Office Building For Lease

South Tampa / Hyde Park Medical / Professional Office

2111 W Swann Ave, Tampa, FL 33606

For More Information:

813-254-6756 | EXT 34

Michael Braccia, P.A. | mike@baystreetcommercial.com

BayStreet Commercial

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Executive Summary

OFFERING SUMMARY

Available SF:	1,015 - 1,756 SF
Lease Rate:	$22.00 - 37.00 SF/yr (NNN)
Lot Size:	1.31 Acres
Year Built:	1959
Building Size:	23,621 SF
Renovated:	1984
Zoning:	PD - Planned Development
Market:	Tampa-St. Petersburg-Clearwater
Traffic Count:	4,400

PROPERTY OVERVIEW

NEW FACADE ENHANCEMENT IN PROCESS This South Tampa / Hyde Park Medical / Professional Building is situated on a 1.31 acre lot with great visibility and an abundance of parking in an area traditionally starved for adequate parking for medical and professional users. There is shared covered parking for customers / staff and an abundance of surface parking on two separate lots to the rear along Deleon, as well as to the east on Swann Avenue. Ownership is in the process of refacing the Swann Ave frontage which will give the building a new modern high end look.
Estimated CAM: $11.75
* See Available Spaces page for details

LOCATION OVERVIEW

Property is located in the heart of the busy and thriving South Howard (SOHO) / Hyde Park area and is bordered by four streets; W. Swann Avenue, S. Westland Avenue, W. DeLeon Street, and S. Albany Avenue. Minutes to downtown Tampa, Memorial Hospital, Tampa General Hospital, and St. Joseph's Hospital.

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Available Spaces

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 103		$37.00 SF/yr	NNN	1,015 SF	Negotiable	1,015 SF ground floor suite in a multi-unit medical building. Reception area opens off the main lobby, two adjoining offices off the main reception area, one rear office, and restroom. Initial estimated monthly rent: $4,123 (base rate + CAM) plus electric and applicable sales tax

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Available Spaces

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 204	Office Building	$22.00 SF/yr	NNN	1,756 SF	Negotiable	1,756 SF. Located just above the covered parking garage. Elevator to 2nd floor which opens to a common seating area located just outside the space. There are 4 larger executive sized offices, approximately 12 x 12 and larger, and a data room. Common restrooms, outside seating area, break room and conference room are maintained by the property management company who occupies the adjacent space. Initial estimated monthly rent: $4,939 (base rate + CAM) plus electric and applicable sales tax

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Exterior Photos

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Suite 103 - 1,015 SF

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Suite 204 - 1,756 SF

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Floor Plan - 2nd Floor

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Location Maps

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Retailer Map

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Aerial Map

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Demographics Map & Report

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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,241	93,639	203,663
Average age	36.4	37.8	37.5
Average age (Male)	35.8	36.5	36.0
Average age (Female)	36.5	39.0	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,013	42,182	88,275
# of persons per HH	2.0	2.2	2.3
Average HH income	$91,135	$88,170	$72,826
Average house value	$502,966	$444,669	$341,193

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	15.4%	22.1%	25.7%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	11,793	70,826	145,646
% White	82.8%	75.6%	71.5%
Total Population - Black	1,746	16,658	42,538
% Black	12.3%	17.8%	20.9%
Total Population - Asian	220	2,203	5,280
% Asian	1.5%	2.4%	2.6%
Total Population - Hawaiian	28	83	120
% Hawaiian	0.2%	0.1%	0.1%
Total Population - American Indian	53	645	1,928
% American Indian	0.4%	0.7%	0.9%
Total Population - Other	197	1,997	4,459
% Other	1.4%	2.1%	2.2%

TRAFFIC COUNTS	
W Swann Ave and S Howard Ave	4,400/day

** Demographic data derived from 2020 ACS - US Census*

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