

For Lease | 1211 N Franklin - Office Condo

1211 N FRANKLIN ST (UNIT B), TAMPA, FL 33602



PROPERTY DESCRIPTION

±1,605 SF of creative office space located just north of the core of Downtown Tampa on the highly recognizable Franklin Street corridor. The space offers an efficient layout ideal for professional or creative users seeking proximity to downtown offices, dining, and residential amenities.

Offered at \$31.50/SF as a first-year incentive on a multi-year lease, providing tenants the opportunity to secure a well-located downtown office at a favorable entry point while locking in long-term stability. Excellent accessibility with quick ingress and egress to I-275 just two blocks away.

PROPERTY HIGHLIGHTS

- ±1,605 SF creative office space (Suite B)
- Located on Downtown Tampa's well-known Franklin Street corridor
- Steps north of the core of Downtown Tampa
- First-year lease rate of \$31.50/SF on a multi-year lease

OFFERING SUMMARY

Lease Rate:	\$32.50 SF/yr (MG)
Number of Units:	1
Available SF:	1,605 SF
Building Size:	1,605 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,943	3,165	11,276
Total Population	3,233	5,694	25,362
Average HH Income	\$104,627	\$95,124	\$93,315



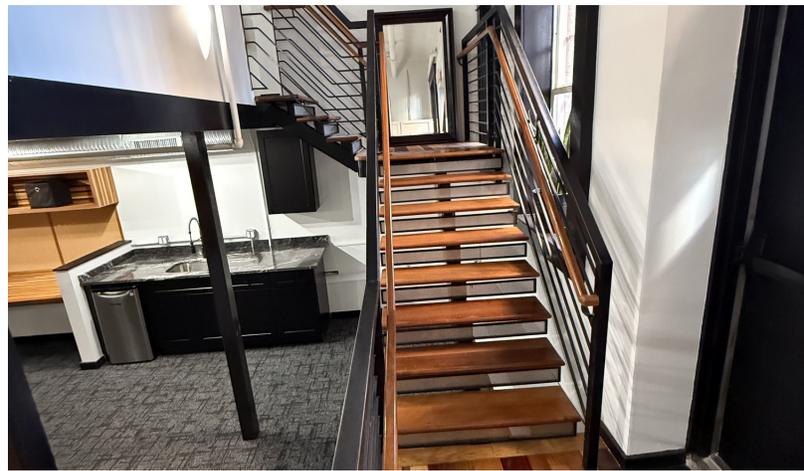
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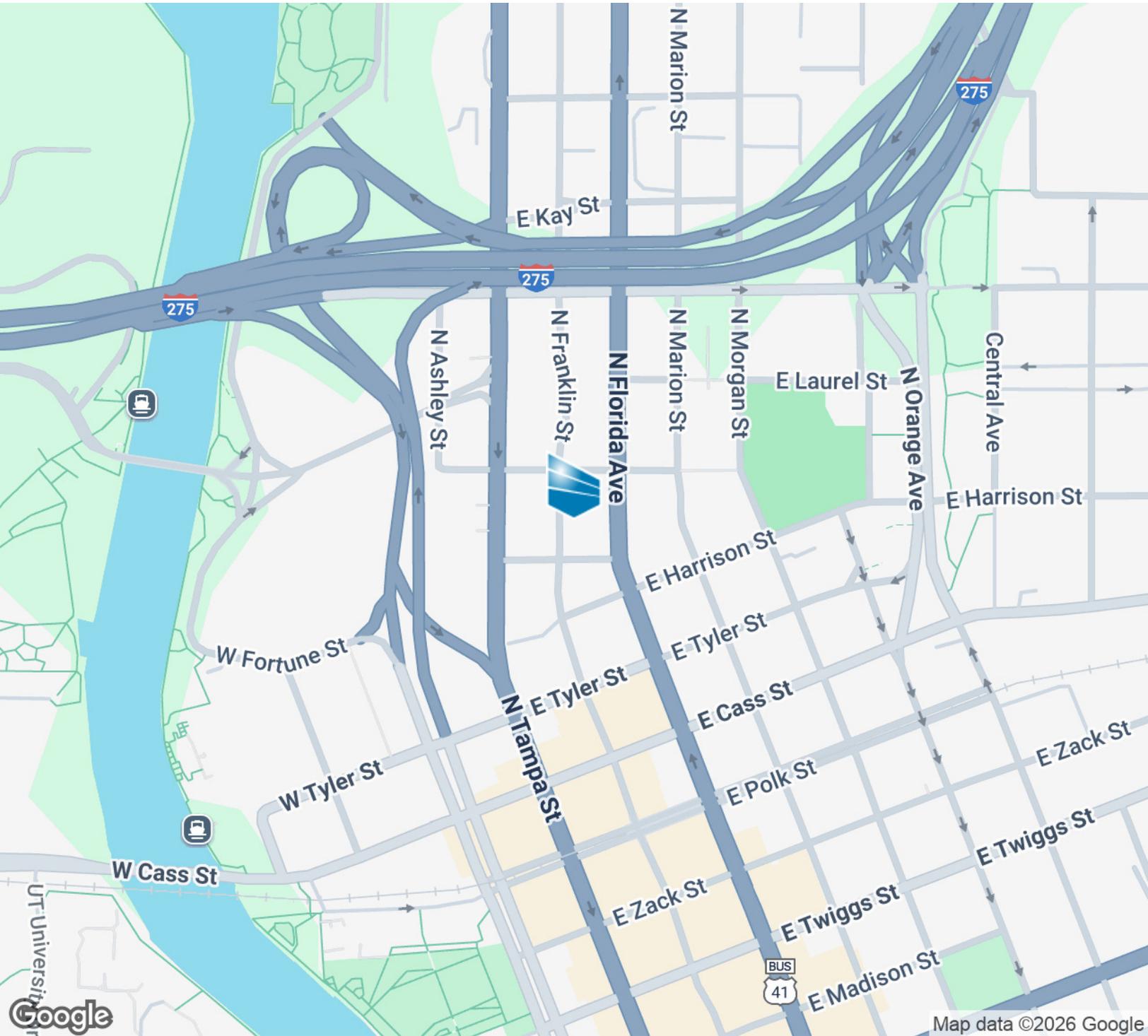
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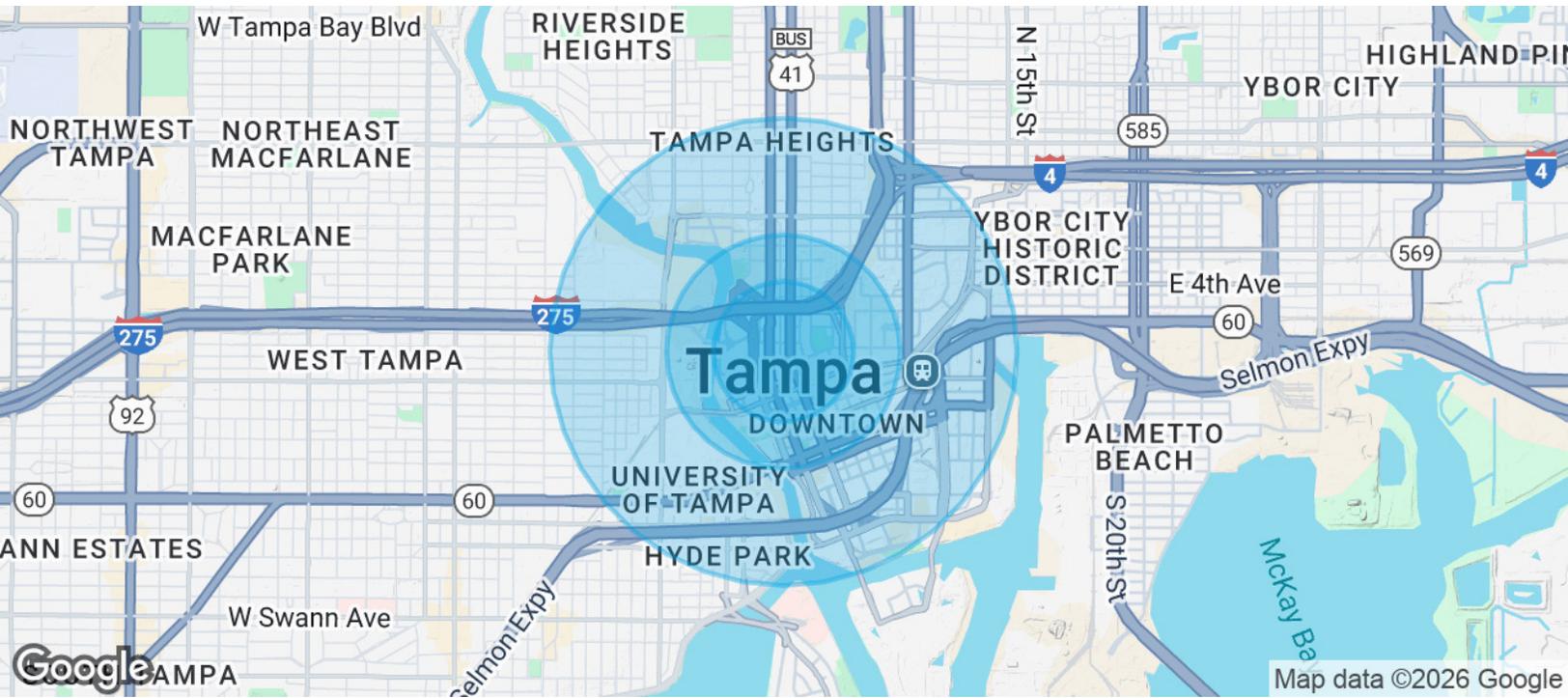


Member of:



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,233	5,694	25,362
Average Age	39	40	35
Average Age (Male)	40	39	35
Average Age (Female)	39	40	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,943	3,165	11,276
# of Persons per HH	1.7	1.8	2.2
Average HH Income	\$104,627	\$95,124	\$93,315
Average House Value	\$347,556	\$377,011	\$438,418

Demographics data derived from AlphaMap



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