

MEDICAL OFFICE/PROFESSIONAL OFFICE/RETAIL

PRIME LOCATION IN THE HEART OF SOUTH TAMPA



Discover a prime opportunity for professional medical office, professional office or retail, condo units in the heart of South Tampa. Built in 2006, this modern workspace offers two distinct suites. Situated on the 1st floor of a luxury residential waterfront 17-floor building, this prime office space is located in Parkside of One Bayshore at the hard corner of West Platt Street and Bayshore Boulevard. The site offers great visibility and is truly a one of a kind location.

The site has strong traffic counts along Bayshore Boulevard and West Platt Street, The condo units have a total of 366+ feet along West Platt Street and Bayshore Boulevard with the East unit totaling 255+ feet and west unit 111+ feet. When vehicles are stacked up on Bayshore Boulevard and West Platt Street, because of the traffic light interchange, the signage is a significant amenity and ownership statement.



**142 West Platt Street
Tampa, Florida 33606
Price: \$9,900,000**

**TOTAL UNIT SIZES:
EAST UNIT: 6,794 SF
WEST UNIT: 3,954**

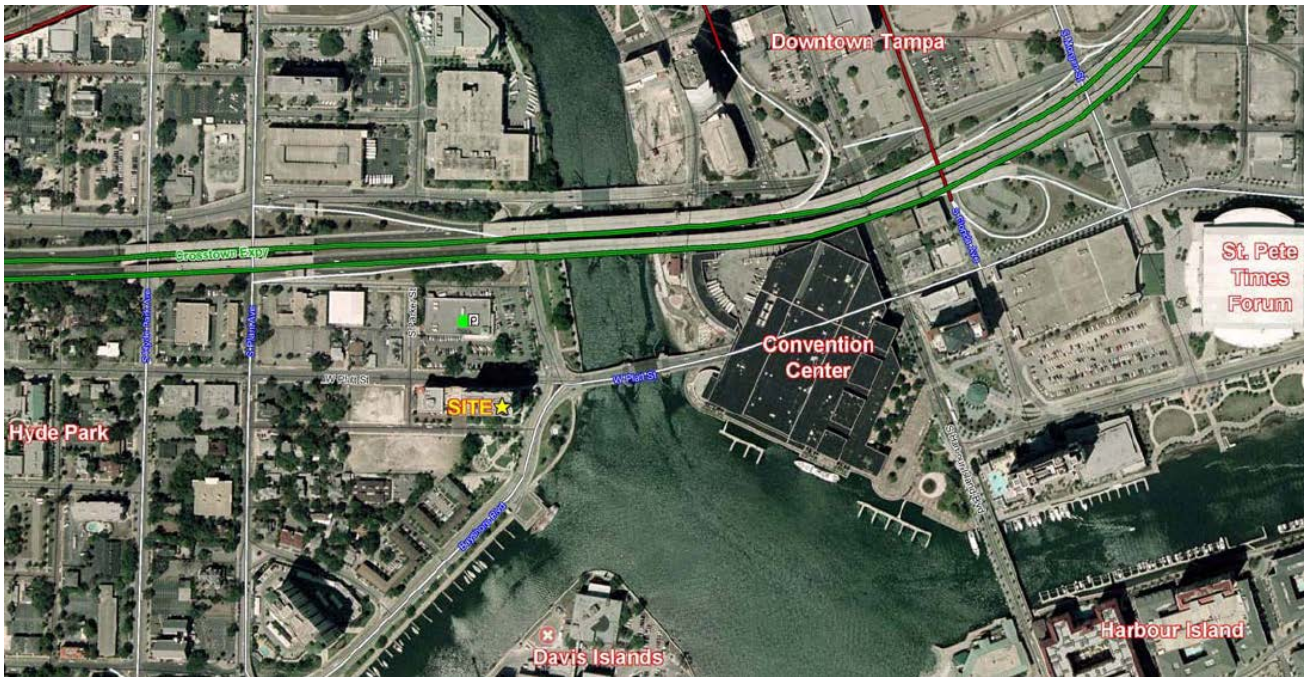
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NEIGHBORHOOD

These luxury suites are in the heart of South Tampa within the Hyde Park area within walking distance to Downtown Tampa, Harbor Island, Davis Island, Tampa Convention Center and Tampa General Hospital. Located on Davis Island, Tampa General Hospital is a 1,040-bed, hospital offering a full range of acute care services, and is in the Top 20 largest hospitals in the nation.

The Tampa Convention Center is located along the Riverwalk of downtown Tampa. The facility is comprised of 600,000 square feet with four floors and outdoor spaces. The convention center is home to many national and international conferences and expositions year-round.

Also located in downtown Tampa on Channelside Drive, is the Amalie Arena formerly known as St. Pete Times Forum. This multipurpose arena is used as the home of the Tampa Bay Lightning of the National Hockey League. Other venue uses have been for basketball, arena football and concerts.



There are many retail shops and unique restaurants throughout the neighborhood including a Publix Shopping Center directly north across the street from the subject. The Trolley Streetcar system stops at the site of the Suites and connects downtown Tampa and Channelside to the historic Ybor City district.



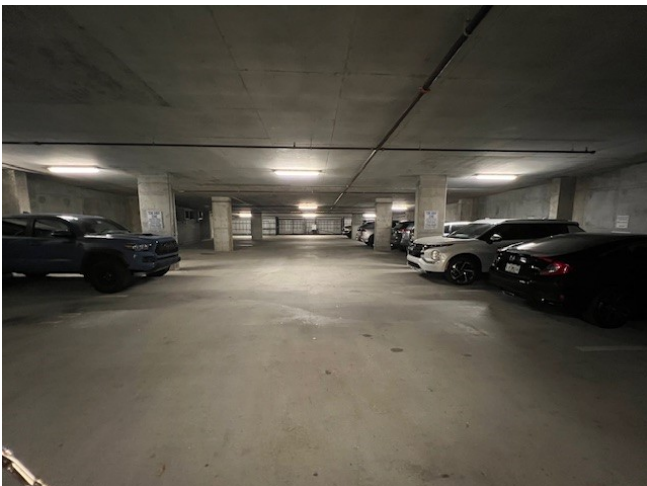
SITE DESCRIPTION

The site boasts two Distinct Suites: East Suite and West Suite. The East Suite can be accessed from the north via West Platt Street, from the East via Bayshore Boulevard and from the South via West Hyde Park Place.



The West Suite can be accessed from the north via West Platt Street, from the West via South Parker Street and from the South via West Hyde Park Place.

Parking is available with a total of 44 total spaces with 30 spaces within secure designated deeded covered parking structures. The remaining 14 exterior designated deeded spaces are along the southern elevation of the condominium building. The parking ratio equates to 4.09 spaces per 1,000- square feet which is a rare find within South Tampa/Hyde Park area. All these parking spaces convey to the new owner.



THE EAST SUITE

The East Suite consisting of 6,794 square feet features bullet-proof glass windows, 12 offices with lockable doors, including a large office with an attached secretarial space and a 4-person suite with divided spaces. Additionally, the suite boasts three bathrooms, providing convenience and comfort for employees, each equipped with a shower. Two elegant conference rooms offer ample space for meetings and presentations. The East elevation has views of Tampa's CBD , Tampa Convention Center, Harbor Island and the expansive Tampa water basin. Ceiling heights in the east unit range from 12 to 14 feet providing a very spacious workspace environment.



East elevation View



Entrance



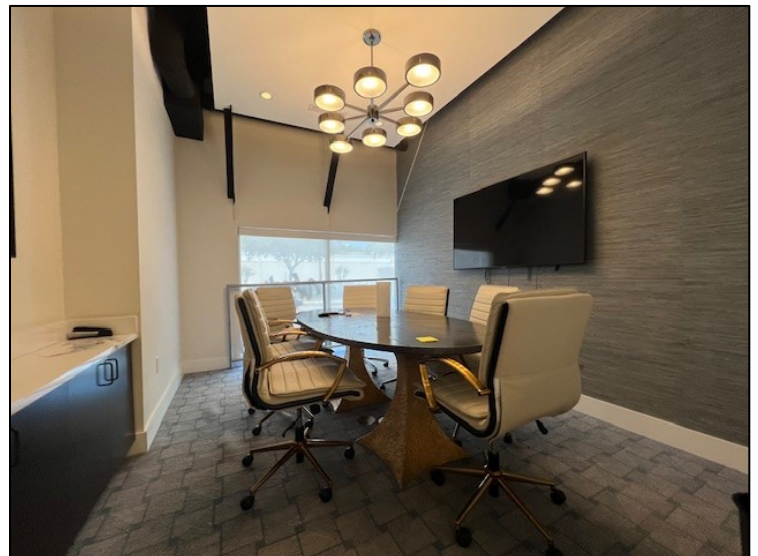
Lobby

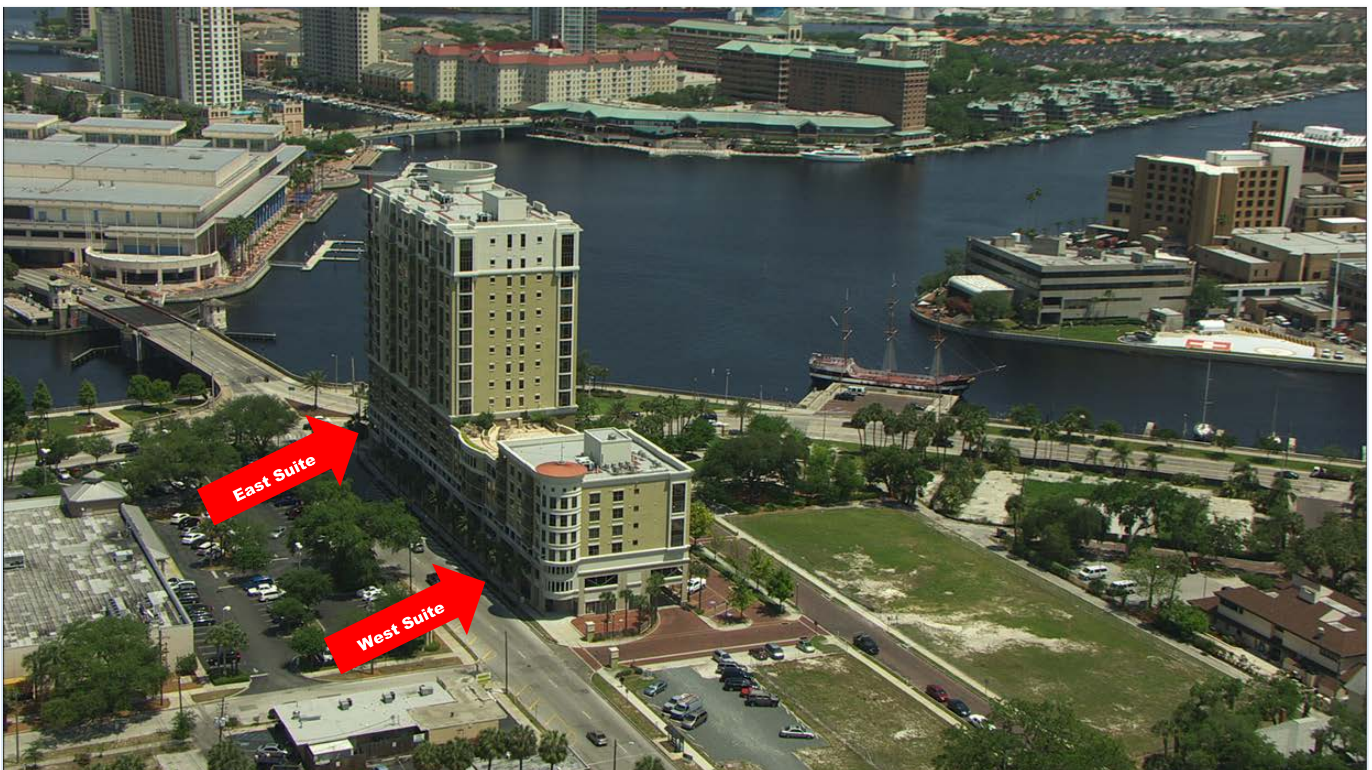
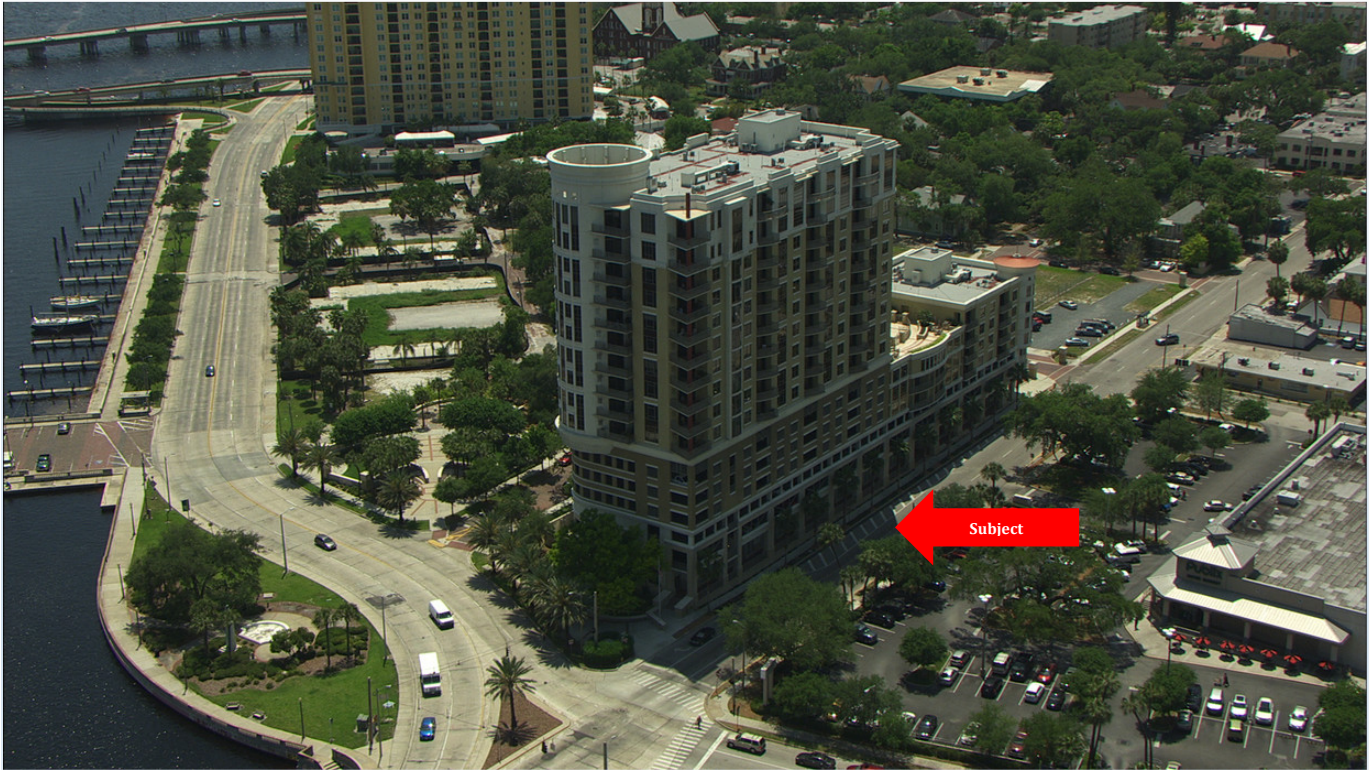


Typical Conference Room

THE WEST SUITE

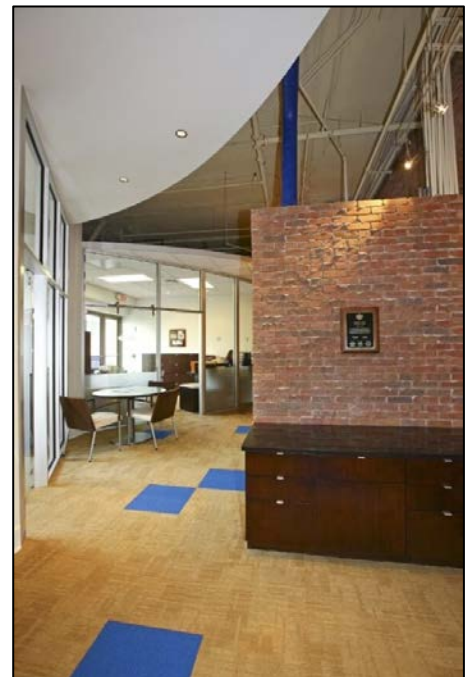
The West Suite consisting of 3,954 square feet offers 10 offices with lockable doors, 2 secretarial spaces, dividers for collaborative workspaces, a spacious open area with dividers for 9 workstations, and 2 bathrooms, 2 conference rooms and an open air deeded patio with railings. Ceiling heights in the east unit range from 12 to 14 feet providing a very spacious workspace environment.





ADDITIONAL FEATURES FOR BOTH SUITES

- Controlled access systems with entry card
- Four separate alarm systems
- Interior buildout consist of substantial floor to ceiling glass partitioning
- Separate entryways along the northern, eastern and western building elevations
- Four electric meters
- Four water meters
- Elegant flooring consisting of hardwood, porcelain, ceramic tile, carpet and decorative epoxy
- Allowable uses include medical office, professional office, retail, restaurant, café, daycare and commercial



SALE COMMENTS

- Prime location - \$9,900,000
- Owner willing to sell separately
- Seller can be out in 90 days
- Financing options are available upon request

DEMOGRAPHIC SUMMARY					
	Florida	Hillsborough County	1 Mile Radius (from subject)	3 Mile Radius (from subject)	5 Mile Radius (from subject)
Population					
2028 Projection	23,091,949	1,556,486	26,063	110,440	241,440
2023 Estimate	22,381,338	1,521,410	23,893	105,160	234,889
2020 Census	21,538,187	1,459,762	21,896	100,246	228,628
% Growth 2023-2028	3.18	2.31	9.08	5.02	2.79
% Growth 2020-2023	3.91	4.22	9.12	4.90	2.74
Households					
2028 Projection	9,259,577	601,705	12,785	52,011	106,474
2023 Estimate	8,909,543	585,585	11,391	48,564	102,390
2020 Census	8,529,067	559,949	9,967	45,312	98,281
% Growth 2023-2028	3.93	2.75	12.24	7.10	3.99
% Growth 2020-2023	4.46	4.58	14.29	7.18	4.18
Income					
2023 Est. Avg. HH Income	\$97,191	\$102,006	\$143,809	\$119,038	\$112,303
2023 Est. Median HH Income	\$65,081	\$69,968	\$96,205	\$71,273	\$66,549
2023 Est. Per Capita Income	\$38,778	\$45,780	\$69,298	\$55,049	\$49,055
Age					
2023 Est. Median Age	42.90	37.80	31.60	37.20	38.70
2023 Est. Median Housing Value	\$330,683	\$337,092	\$547,353	\$446,564	\$412,113
Source: Esri					

