

# LANDMARK PROPERTY - DOWNTOWN TAMPA

412 E. Madison Street, Tampa, FL 33602

FOR SALE



GROUND FLOOR RETAIL, PARKING GARAGE, AND OFFICE

**TMC**  
**COMMERCIAL**

*A Division of TMC - The Mahr Company*

## PROPERTY DETAILS

<b>Building</b>	412 E. Madison	<b>Market</b>	Downtown Tampa Submarket	<b>Year Built</b>	1966
<b>Tenant</b>	Multi-Retail, Office & Parking	<b>Building Size</b>	CBD-1	<b>Flood Zone</b>	X
<b>Address</b>	412 E. Madison Street. Tampa, FL 33602	<b>Lot Size</b>	.47 Acres, 20,318 SF	<b>Parcel ID</b>	A-24-29-18-4ZI-000056-00001.0



### Property Information

This Unique Multi-Tenant Twelve Story Property Features Ground Floor Retail Space of Approximately ~14,300 Square Feet, Parking Garage with ~350 Covered Parking Spaces and Office Space on all Stories Above Parking Garage of Approximately ~80,000 Square Feet, and is Located on 1/2 of a City Block with Road Frontage on Three Streets.

## PROPERTY DETAILS

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- Multi-Tenant Property
- ~350 Covered Parking Spaces -6 Story Parking Garage
- Irreplaceable Location in The Heart of Downtown Tampa
- Shorter Term Leases Allow Buyer Flexibility
- High Occupancy, with Upside from Below Market Rental Rates
- 1/2 City Block - Rectangular Parcel
- Not Located in a Flood Zone
- Various Suite Sizes Attracting Variety of Tenants
- Under Family Ownership since Built, Never Before Brought to Market
- Re-Development Potential
- Prominent Location Excellent Visibility & Signage

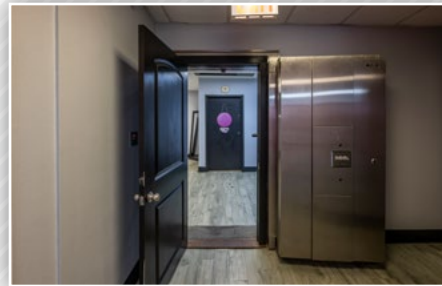
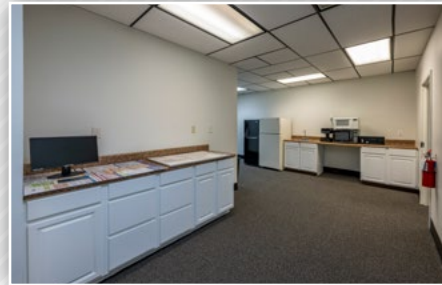
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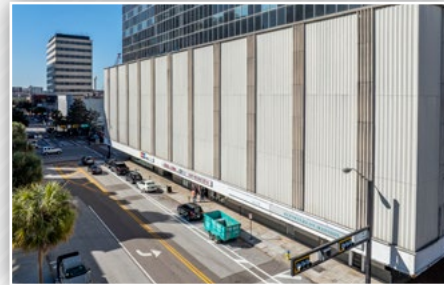
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# INTERIOR PHOTOS



# EXTERIOR PHOTOS





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4950 W Kennedy Blvd.  
Suite 301  
Tampa, FL 33609  
813.835.4888



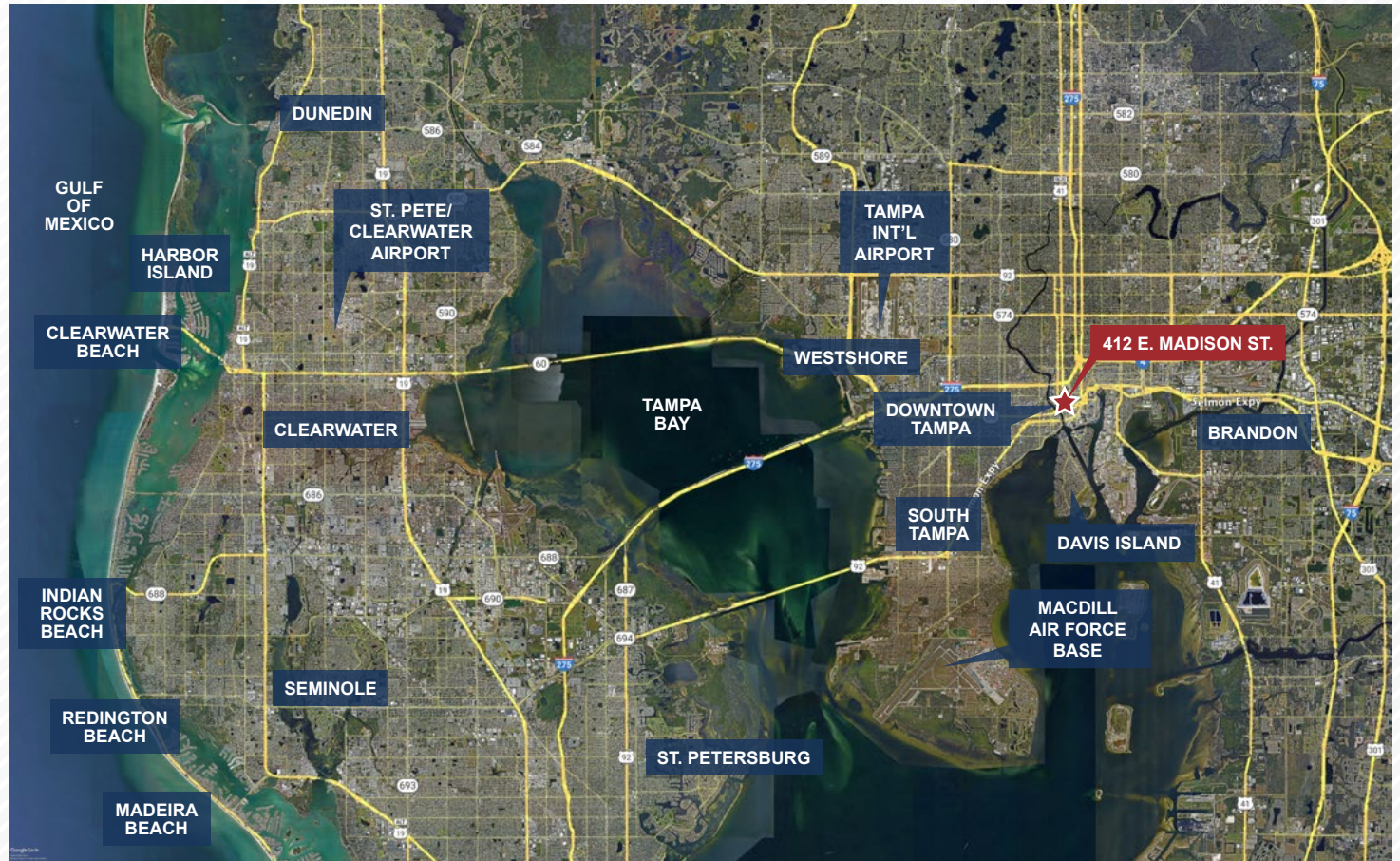
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## LOCATION HIGHLIGHTS

The subject property is located in the heart of downtown Tampa on the northeast corner of Florida Avenue and East Madison Street, just east of Tampa Street and north of Kennedy Boulevard. Situated near the vibrant Water Street Tampa and Channelside districts, the property benefits from proximity to premier dining, shopping, entertainment, and residential developments. This prime location offers unparalleled convenience with easy access to I-275, Florida Avenue, the Selmon Expressway, and major employment centers. Additionally, it is approximately 15 minutes to Tampa International Airport and 10 minutes to Port Tampa Bay, ensuring excellent regional connectivity.

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