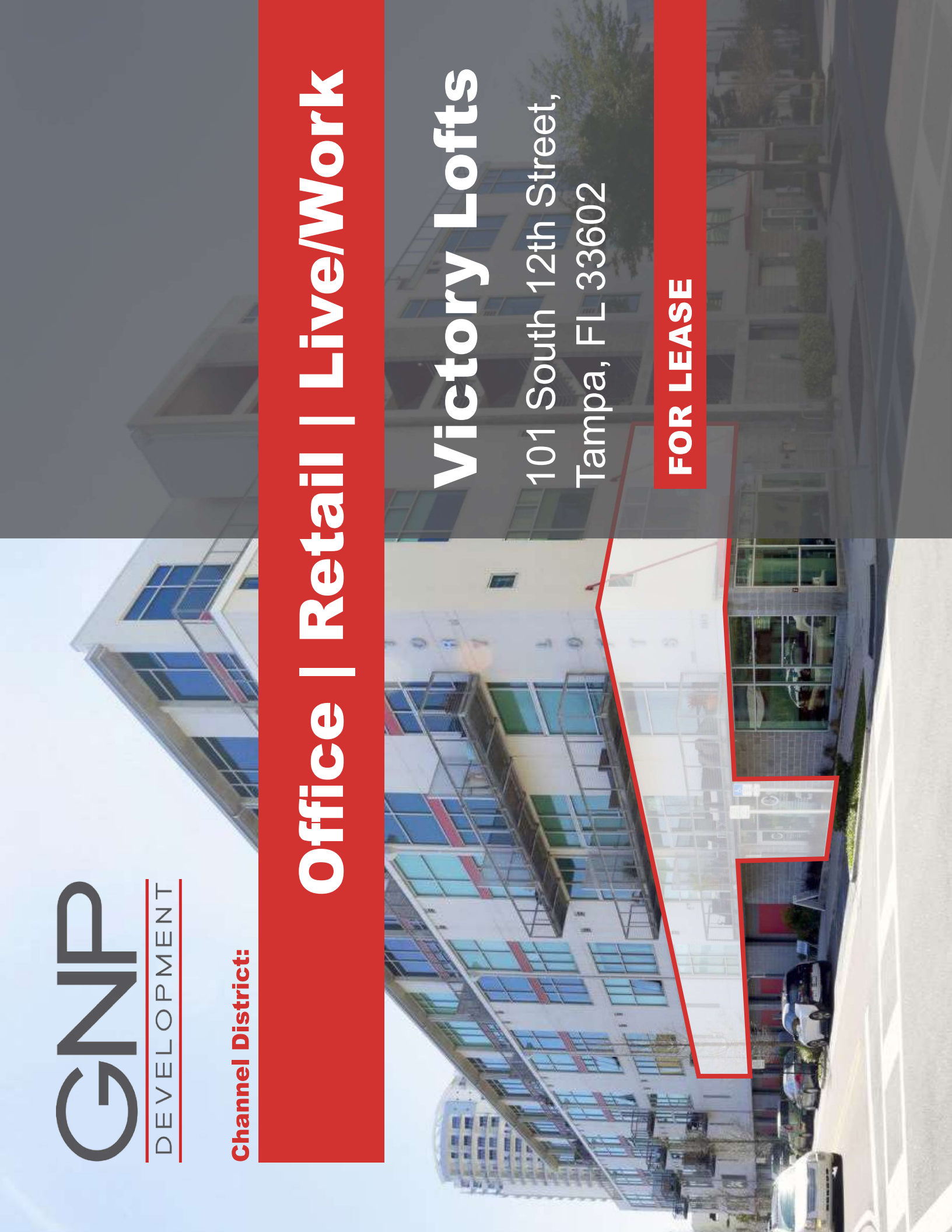




GNP

DEVELOPMENT

Channel District:

Office | Retail | Live/Work

Victory Lofts

101 South 12th Street,
Tampa, FL 33602

FOR LEASE

LOFT WITH GROUND LEVEL RETAIL PROPERTY DETAILS

Commercial use or live work arrangement. Rare opportunity to lease all or a part of a 2 story loft space with street level retail space connected to large open 2nd floor space. First floor retail can be used as retail or office space and the second floor is versatile for unconventional creative space for architect, lawyer, real estate, investment, technology, artistic, medical office or retail use. Lot of glass on the corner unit with Channelside Views, first and second floor restroom, access from street or hallway, large built in granite kitchen and private offices.

Located on S 12th Street in the hottest part of the Channel District surrounded by new development. Area boasts hundreds of new residential units currently under construction, easy parking in the garage, multiple food, drink and coffee options. Parking spaces designated in the building for tenant, storage and a rooftop access for company events. Parking is at \$45 per month.

PROPERTY OVERVIEW



Site Details	
Location	Victory Lofts 101 S 12th St. Tampa, FL 33602
Space Type	Creative/Loft/Office/Retail/Live Work
Building Class	Class A
Total Building Size	150,000 SF
Total Space Available	Total Space: 3,500 Unit 102: 2,000 SF Unit 202: 1,500 adjacent/contiguous potential (access to gym, club house, up to two private parking spaces, community parking at \$45 per month)
Lot Size	2.0 acres
Min. Divisible	250 SF



LOCATION OVERVIEW



231K

TOTAL POPULATION
WITHIN 5-MILE RADIUS

95K

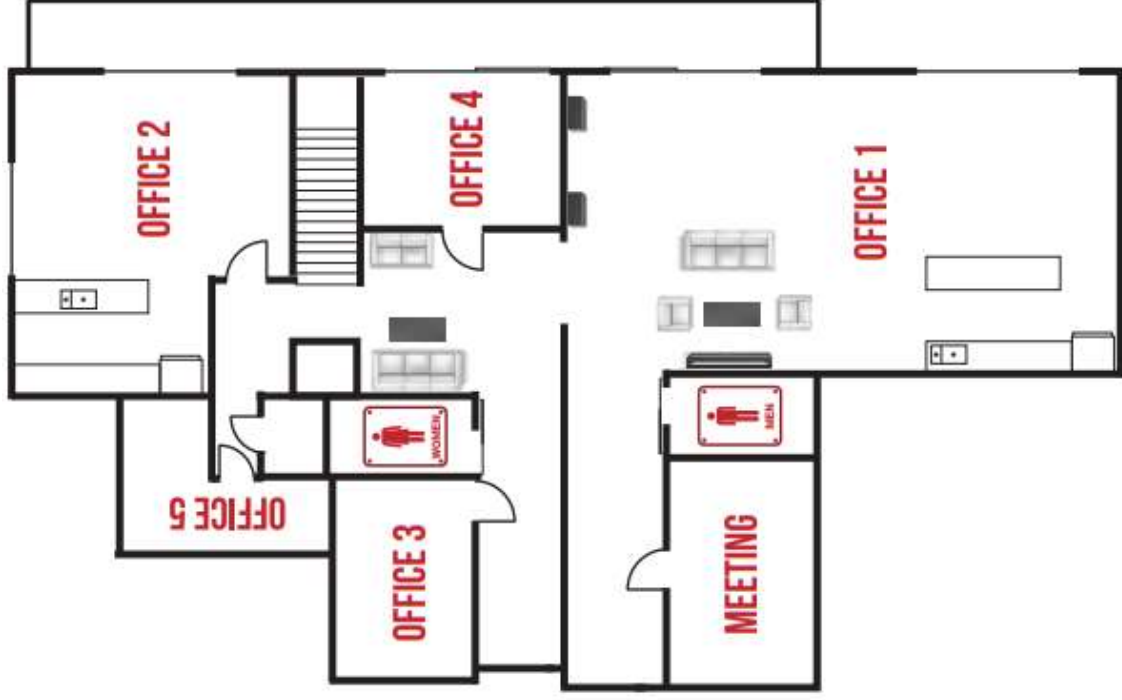
TOTAL HOUSEHOLDS
WITHIN 5-MILE RADIUS

\$114K

AVERAGE HH INCOME
WITHIN 1-MILE RADIUS

SITE PLAN

101 S 12th St & 101 N 12th St



LOCATION MAP



101 SOUTH 12TH STREET, TAMPA, FL 33602

DOWNTOWN TAMPA















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