



Executive Summary

2330 WEST HORATIO STREET TAMPA, FL 33609 | OFFICE BUILDING FOR LEASE OR SALE



OFFERING SUMMARY

Sale Price:	\$4,200,000
Lease Rate:	\$38.00 PSF (NNN)
CAM:	\$11.17 PSF
Tenant Expenses;	Utilities and Janitorial
Available SF:	3,960 SF
Year Built:	2000
Zoning 2330 Horatio:	CG
Zoning 506 S Moody	CN

PROPERTY OVERVIEW

Rare opportunity, Class A office in the heart of affluent South Tampa. This one of a kind two-story property features a 1st floor with an open work space with 36' ceilings, 4 private offices, breakroom, and conference room. The lobby has your own private elevator which leads to a 2nd floor with an open space, 5 private offices, and another break area.

PROPERTY HIGHLIGHTS

- Includes separate buildable lot at 506 S Moody Ave
- Tons of parking with 10 spaces on site and up to 26 spaces on a lot 150' behind the building.
- 9/1,000 Parking Ratio
- Video Link: <https://youtube.com/shorts/cugKp-Jopa8?si=1Bg8FrKCsYg0UFjP>

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Aerial Map

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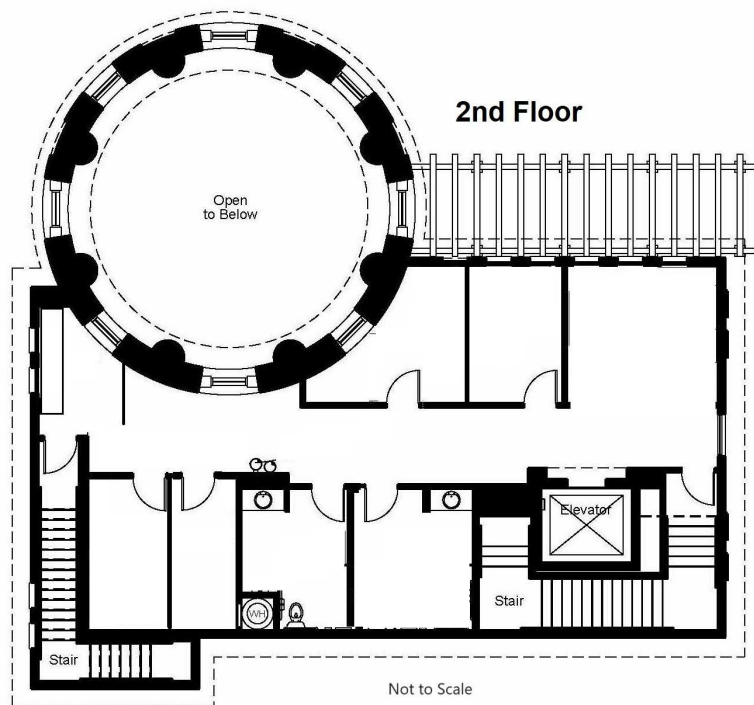
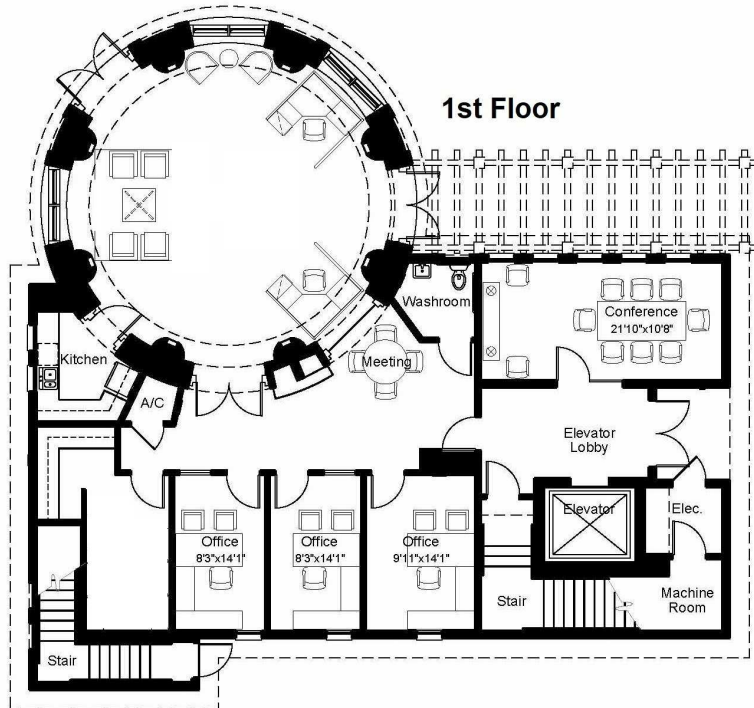
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Floor Plans

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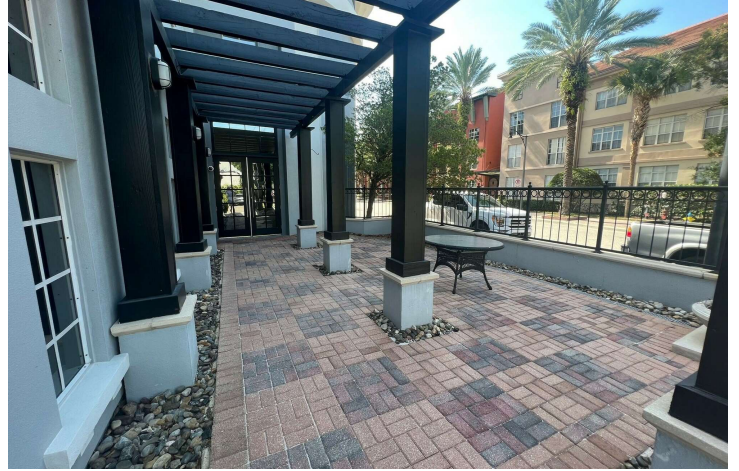
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Additional Photos

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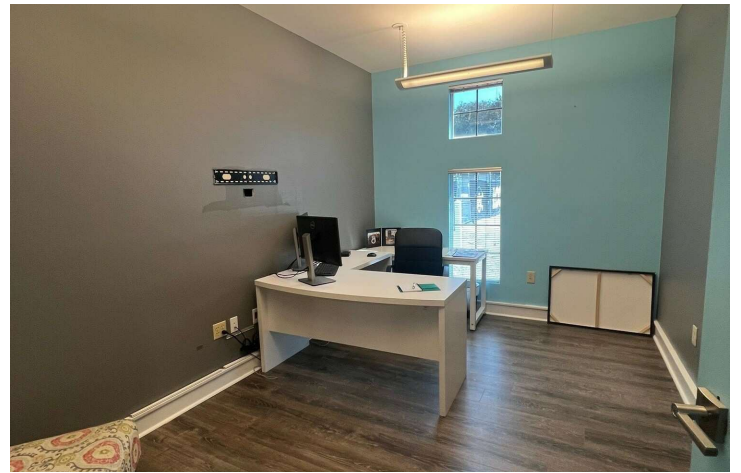
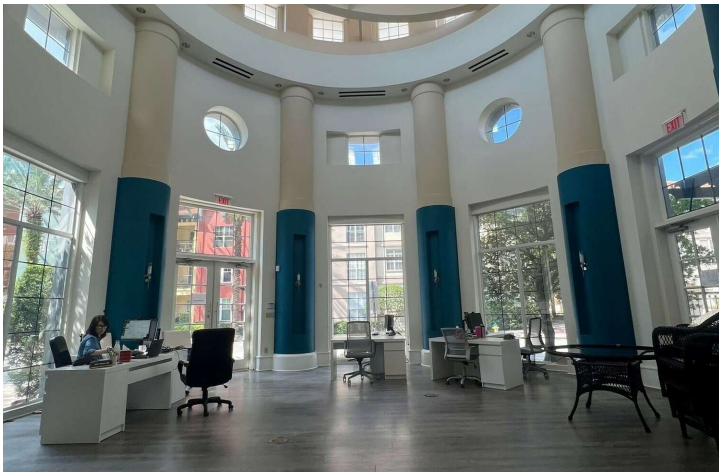
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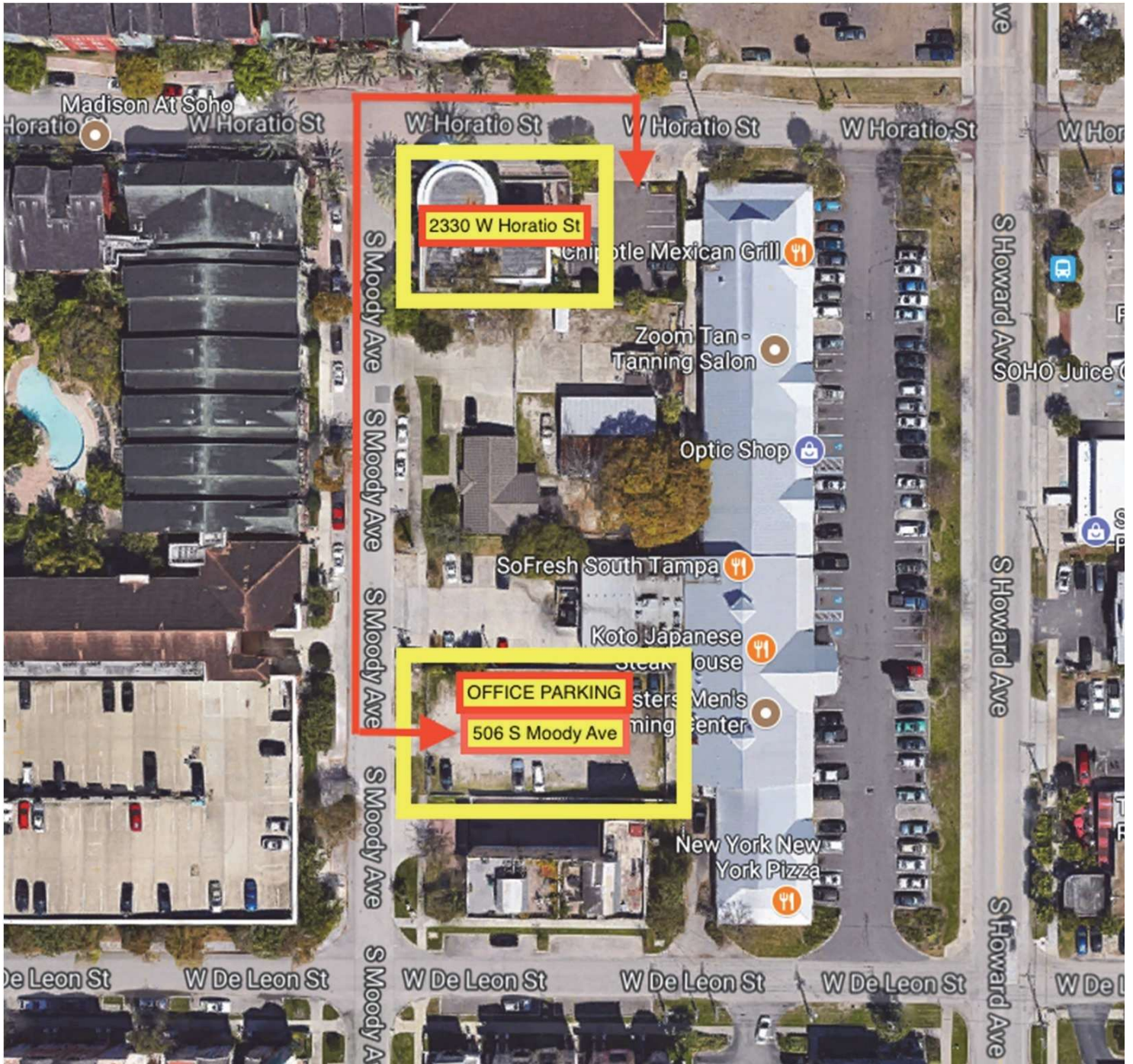
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Parking Map

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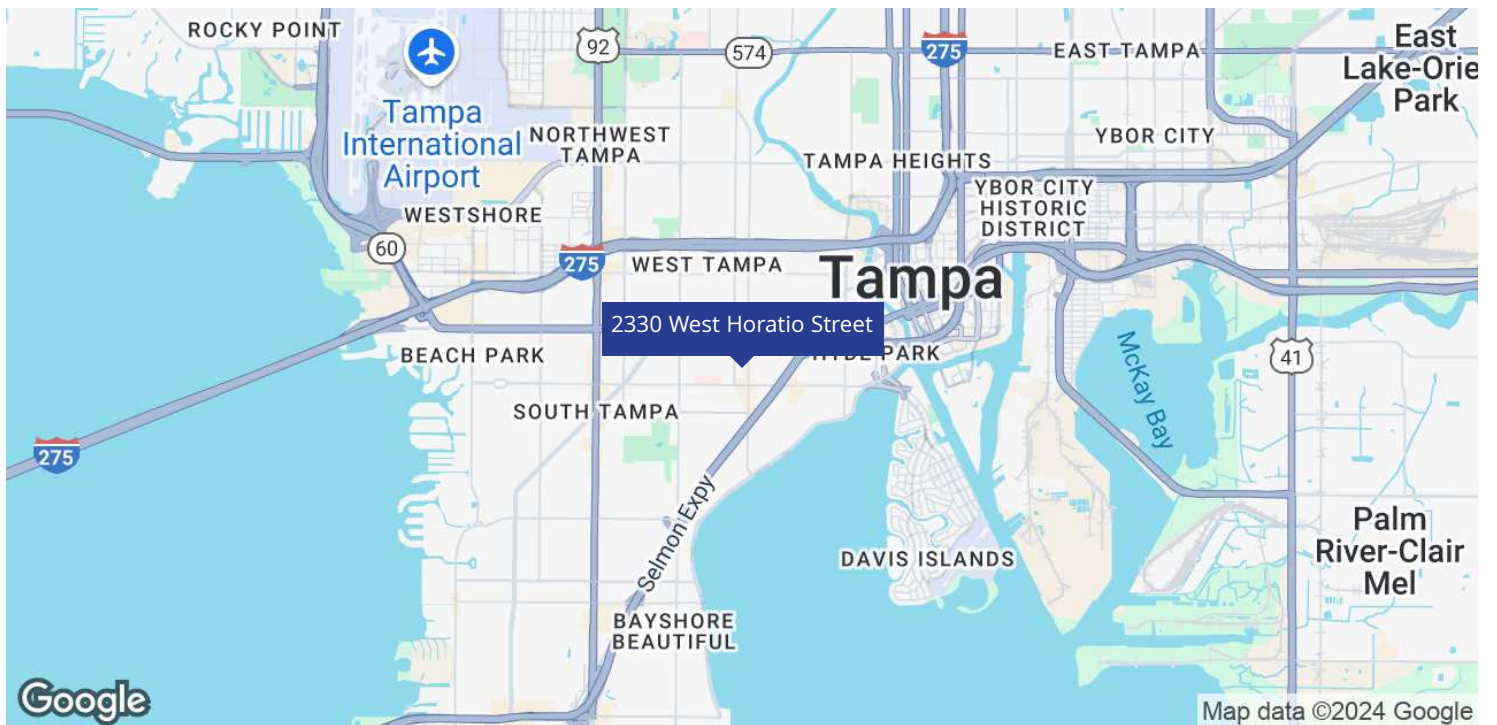
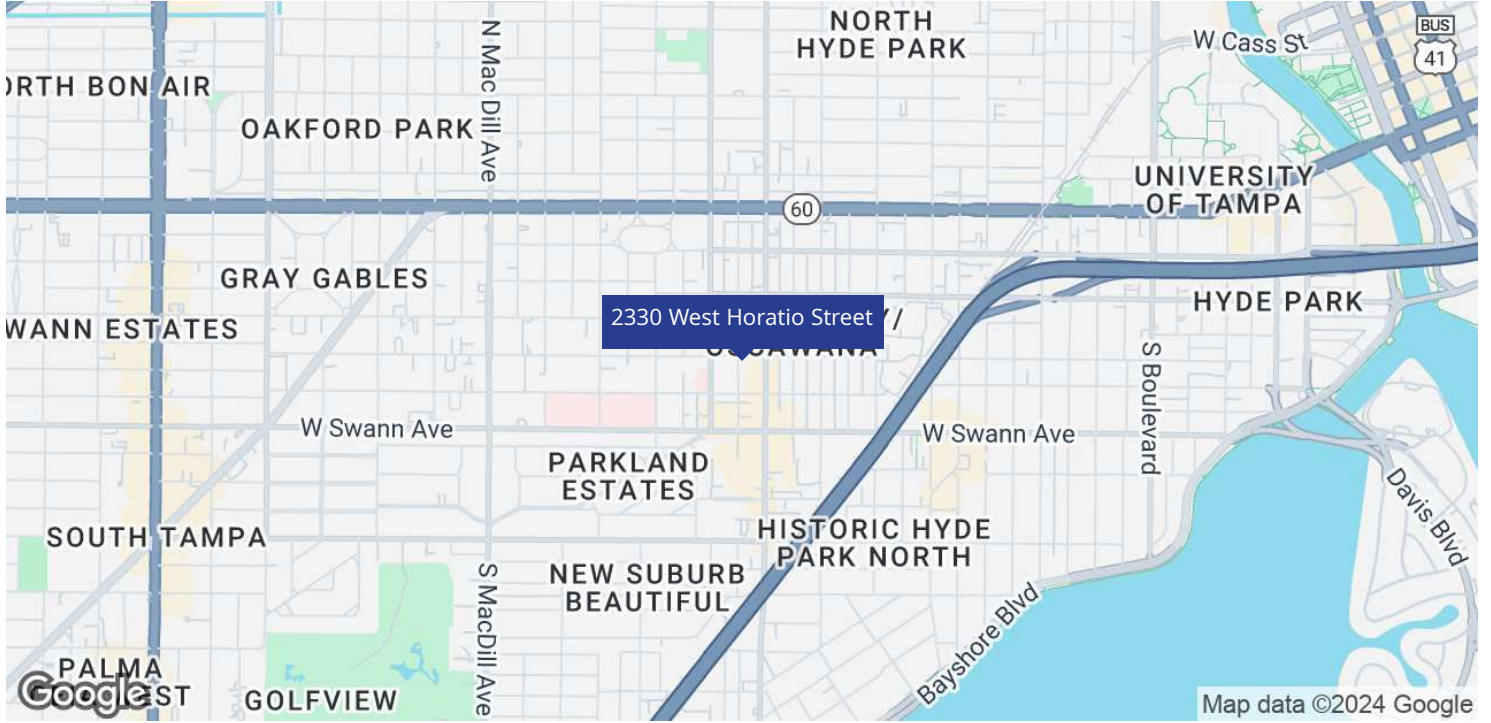
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Location Map

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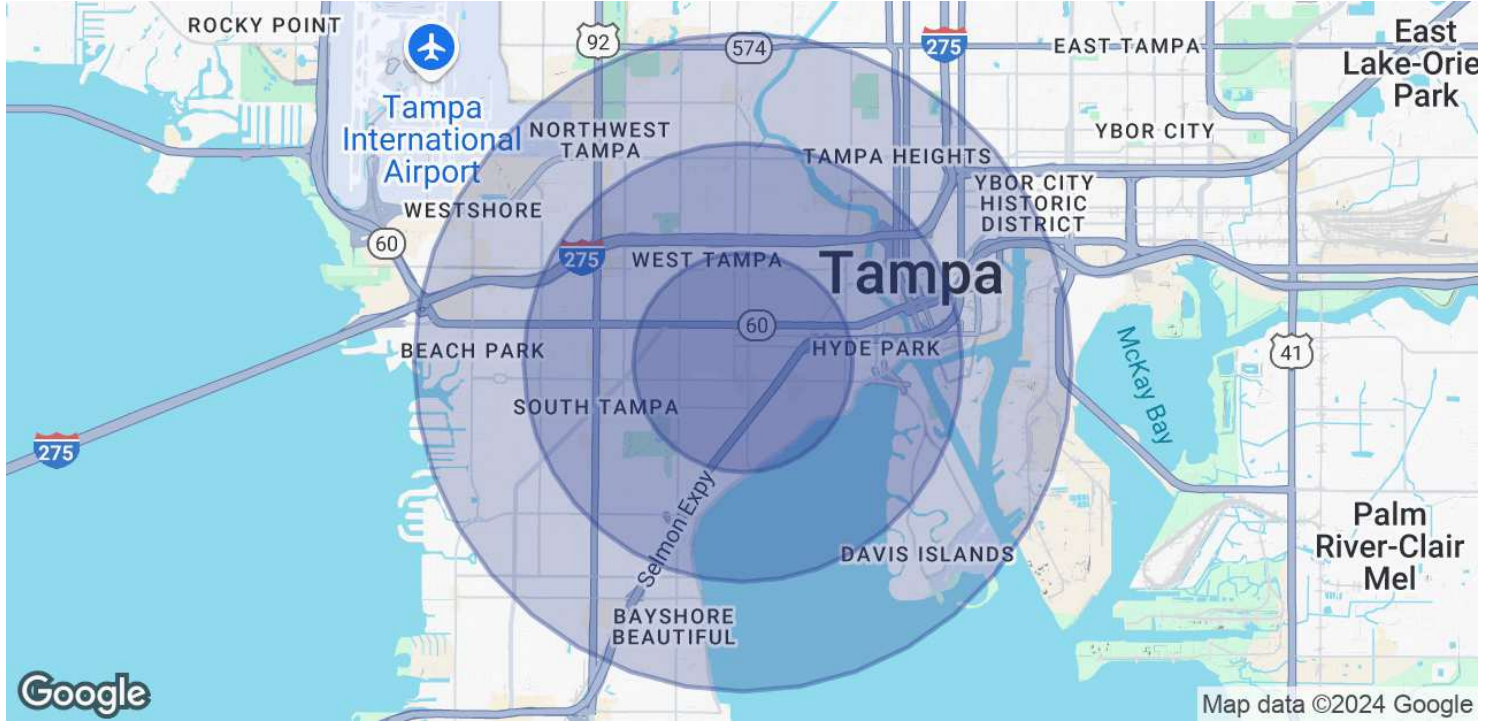
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Demographics Map & Report

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	21,503	66,147	123,744
Average Age	39	39	40
Average Age (Male)	39	39	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	10,737	29,418	55,563
# of Persons per HH	2	2.2	2.2
Average HH Income	\$161,526	\$135,318	\$142,251
Average House Value	\$809,041	\$686,566	\$688,361

Demographics data derived from AlphaMap

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