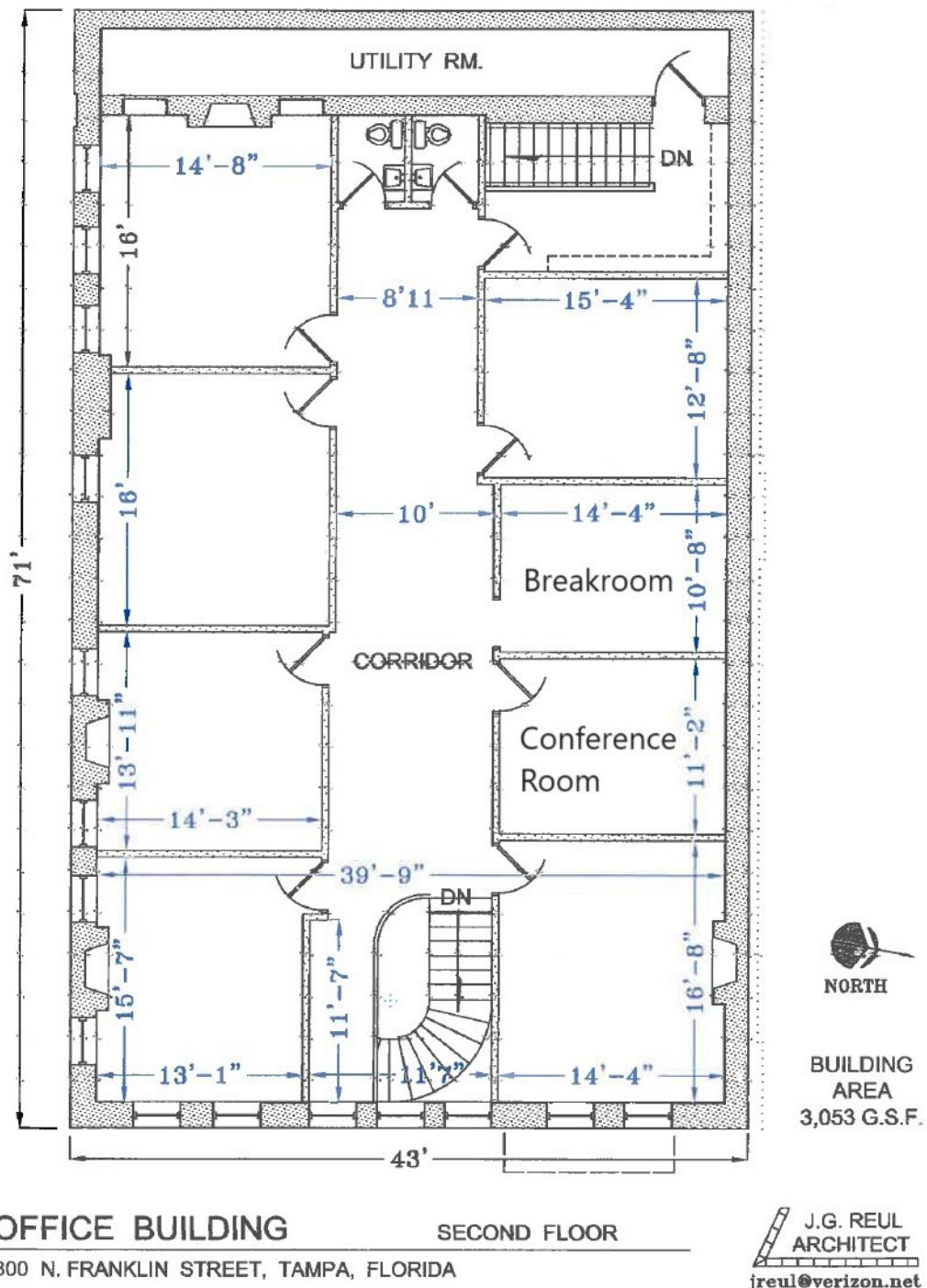


1st Floor Plan





2nd Floor Plan



OFFICE BUILDING

SECOND FLOOR

300 N. FRANKLIN STREET, TAMPA, FLORIDA

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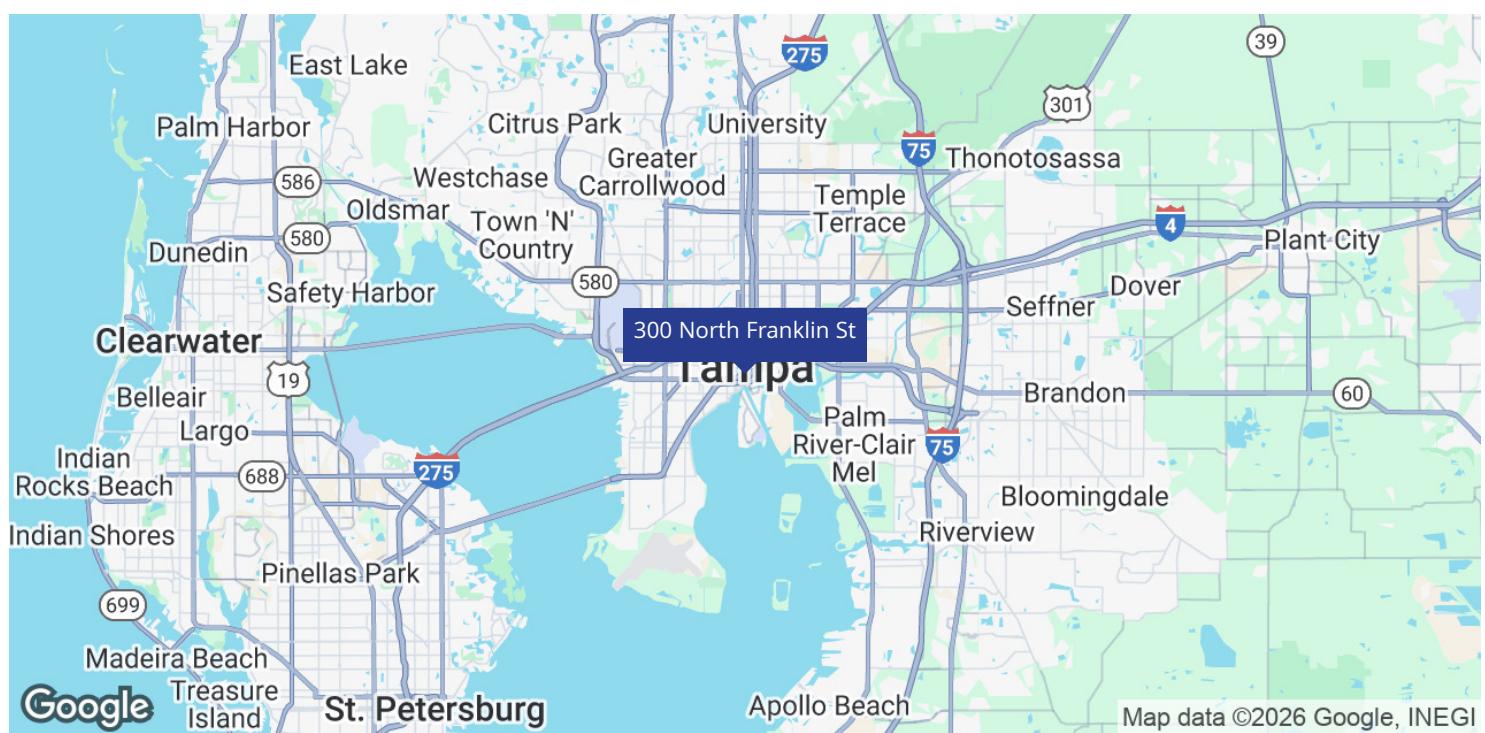
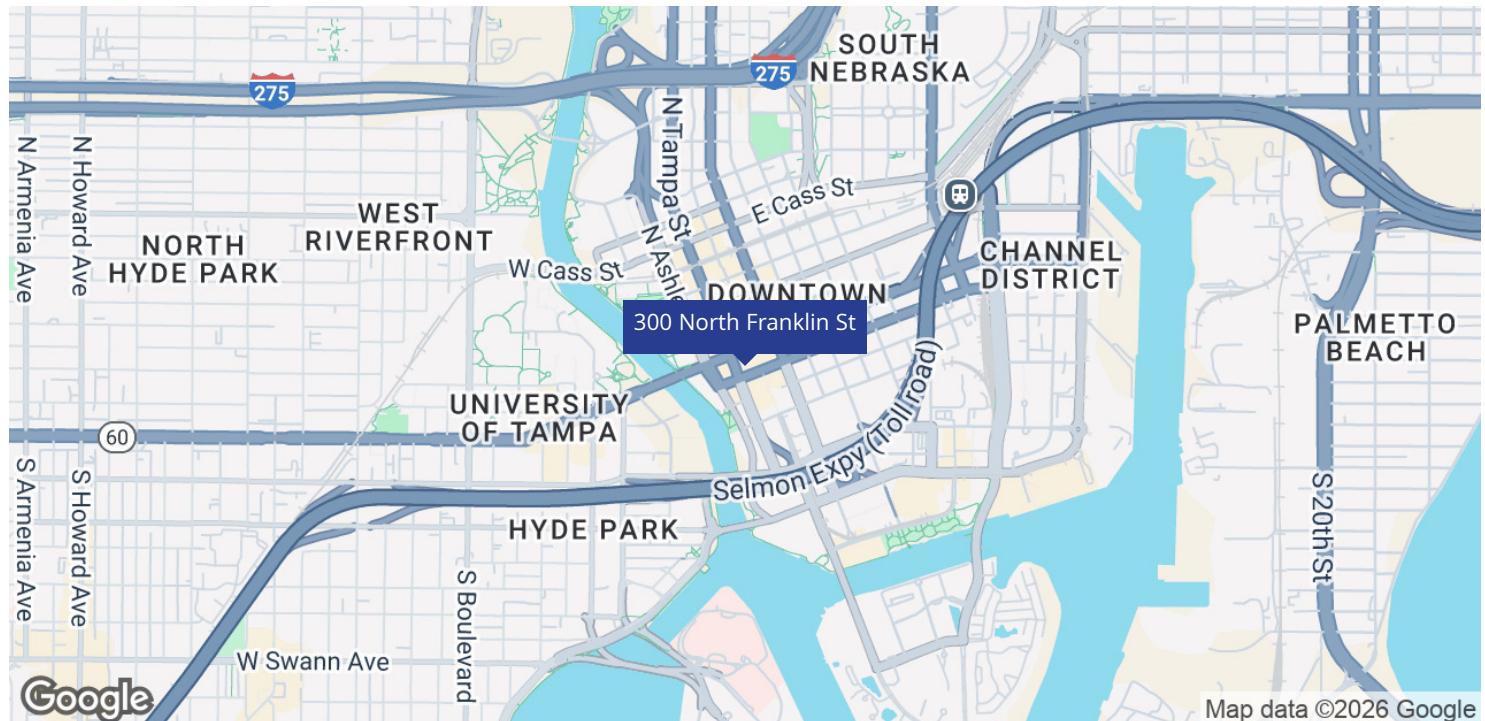


Aerial Image



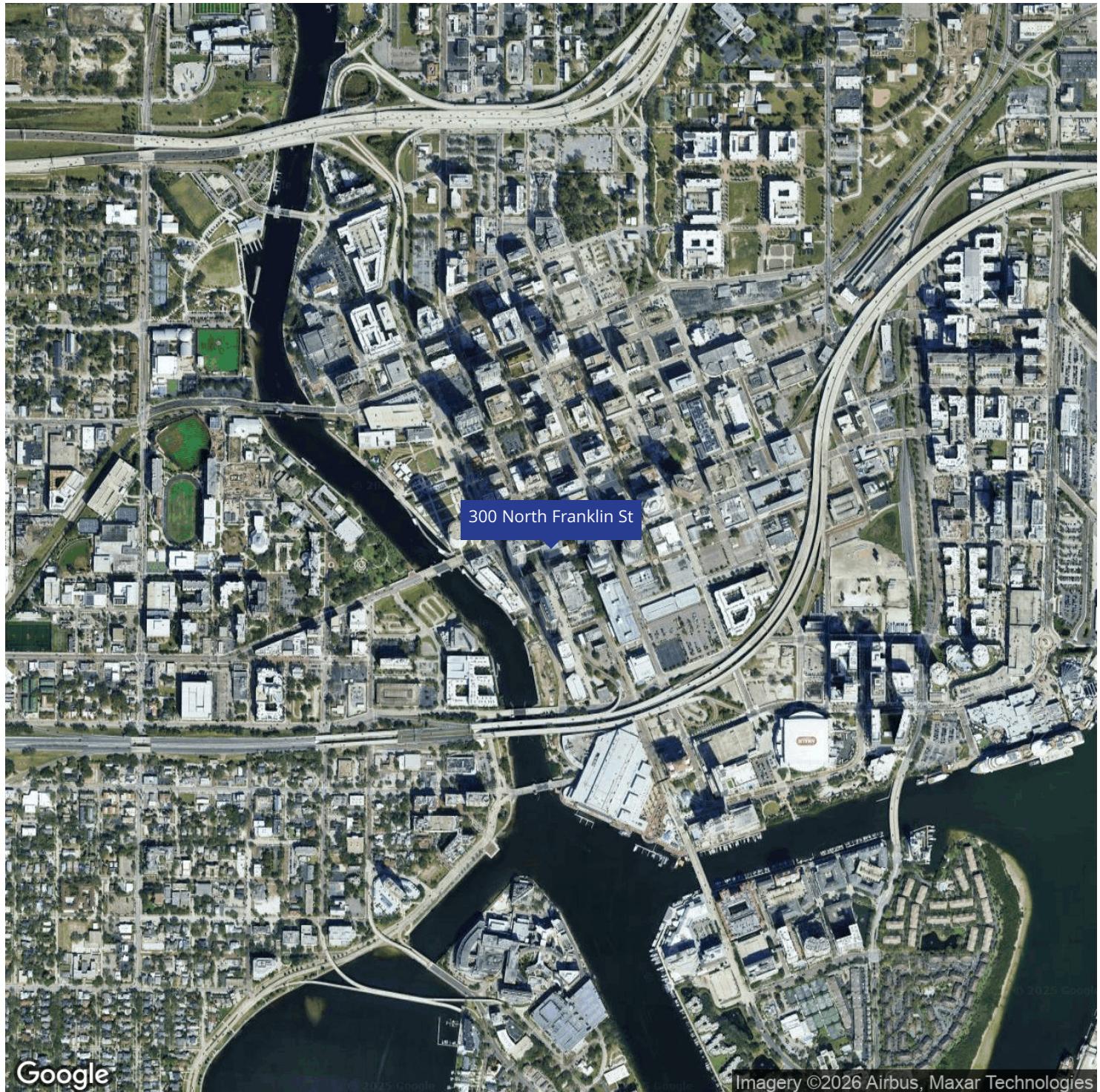


Location Map



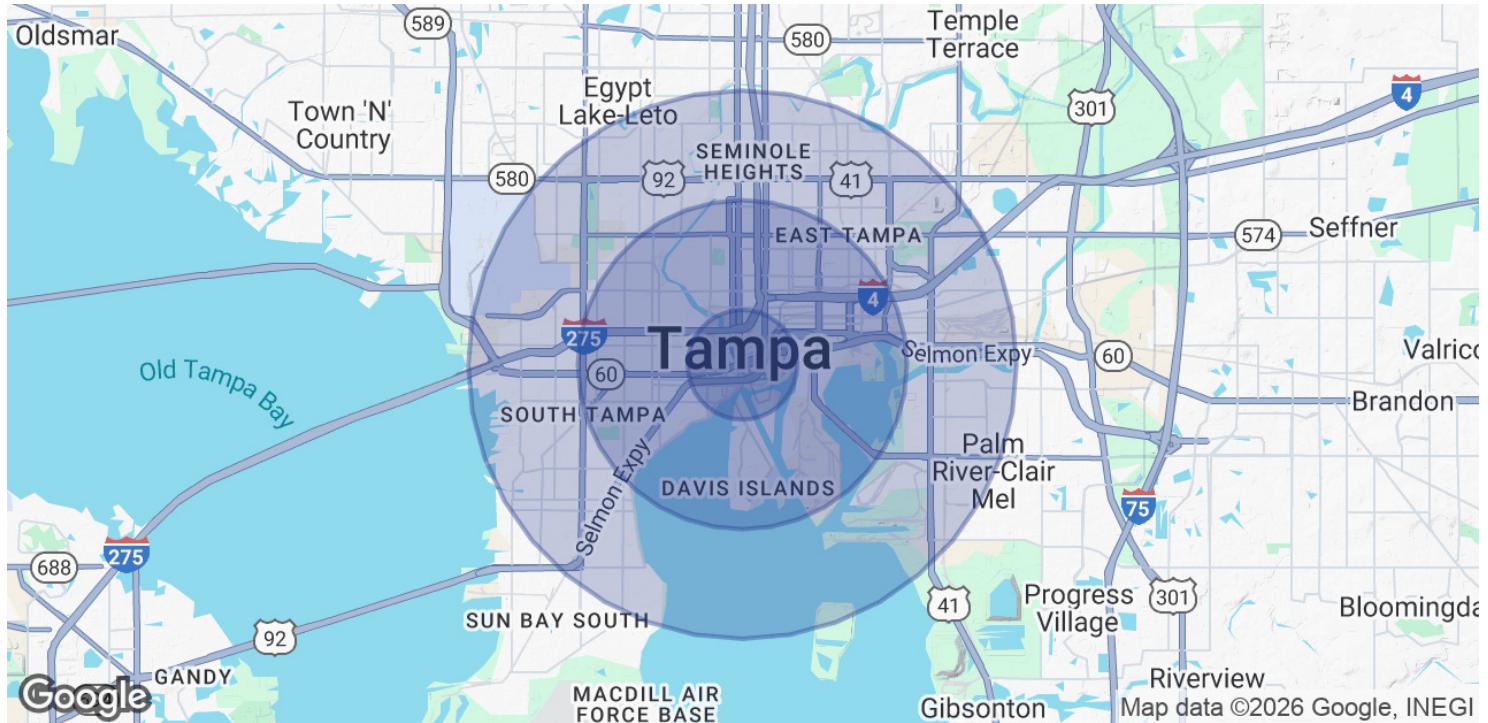


Aerial Map





Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,952	114,781	241,482
Average Age	37	40	40
Average Age (Male)	37	39	39
Average Age (Female)	37	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,893	51,189	103,477
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$117,872	\$112,110	\$110,089
Average House Value	\$524,307	\$557,282	\$536,149

Demographics data derived from AlphaMap