



Office Building For Lease

Seminole Heights Medical / Professional Office

**120 E Dr Martin Luther King Jr Blvd, Tampa, FL  
33603**

**Presented By:**

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# Executive Summary

120 E Dr Martin Luther King Jr Blvd, Tampa, FL 33603



## OFFERING SUMMARY

Available SF:	2,750 SF
Lease Rate:	\$1,000.00 / month or \$24 sf/yr
Lot Size:	20,400 SF
Year Built:	2003
Building Size:	4,279 SF
Renovated:	2020
Zoning:	SH-CI
Market:	Tampa-St Petersburg- Clearwater

## PROPERTY OVERVIEW

Suites available for lease in a freestanding building located on Dr. Martin Luther King Jr Blvd, just west of I-275 in the South Seminole Heights neighborhood. Built in 2003 and recently renovated, this building offers a sleek modern aesthetic, high ceilings, lots of natural light and ample parking with approved medical use. Suite 110 is a 1,650 SF space available for immediate occupancy in a single story medical / professional office. The entryway foyer features floor to ceiling glass and leads visitors to a private waiting room which accommodates 10-12 guests. The hallway continues down to a row of 6 private office spaces / exam rooms, a large break room and private ADA restroom. Perfect for a professional practice that wishes to stay close to the downtown market or a medical practitioner who wishes to serve the densely populated surrounding residential neighborhoods. Suites 1, 3, 4, and 6 are 275 SF executive suites.

Traffic count: 28,000 VPD

Estimated CAM: \$9.93

\* See Available Spaces Page for details on availability

## LOCATION OVERVIEW

Located in Tampa just west of Florida Avenue, I-275 and I-4, offering easy access to surrounding areas.





# Available Spaces

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LEASE RATE:	-	TOTAL SPACE:	275 - 1,650 SF
LEASE TYPE:	NNN; Full Service	LEASE TERM:	-

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
110	Executive Suites	\$24.00 SF/yr	NNN	1,650 SF	Negotiable	Initial estimated monthly rent: \$4,665 (includes base rate + CAM) plus applicable sales tax - Includes estimated electricity, water, sewer and garbage
Suite 1	Executive Suites	\$1,000 per month	Full Service	275 SF	Negotiable	Initial estimated monthly rent: \$1,000 (base rate plus applicable sales tax) - Includes estimated electricity, water, sewer and garbage



# Available Spaces

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 3	Executive Suites	\$1,000 per month	Full Service	275 SF	Negotiable	Initial estimated monthly rent: \$1,000 (base rate plus applicable sales tax) - Includes estimated electricity, water, sewer and garbage
Suite 4	Executive Suites	\$1,000 per month	Full Service	275 SF	Negotiable	Initial estimated monthly rent: \$1,000 (base rate plus applicable sales tax) - Includes estimated electricity, water, sewer and garbage
Suite 6	Executive Suites	\$1,000 per month	Full Service	275 SF	Negotiable	Initial estimated monthly rent: \$1,000 (base rate plus applicable sales tax) - Includes estimated electricity, water, sewer and garbage





## Additional Photos

120 E Dr Martin Luther King Jr Blvd, Tampa, FL 33603







# Additional Photos

Suite 110 - 1,650 SF

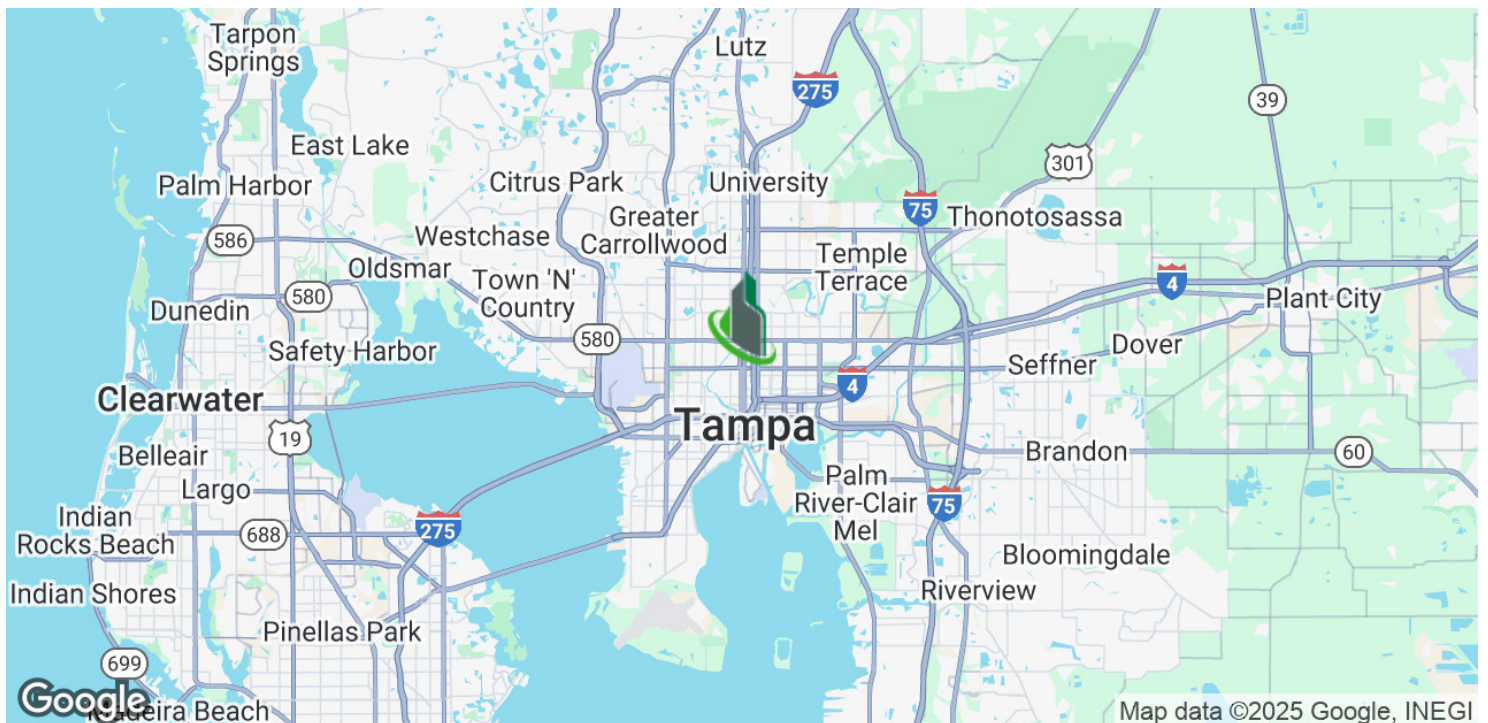
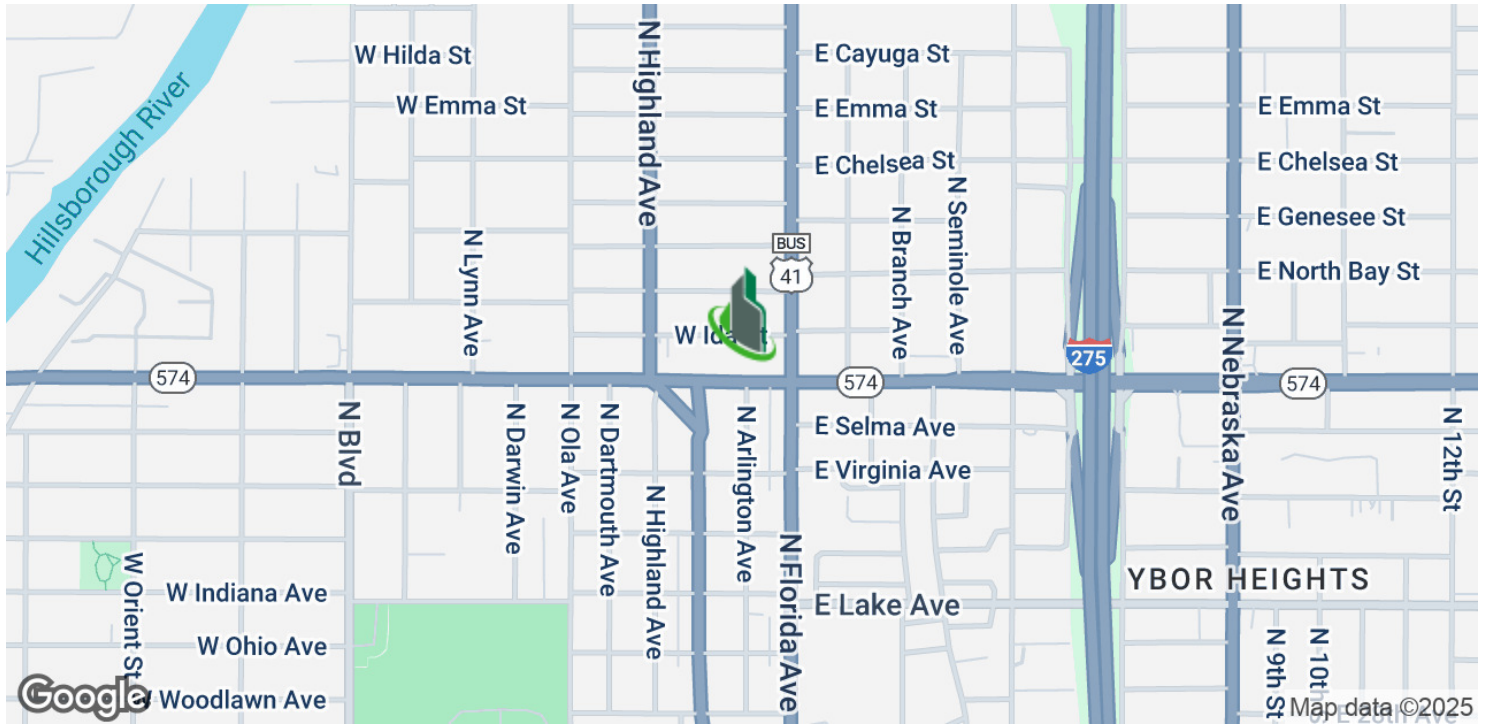






# Location Map

120 E Dr Martin Luther King Jr Blvd, Tampa, FL 33603

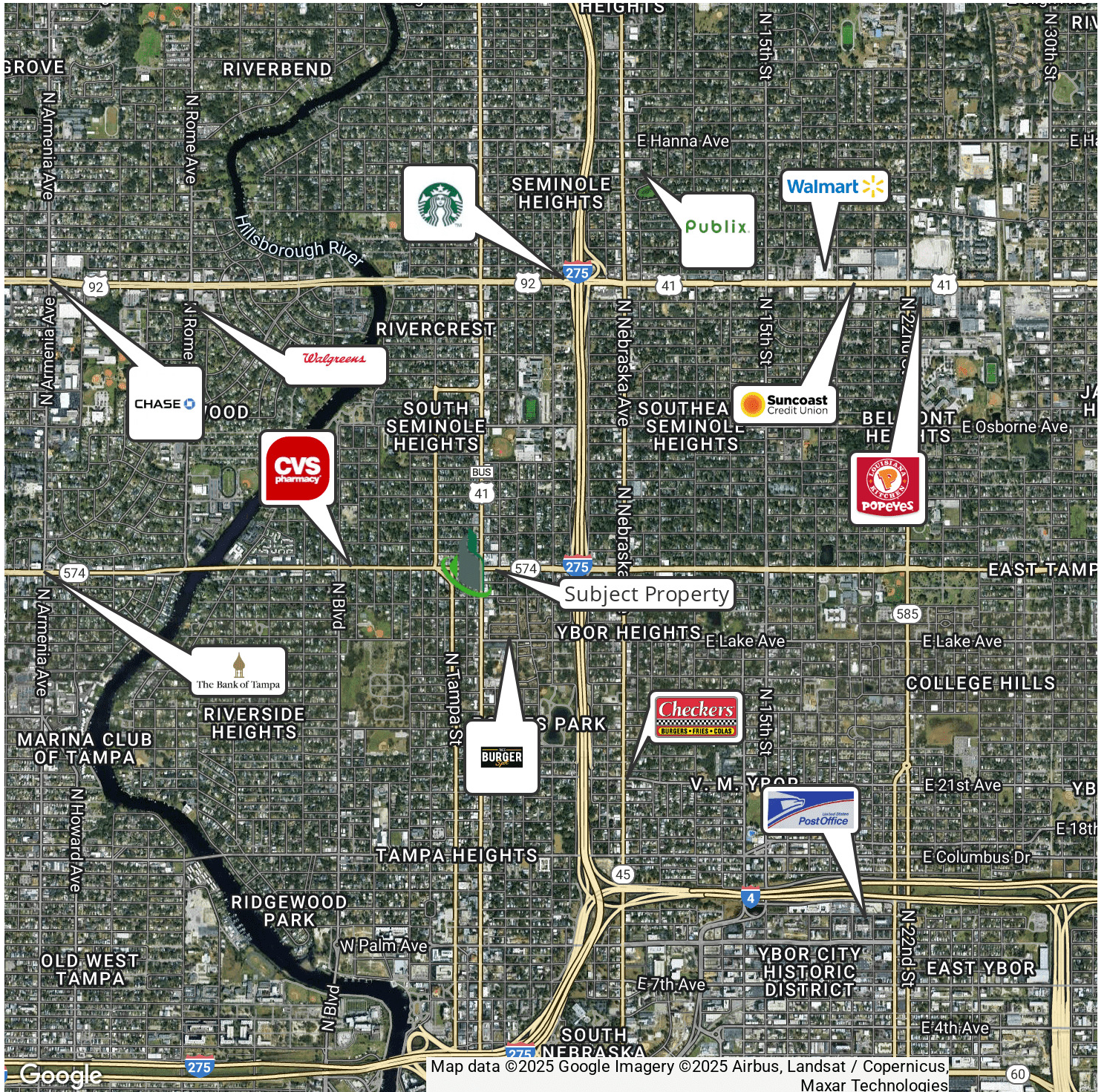






# Retailer Map

120 E Dr Martin Luther King Jr Blvd, Tampa, FL 33603







# Aerial Map

120 E Dr Martin Luther King Jr Blvd, Tampa, FL 33603

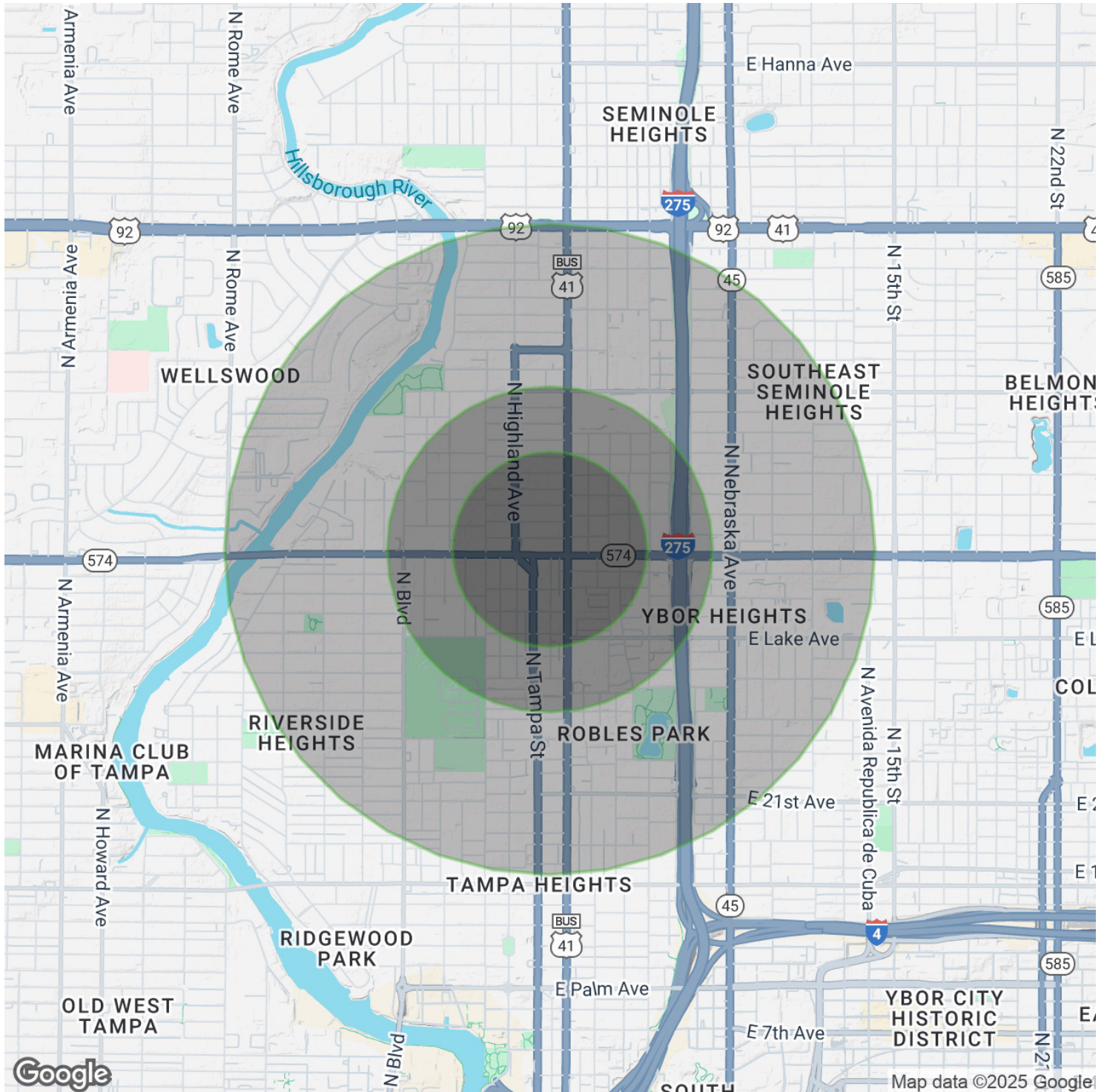






# Demographics Map & Report

120 E Dr Martin Luther King Jr Blvd, Tampa, FL 33603







# Demographics Map & Report

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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,628	4,163	15,354
Average Age	37	37	40
Average Age (Male)	36	36	39
Average Age (Female)	38	38	41

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	722	1,822	6,831
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$78,401	\$83,840	\$87,784
Average House Value	\$365,016	\$374,753	\$419,408

## ETHNICITY (%)

	0.3 MILES	0.5 MILES	1 MILE
Hispanic	23.8%	22.4%	28.8%

## RACE

	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	812	2,020	7,533
% White	49.9%	48.5%	49.1%
Total Population - Black	443	1,211	3,814
% Black	27.2%	29.1%	24.8%
Total Population - Asian	19	49	161
% Asian	1.2%	1.2%	1.0%
Total Population - Hawaiian	0	1	13
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	8	18	92
% American Indian	0.5%	0.4%	0.6%
Total Population - Other	117	269	1,260
% Other	7.2%	6.5%	8.2%

## TRAFFIC COUNTS

E Dr Martin Luther King Jr Blvd & N Florida Ave	28,000/day
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*Demographics data derived from AlphaMap*