

HIMES OFFICE PARK BUILDING 2

8628 North Himes Avenue, Tampa, FL 33614



PROPERTY HIGHLIGHTS

- 5,028 SF building
- Built in 2005, renovated in 2022
- Zoned PD
- Located in North Tampa just south of Himes Ave and Busch Blvd.

OFFERING SUMMARY

Sale Price:	\$1,780,000
Building Size:	5,028 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	843	2,713	6,187
Total Population	1,652	5,670	14,112
Average HH Income	\$65,485	\$64,681	\$77,868

Georgia Watson

Founder/CEO & Managing Broker
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georgia@yellowtailcommercial.com

YELLOWTAIL
COMMERCIAL REALTY

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PROPERTY DESCRIPTION

5,028 SF of premier professional office space located in a beautifully maintained two-building office park with professional landscaping and regular maintenance. Zoned PD with medical use allowable up to 4,800 SF.

Designed for optimal function and comfort, the layout includes:

Two state-of-the-art conference rooms

Multiple C-suite offices including a large CEO office with private restroom and wine fridge

12 private offices

Soundproof huddle rooms

Secure, keypad-entry server room

Private side entry for employees

This stand-alone building was fully renovated in 2020 with high-end upgrades throughout, including:

New bathroom fixtures

Full kitchen with built-in refrigerator and coffee station

Water fountain with filtered system

Composite rear patio decking

LED lighting and premium LVP flooring throughout

New walls, doors, and hardware

Additional features:

Elaborate front entryway

Fully integrated building generator

Alarm surveillance and keyless entry system

New HVAC system (2022)

39 shared parking spaces with one other office user

OFFICE ASSOCIATION MONTHLY DUES: \$1668. HOA includes: Common area maintenance including landscaping, sprinkler system, water, lift station, pest/fertilizer, etc

Ideal for a long-term, professional office or medical tenant. Contact Georgia Watson directly for inquiries and showings.

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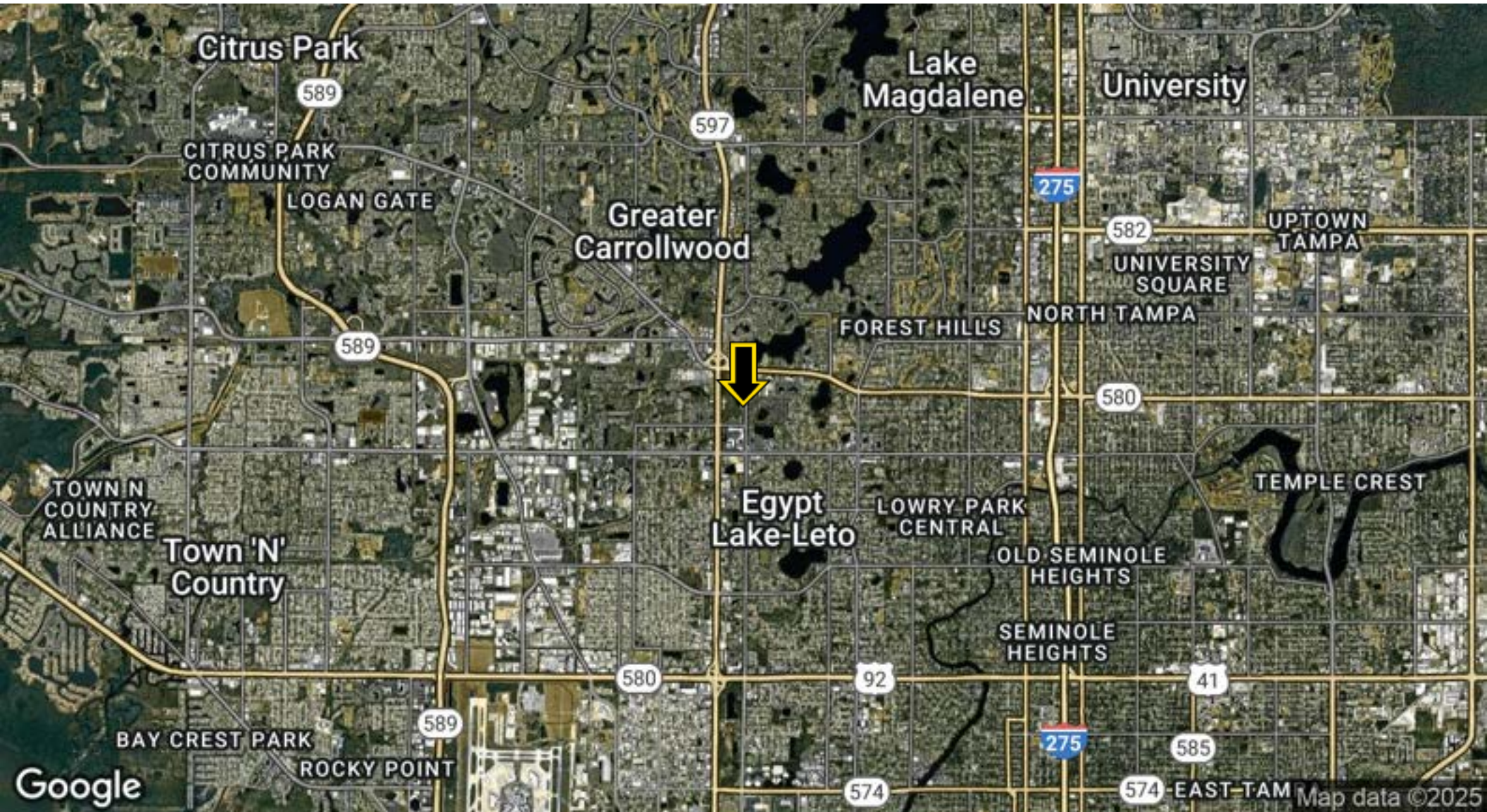
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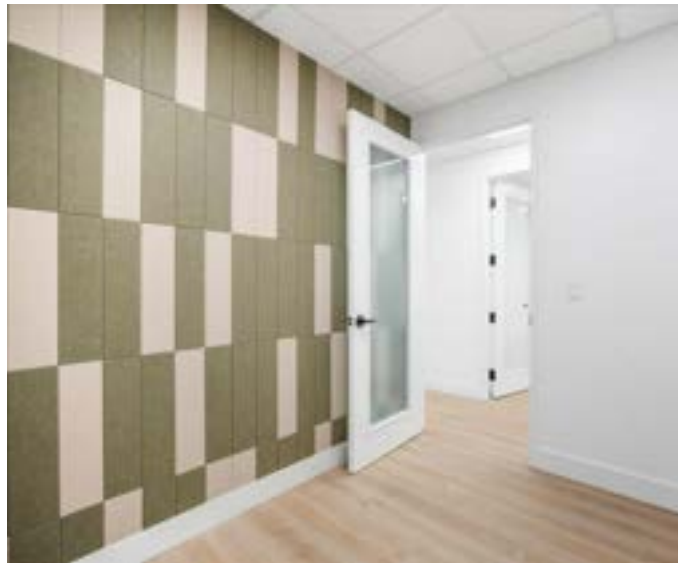


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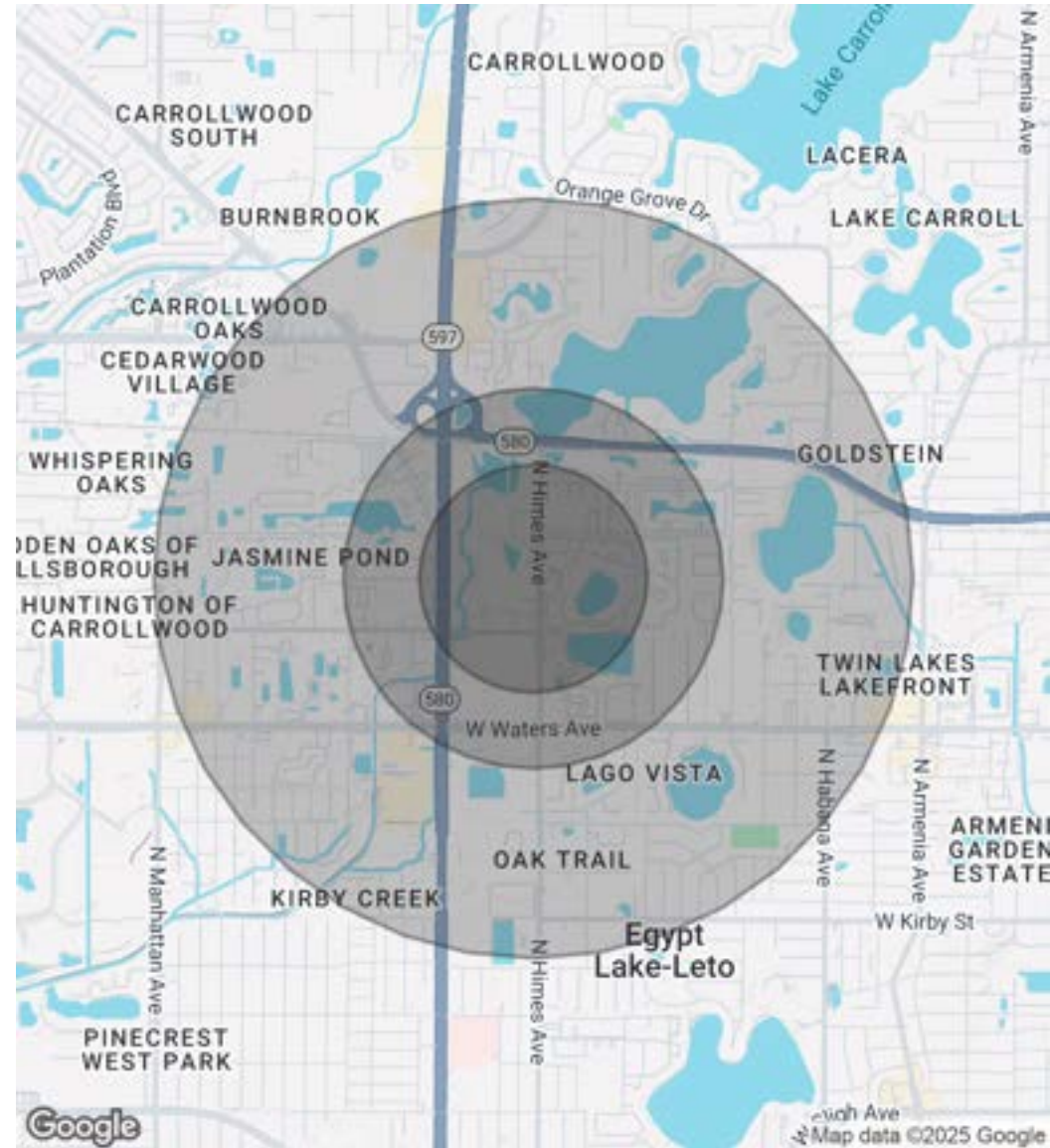
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,652	5,670	14,112
Average Age	35	37	40
Average Age (Male)	34	36	39
Average Age (Female)	35	37	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	843	2,713	6,187
# of Persons per HH	2	2.1	2.3
Average HH Income	\$65,485	\$64,681	\$77,868
Average House Value	\$258,167	\$268,143	\$329,439

Demographics data derived from AlphaMap

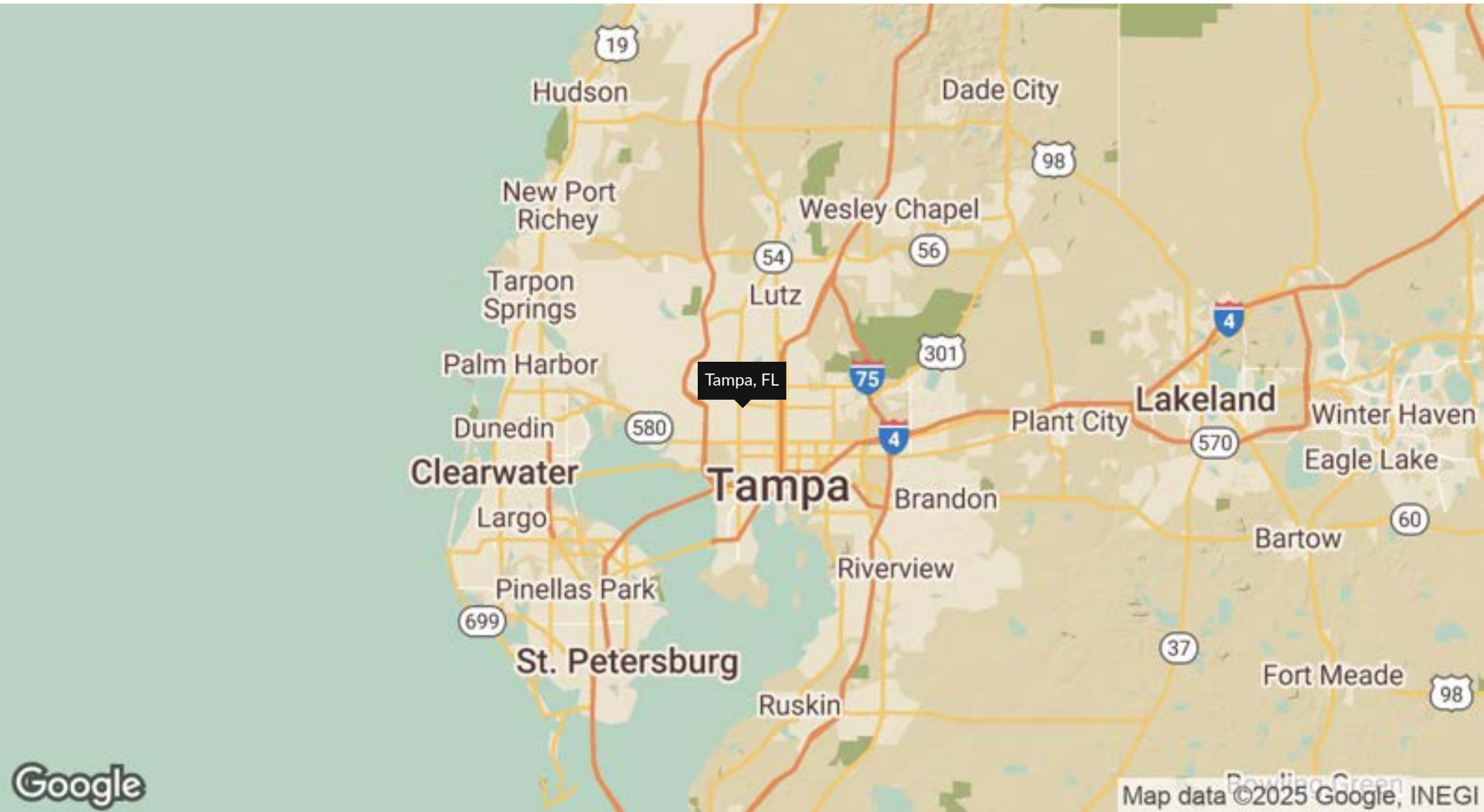


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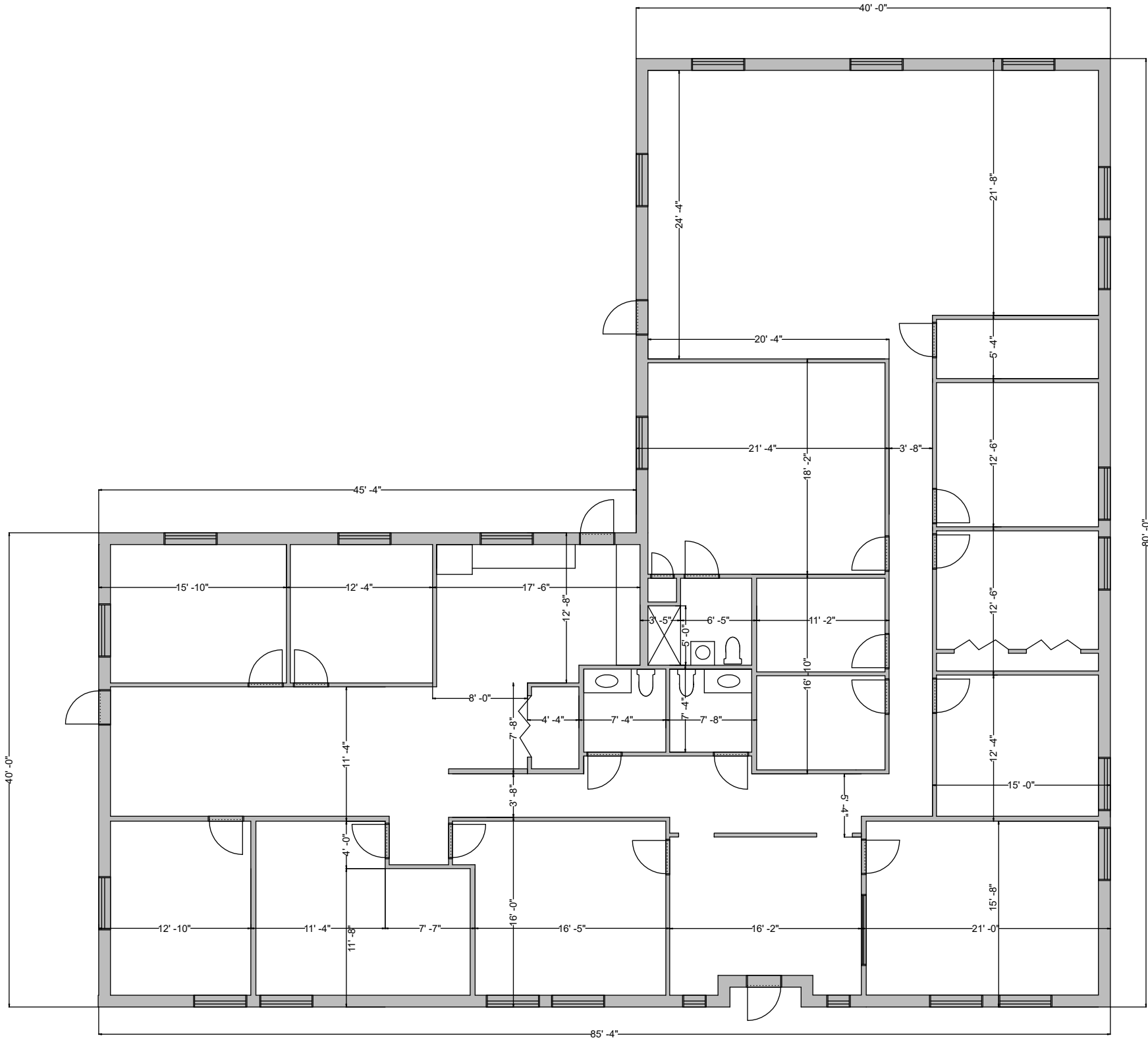
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Scale3/32" = 1'

Contractors/ Subcontractors to check and verify all dimensions on site prior to proceeding with the work. This document and any associated materials are the sole property of Workscapes and are not for use other than to internally evaluate Workscapes' services. They are not to be disseminated, distributed, or otherwise conveyed to any third parties without the express written permission of Workscapes.

Signed:

NW MUTUAL
HIMES OFFICE PARK
CARROLLWOOD OFFICE

Project No.:	entry,
Sheet Size:	11 x 17
Scale:	3/32"=1'0"
Designer:	CL
Location:	Tampa
Date:	8/12/2024

Revisions:

.date.....
.date.....
.date.....
.date.....
.date.....
.date.....
.date.....

This drawing is intended to indicate furniture location and configuration only and is not to be used permitting or construction.

For exact architectural configurations, refer to architectural contract documents prepared by others.

Sheet:

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY



GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
2) UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
3) BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
12) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
14) THIS IS NOT AN ALTA/ACSM LAND TITLE SURVEY. NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
15) THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

LEGEND & ABBREVIATIONS

A/C	AIR CONDITIONER	M.E.	MAINTENANCE EASEMENT
B.R.	BEARING REFERENCE	N.	NORTH
C.	CALCULATED	N&D	NAIL & DISC
C.M.	CONCRETE MONUMENT	N.R.	NON RADIAL
CONC.	CONCRETE	O.H.L.	OVERHEAD LINES
CALC.	CALCULATED	O.R.B.	OFFICIAL RECORDS BOOK
CATV	CABLE TELEVISION RISER	P.	PLAT
CB	CHORD BEARING	P.B.	PLAT BOOK
CH	CHORD	P.C.	POINT OF CURVATURE
COR.	CORNER	P.C.C.	POINT OF COMPOUND CURVATURE
D	DESCRIPTION OR DEED	P.C.P.	PERMANENT CONTROL POINT
D.E.	DRAINAGE EASEMENT	PG.	PAGE
EL.	ELEVATION	P.I.	POINT OF INTERSECTION
ELEV.	ELEVATION	P.K.	PARKER-KAYLON NAIL
E.	EAST	P.O.L.	POINT ON LINE
E.O.P.	EDGE OF PAVEMENT	P.P.	UTILITY POLE
E.O.W.	EDGE OF WATER	PVC	POLYVINYL CHLORIDE
E.F.U.E.	ELECTRIC POWER	P.O.B.	POINT OF BEGINNING
	UTILITY EASEMENT	P.O.C.	POINT OF COMMENCEMENT
ESMT.	EASEMENT	P.R.C.	POINT OF REVERSE CURVE
F.F.	FINISHED FLOOR	P.R.M.	PERMANENT REFERENCE MONUMENT
FD.	FOUND	P.T.	POINT OF TANGENCY
F.H.	FIRE HYDRANT	R.	RADIUS
I.P.	IRON PIPE	RAD.	RADIAL
I.R.	IRON ROD	RAD. PT.	RADIUS POINT
L	ARC LENGTH	R/W	RIGHT OF WAY
M.	FIELD MEASURED	S.	SOUTH

N.A.V.D. 1988	NORTH AMERICAN VERTICAL DATUM 1988
N.G.V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM 1929
G.P.S.	GLOBAL POSITIONING SYSTEM
N.A.D. 27	NORTH AMERICAN HORIZONTAL DATUM 1927
N.A.D. 83	NORTH AMERICAN HORIZONTAL DATUM 1983

S/W	SIDEWALK
SEC.	SECTION
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TX	TRANSFORMER
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W.	WEST
W.M.	WATER METER
W.V.	WATER VALVE
SYMBOLS	
	CENTERLINE
	CENTRAL ANGLE/DELTA
	CONCRETE
	CONC. BLOCK WALL TYPICAL
	COVERED AREA
	EXISTING ELEVATION
	PVC FENCE
	PROPERTY CORNER
	SITE BENCH MARK
	WELL
	WIRE FENCE
	WOOD DECK
	WOOD FENCE

Legal Description:

Lot 2, Himes Office Park, according to the map or plat thereof as recorded in Plat Book 104, Page 236, Public Records of Hillsborough County, Florida.

Together with:

Beginning at the Northwest corner of Lot 2, Himes Office Park Platted Subdivision with no improvements, according to the plat thereof as recorded in Plat Book 104, Page 236 of the Public Records of Hillsborough, County, Florida; thence S 00° 16’ 47” W, a distance of 40.00 feet; thence N 89° 43’ 13” W, a distance of 3.42 feet; thence N 00° 16’ 47” E, a distance of 40.00 feet; thence S 89° 43’ 13” E, a distance of 3.42 feet to the Point of Beginning.

AND

Commence at the Southeast corner of Lot 2 of said Himes Office Park Platted Subdivision with no improvements; thence N 89° 43’ 13” W, a distance of 3.31 feet to the Point of Beginning; thence S 00° 12’ 02” W, a distance of 5.21 feet; thence N 89° 47’ 58” W, a distance of 39.90 feet; thence N 00° 12’ 02” E, a distance of 45.26 feet; thence S 89° 43’ 13” E, a distance of 3.27 feet; thence S 00° 16’ 47” W, a distance of 40.00 feet; thence S 89° 43’ 13” E, a distance of 36.69 feet to the Point of Beginning.

Property Address:

8626 N. Himes Avenue
Tampa, Florida 33614

NOTE:

IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.052 (2)(d)4, IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", PER F.I.R.M. COMMUNITY & PANEL NUMBER 120112-0194 H, LAST REVISION DATE 08/28/2008.

THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

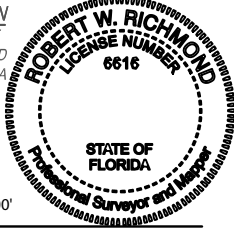
CERTIFIED TO:

Gaggle Properties II, LLC, a Florida limited liability company;
AWS Title Services, LLC;
Old Republic National Title Insurance Company;

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL. © SHEET 1 OF 2

Section 21, Township 28 South, Range 18 East			
Drawn By: AV		Survey Number: 24-1811	
4			
3			
2			
1			
NO.	REVISIONS	BY	DATE
<div>Prepared By LakeRidge Surveying & Mapping, LLC 17316 DEER ISLAND ROAD DEER ISLAND, FL 32778 CERTIFICATE OF AUTHORIZATION LB7723</div> <div>PHONE 407-385-3151 407-385-3152 FAX 1-866-941-8789</div>			

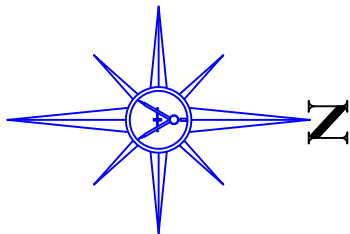
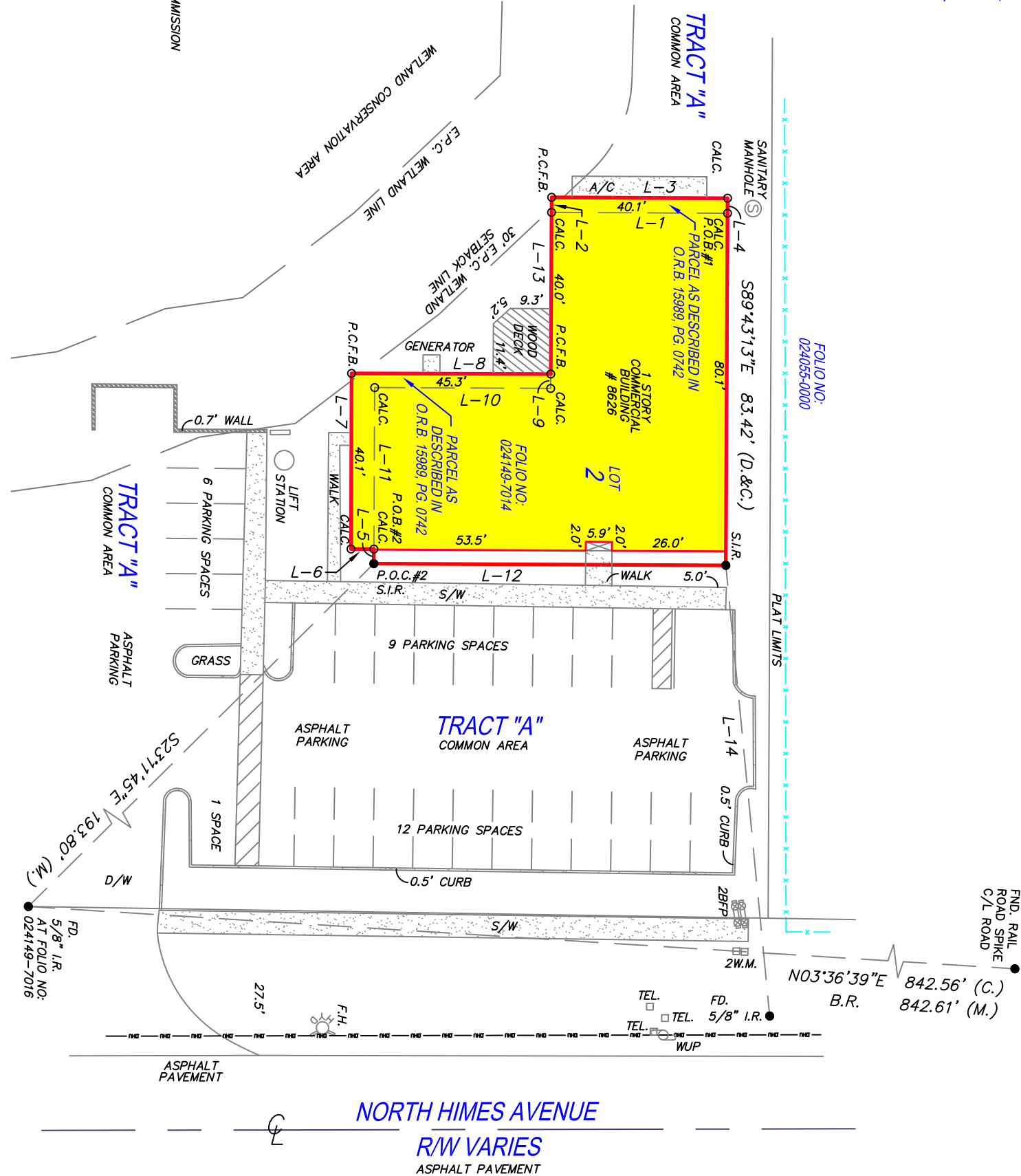
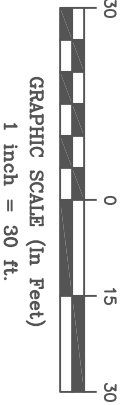
SURVEYOR'S CERTIFICATION	
I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.	
LAST DATE OF FIELD SURVEY:	05-20-2024
Digitally signed by Robert W Richmond Date: 2024.06.10 14:43:46 -04'00'	
Robert W Richmond	
ROBERT W. RICHMOND, Professional Land Surveyor & Mapper No. 6616, State of Florida	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.	



SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

- S00°16'47"W 40.00' (D.&C.) L-1
 - N89°43'13"W 3.42' (D.&C.) L-2
 - N00°16'47"E 40.00' (D.&C.) L-3
 - S89°43'13"E 3.42' (D.&C.) L-4
 - N89°43'13"W 3.31' (D.&C.) L-5
 - S00°12'02"W 5.21' (D.&C.) L-6
 - N89°47'58"W 39.90' (D.&C.) L-7
 - N00°12'02"E 45.26' (D.&C.) L-8
 - S89°43'13"E 3.27' (D.&C.) L-9
 - S00°16'47"W 40.00' (P.&C.) L-10
 - S89°43'13"E 36.69' (D.&C.) L-11
 - S00°16'47"W 80.00' (P.&M) L-12
 - N89°43'13"W 40.15' (D.&C.) L-13
 - S84°26'16"W 102.87' (M.) L-14
- P.C.F.B. = PROPERTY CORNER
FALS IN THE WATER
BFP = BACKFLOW PREVENTER
S.I.R. = SET 1/2"
IR #7723
EPC = ENVIRONMENTAL PROTECTION COMMISSION



ANTHONY W. TUCKER, ESQUIRE
Surveyor

1000 VAN DYKE ROAD
LEVEL 11, SUITE 1100
DALLAS, TEXAS 75240
P 214-408-1400
F 214-408-1400
WWW.ANTHONYTUCKER.COM

ANOS TITLE SERVICES LLC
Notary Public for the State of Texas
My Commission Expires 08/01/2025

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