



Office Building For Lease

Hyde Park Executive Suites  
**2503 W Swann Ave, Tampa, FL 33609**

For More Information:

813-254-6756 | EXT 73

Scott Shimberg | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)

Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)





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### Executive Summary



#### OFFERING SUMMARY

<b>Available SF:</b>	177 SF
<b>Lease Rate:</b>	\$1,250.00 per month (Full Service)
<b>Lot Size:</b>	16,384 SF
<b>Building Size:</b>	5,113 SF
<b>Renovated:</b>	2016
<b>Zoning:</b>	CI
<b>Market:</b>	Tampa-St. Petersburg- Clearwater
<b>Submarket:</b>	South Tampa
<b>Traffic Count:</b>	4,400

#### PROPERTY OVERVIEW

One gorgeous executive suite available in the heart of South Tampa. This building had a top to bottom renovation and many high-end finishes and upgrades. Each office is soundproofed for privacy and is available furnished. All utilities, data, and janitorial are included and many additional services are available such as reception and inbound call service and call forwarding. As you enter the building, your clients will be greeted by the receptionist in the spacious lobby which sits adjacent to the main conference room. The building is nicely appointed with tasteful artwork and floor to ceiling glass in the lobby. The main conference room and a secondary conference room to the rear are also available for smaller groups or meetings requiring more discretion. Both are available for reservation with the receptionist and offer ample seating and video conferencing. A large common break room is also available to all tenants. This building is perfect for attorneys, financial advisors, and many other professional service users and offers the class and prestige one would expect from one of South Tampa's flagship buildings.

Suite 104 - 13 x 10.5 - 177 SF - Initial estimated monthly rent: \$1,250/month (includes Full Service rate) plus applicable tax

#### LOCATION OVERVIEW

Located in the heart of South Tampa / Hyde Park area at the corner of Armenia and Swann Avenue.

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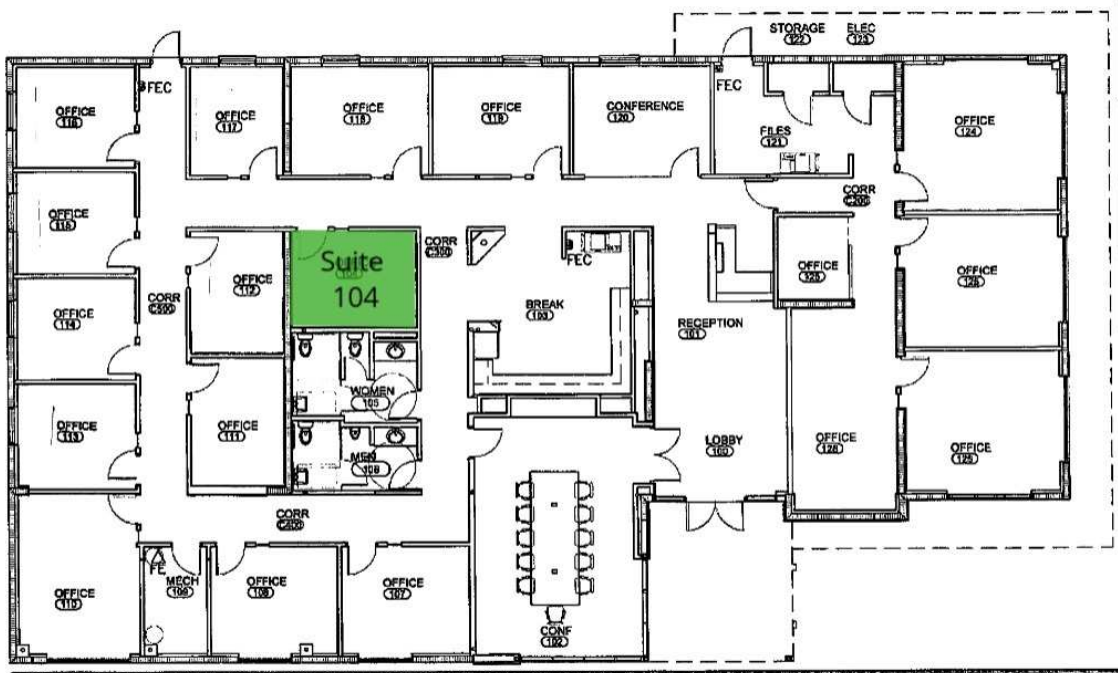
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### Lease Spaces



### LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	177 SF	Lease Rate:	\$1,250.00 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 104	Available	177 SF	Full Service	\$1,250 per month	Available immediately. Interior suite. 13' length x 10.5' wide. Balance of square footage is comprised of common areas; conference room, hallways, restrooms, kitchen and reception. Includes telephone, desk, Herman Miller desk chair, credenza, and two leather guest chairs. Initial estimated monthly rent: \$1,250 (full service rate) plus applicable sales tax

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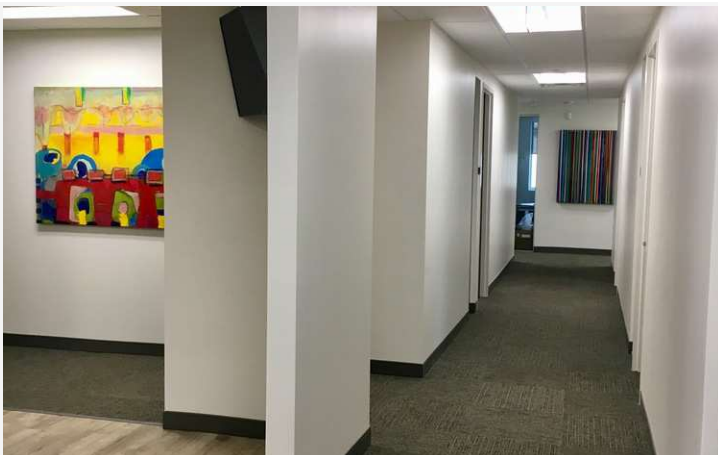




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Additional Photos



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Suite 104 - 177 SF



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

5

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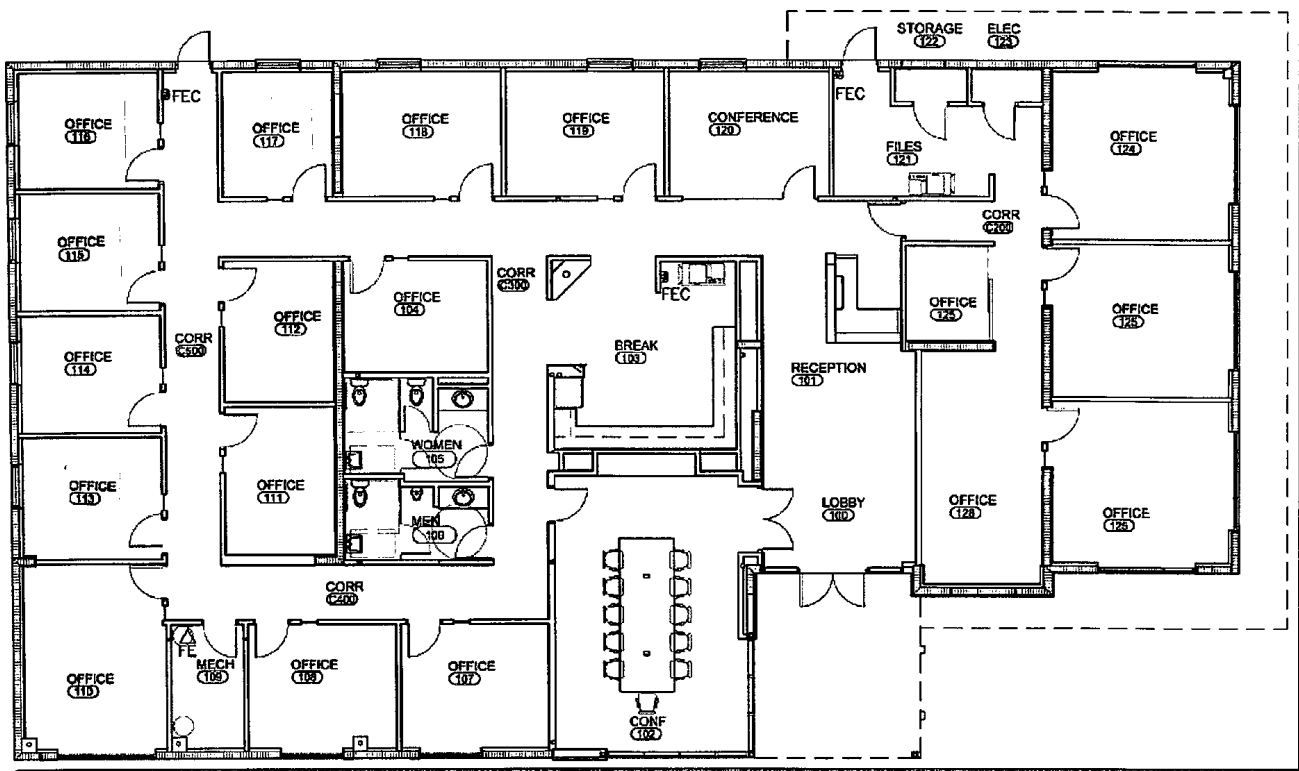




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### Floor Plan



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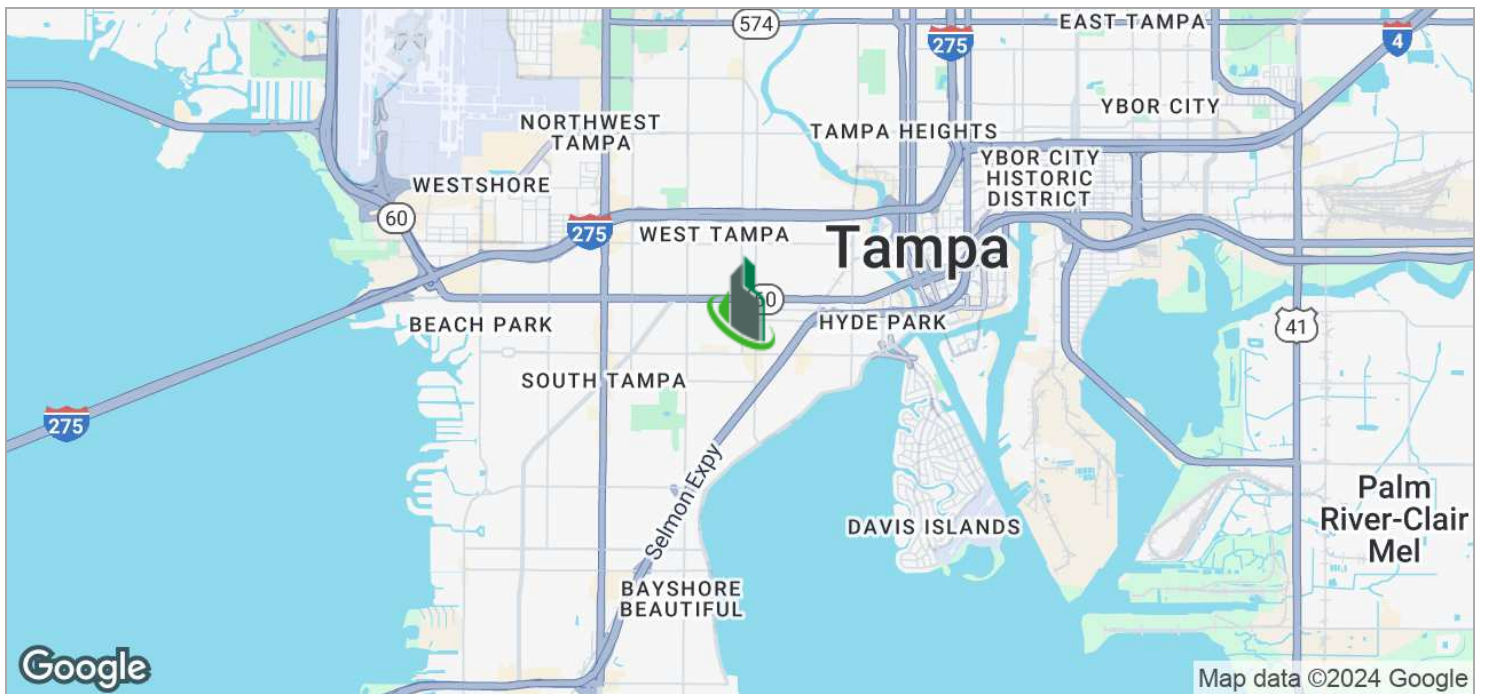
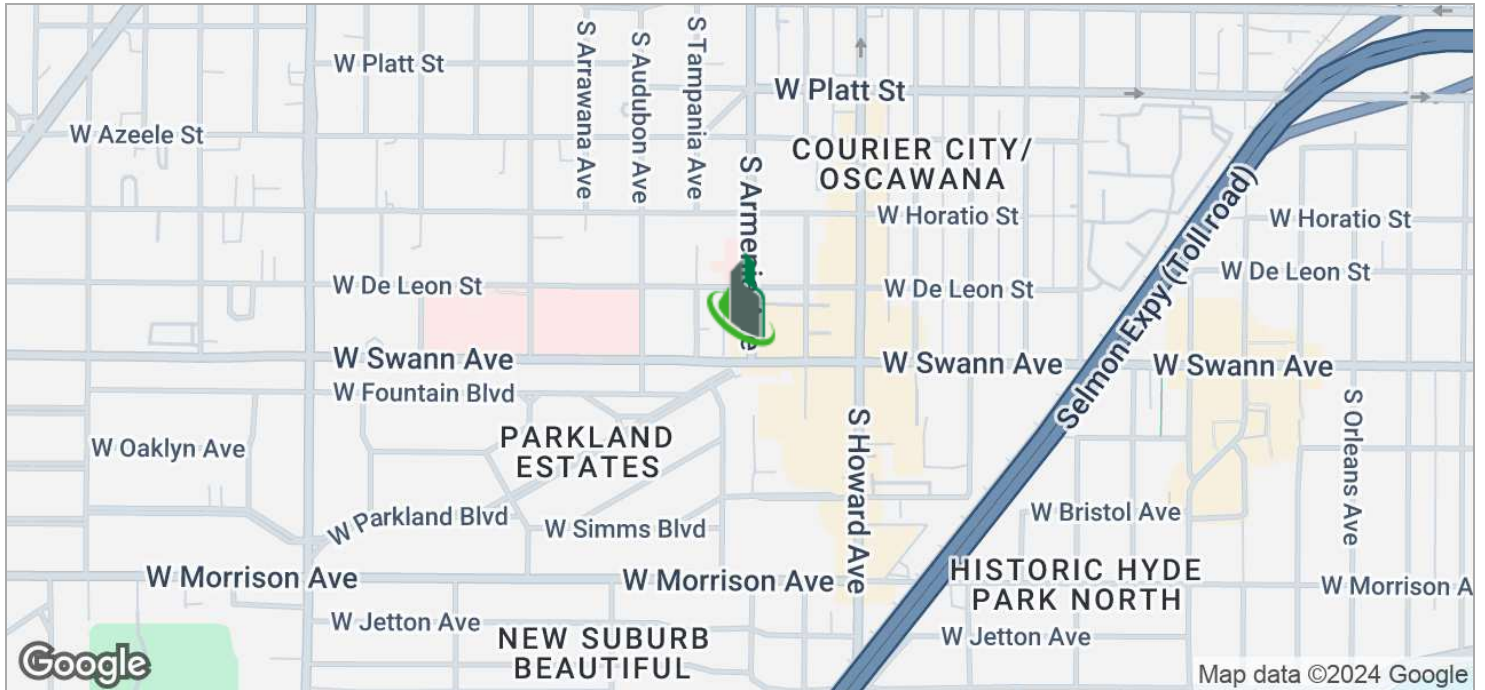




## Hyde Park Executive Suites

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### Location Maps



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7

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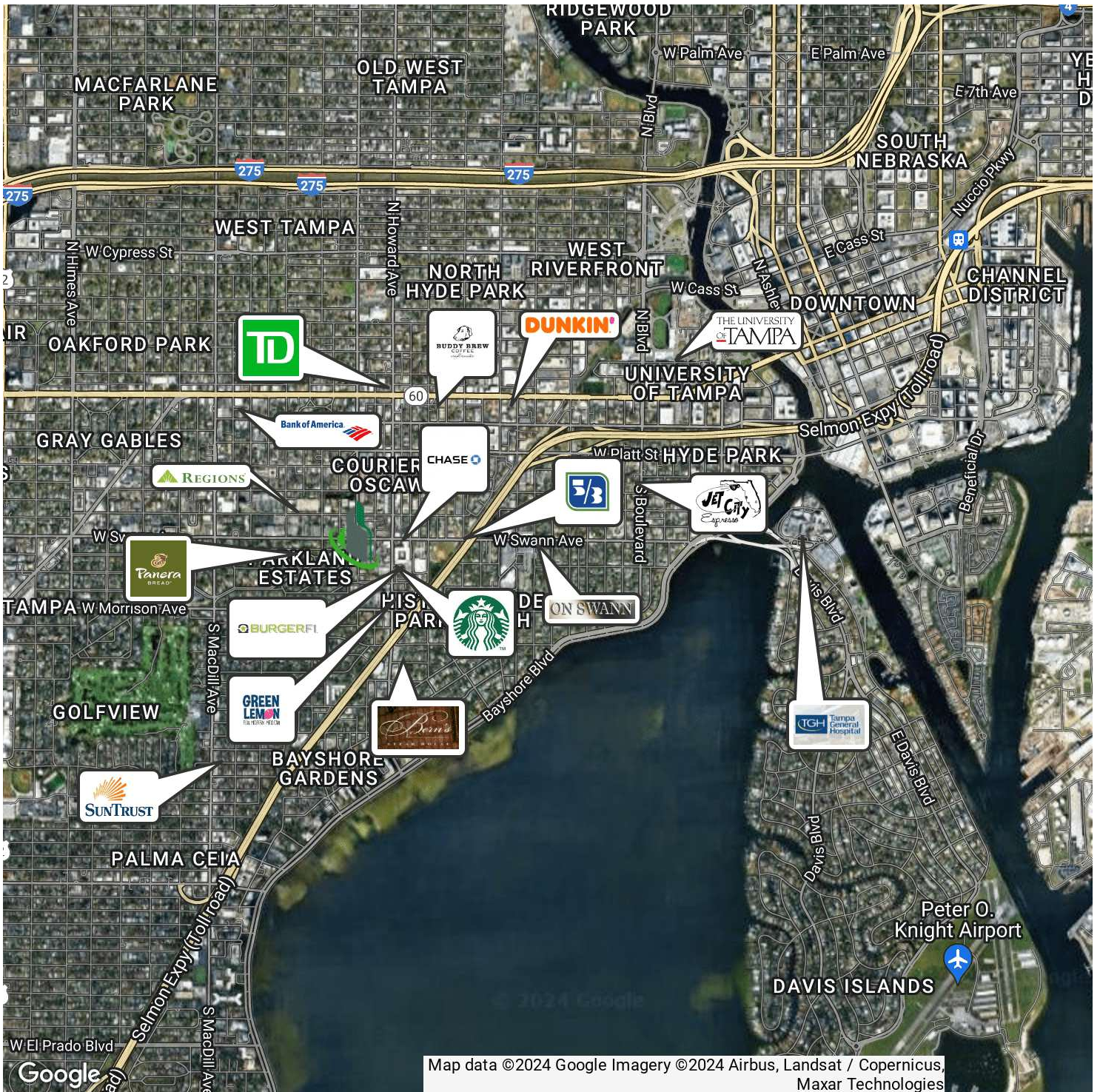




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### Retailer Map



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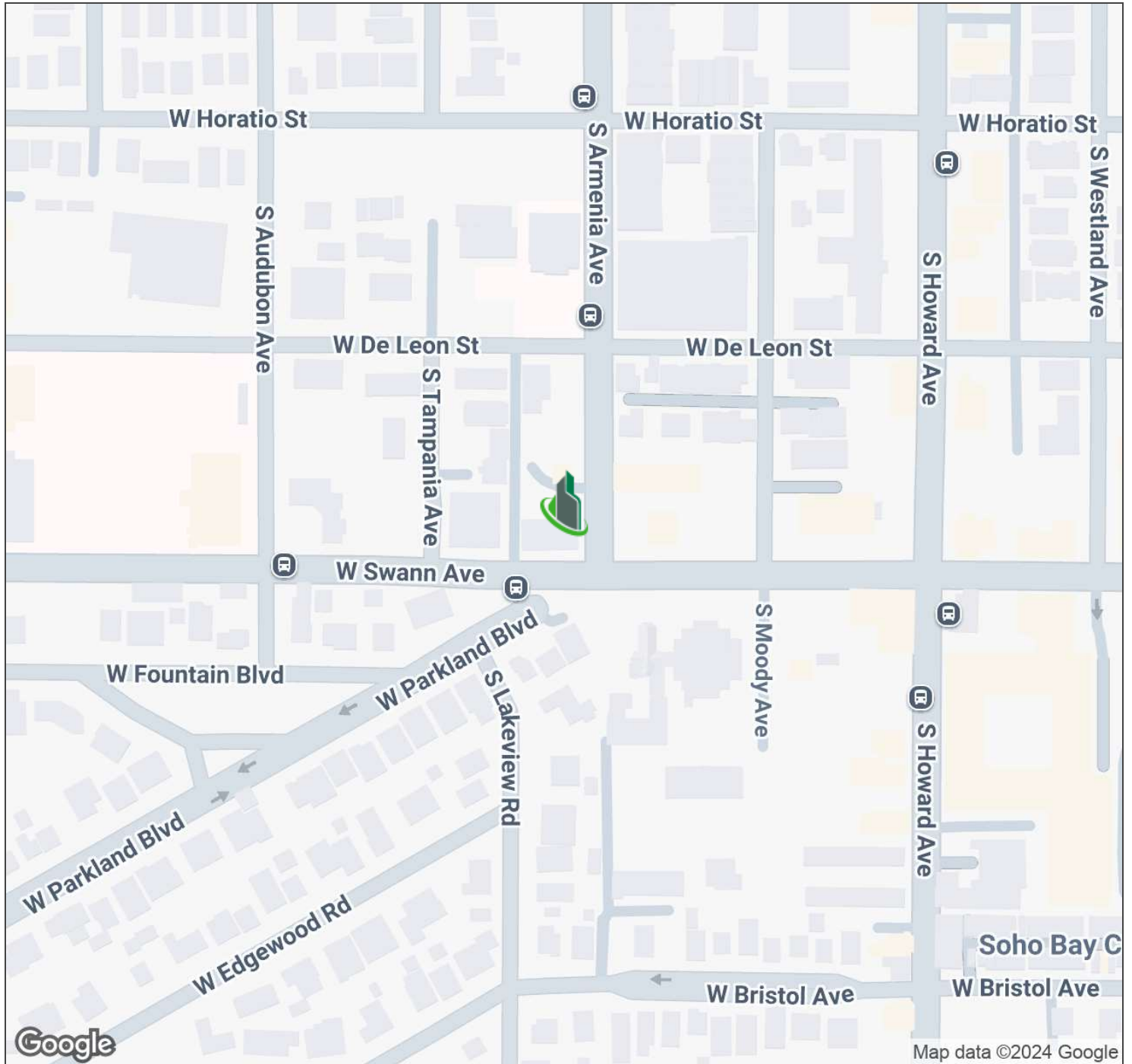




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Aerial Map



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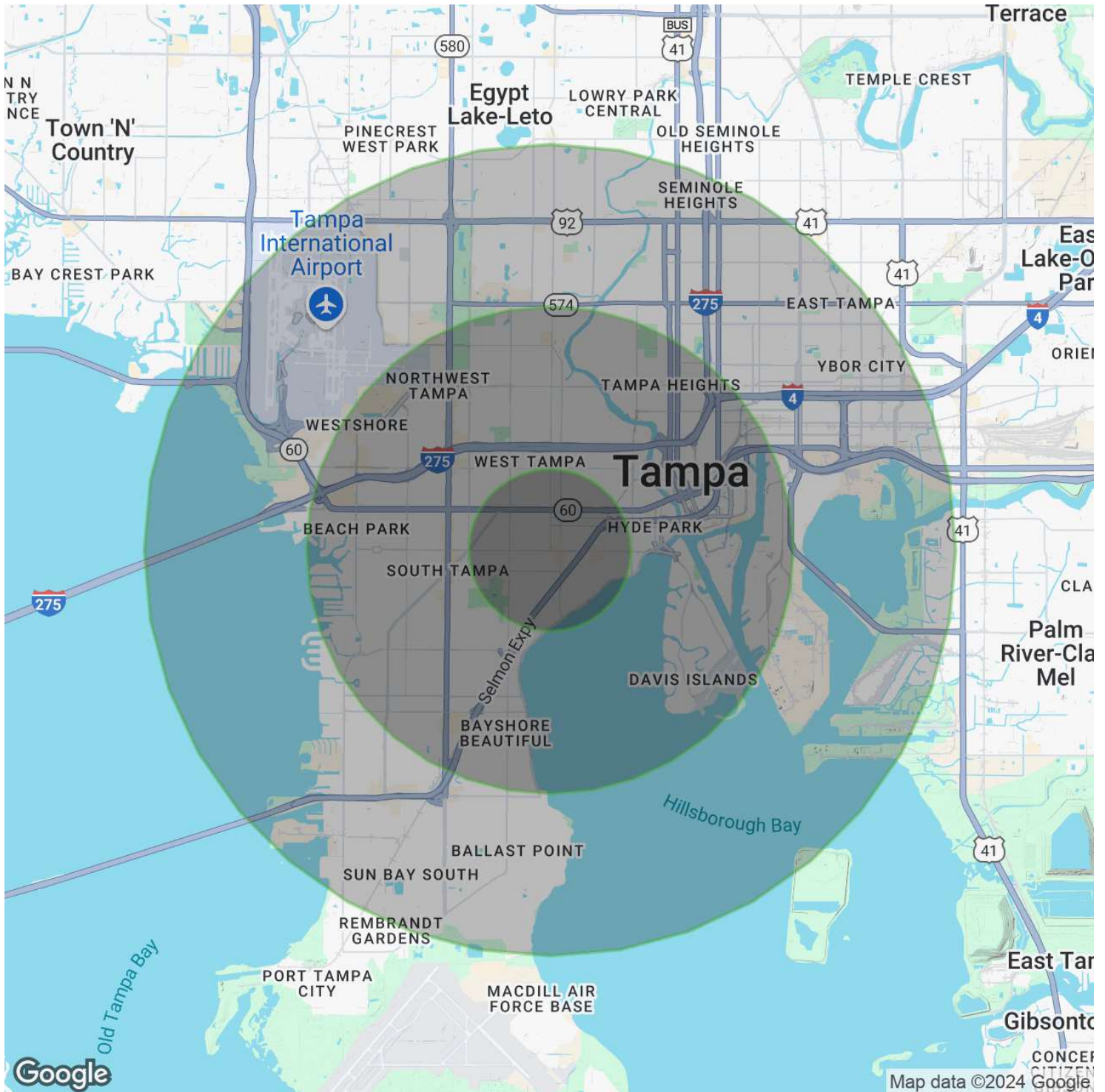
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### Demographics Map & Report



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### Demographics Map & Report

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,684	95,414	202,013
Average age	37.7	38.1	37.4
Average age (Male)	36.7	36.7	36.0
Average age (Female)	38.2	39.3	38.8

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	7,286	42,950	87,883
# of persons per HH	2.0	2.2	2.3
Average HH income	\$93,653	\$89,981	\$72,951
Average house value	\$527,215	\$446,376	\$340,801

#### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	17.0%	21.8%	25.8%

#### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	12,594	73,171	145,356
% White	85.8%	76.7%	72.0%
Total Population - Black	1,389	16,049	40,999
% Black	9.5%	16.8%	20.3%
Total Population - Asian	229	2,279	5,455
% Asian	1.6%	2.4%	2.7%
Total Population - Hawaiian	24	80	138
% Hawaiian	0.2%	0.1%	0.1%
Total Population - American Indian	63	602	1,930
% American Indian	0.4%	0.6%	1.0%
Total Population - Other	182	1,967	4,466
% Other	1.2%	2.1%	2.2%

#### TRAFFIC COUNTS

Swann Ave & Armenia Ave 4,400/day

\* Demographic data derived from 2020 ACS - US Census

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