

OFFICE FOR SALE

CLASS "A" OFFICE FOR SALE

8258 118TH AVENUE NORTH, LARGO, FL 33773



ASKING PRICE: \$1,650,000

KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100
Tampa, FL 33624



Each Office Independently Owned and Operated

PRESENTED BY:

ALEX LUCKE, CCIM
Commercial Director
O: (813) 264-7754
C: (727) 410-2896
alexlucke@kwcommercial.com
#SL3351552

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DISCLAIMER

8258 118TH AVENUE NORTH



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY

8258 118TH AVENUE NORTH



OFFERING SUMMARY

PRICE:	\$1,650,000
TOTAL SQ FT:	5,000 SF
PRICE / SF:	\$330.00
ZONING:	E-1 (Employment 1)
PERMITTED USE:	Office Condo
YEAR BUILT:	2007
PARKING:	4/1,000 SF

PROPERTY OVERVIEW

KW Commercial Tampa Properties is proud to represent for sale 8258 118th Ave N, Largo, FL 33773 (the "Property"). This 5,000 SF Class "A" office space was built in 2007 by Harrod Properties and is a part of a multi-building office & warehouse condominium park called 118th Place. The Property was purchased in 2014 and completely remodeled sparing no expense. Key features include mediterranean style architecture, luscious courtyards, (7) private offices, (8) premium cubicles, (2) shared & (2) private restrooms, a large conference room, breakroom, and a whole building GENERAC generator. This is an office compound! There are a total of (4) entrances/exits and windows in every office providing wonderful natural light. The HVAC system(s) and the GENERAC generator have been maintained by annual maintenance contracts. The cubicles are in excellent condition and will be included in the sale. The Property would be suitable for a wide variety of end-users including medical professionals, accountants, legal, tech, or general corporate. We urge you to come tour this meticulously maintained property as it will surpass all other facilities in Pinellas County.

About 118th Place

- The office portion of 118th Place consists of five, 5,000 SF, freestanding, Class "A" office buildings.
- The buildings are situated in two clusters surrounded by beautifully landscaped courtyards.
- Mediterranean architecture constructed of concrete block with stucco and shingle roofs.
- Neighboring tenants include Lambert's Therapy Group, Coastal Shoulder Surgery & Sports Medicine, HIT Promotional Products, & Advanced Medical of Florida.

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PROPERTY PHOTOS

8258 118TH AVENUE NORTH



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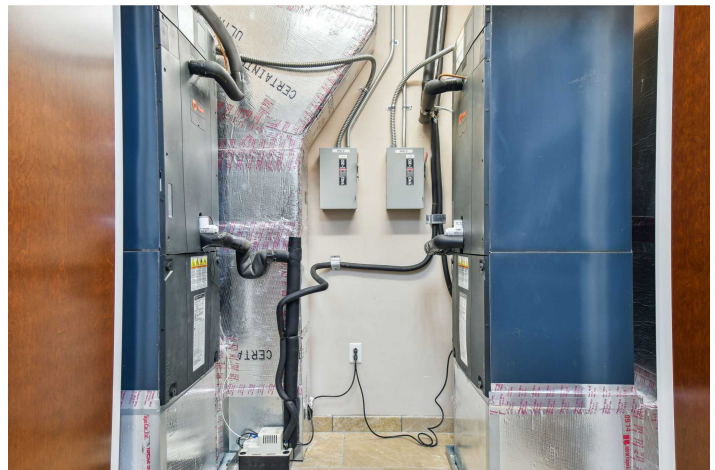
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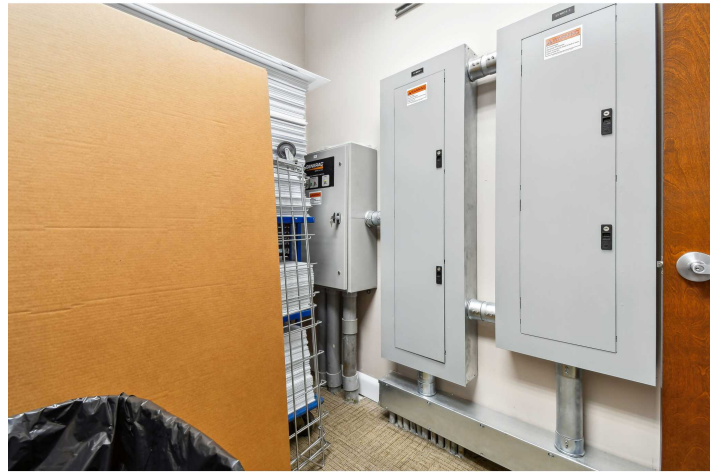
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118TH PLACE - SITE PLAN

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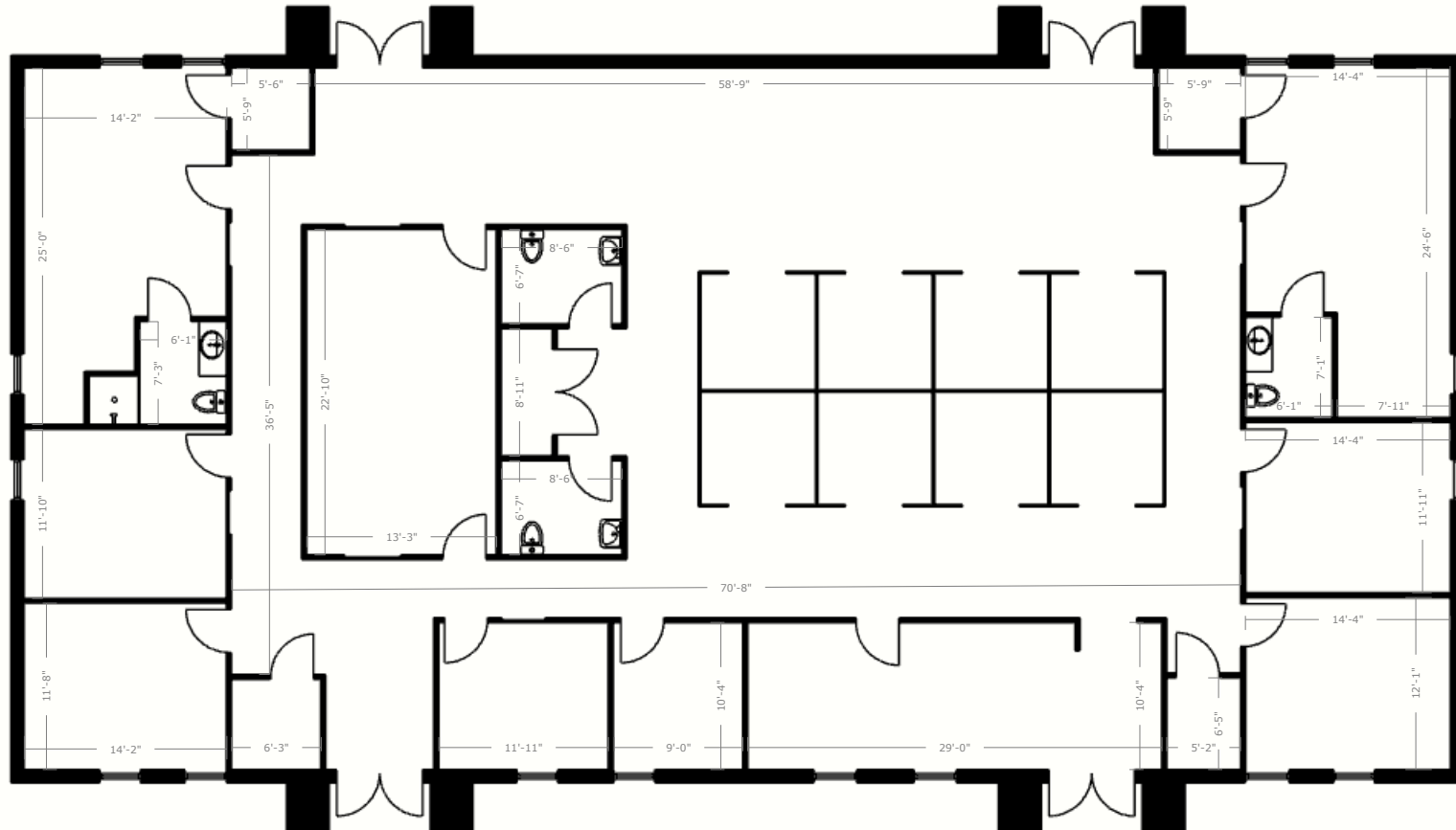
FLOOR PLAN

8258 118TH AVENUE NORTH



8258 118th Ave, 200 & 250

Largo, FL 33773



FloorPlanNinja.com



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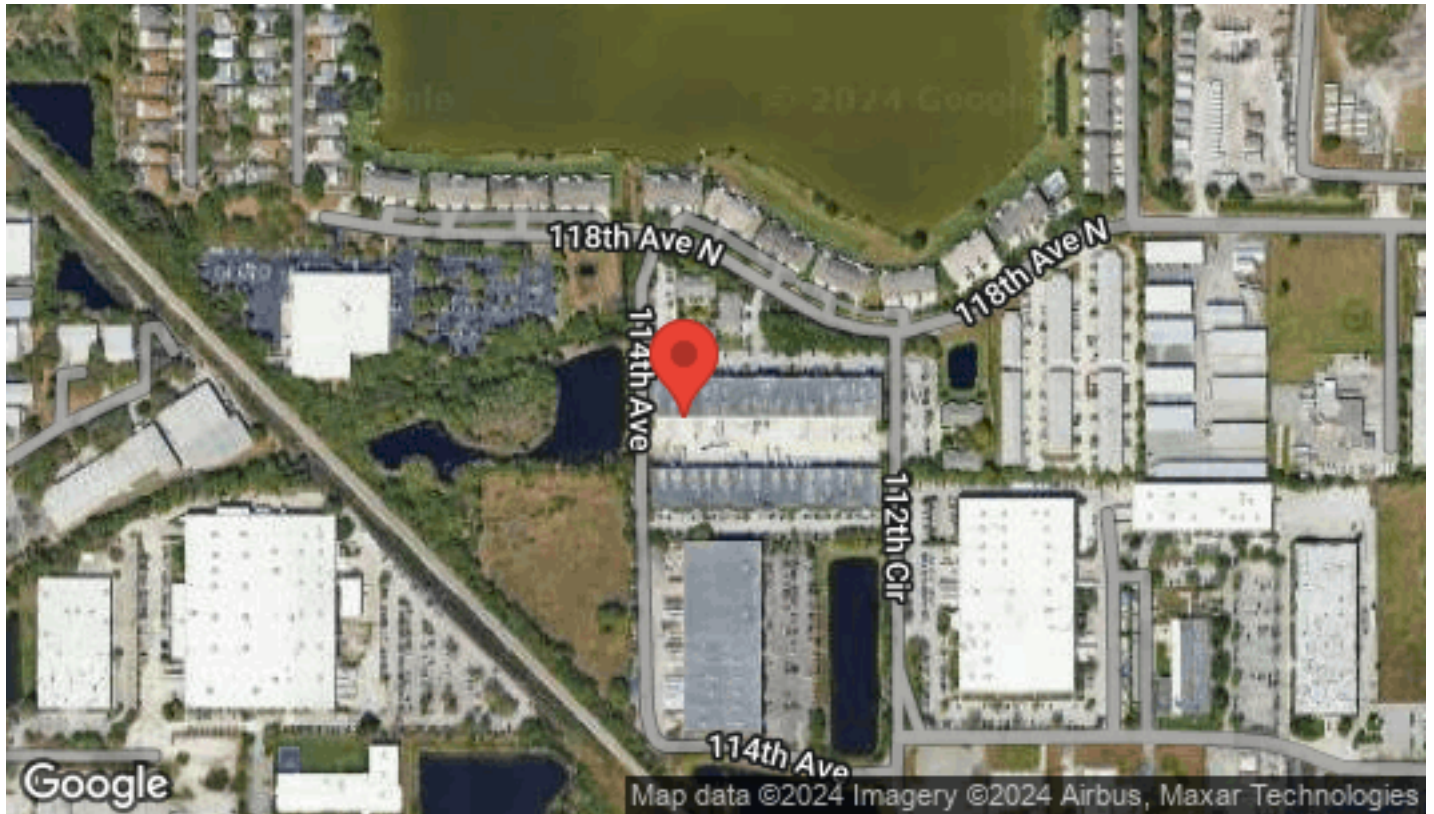
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LOCATION MAPS

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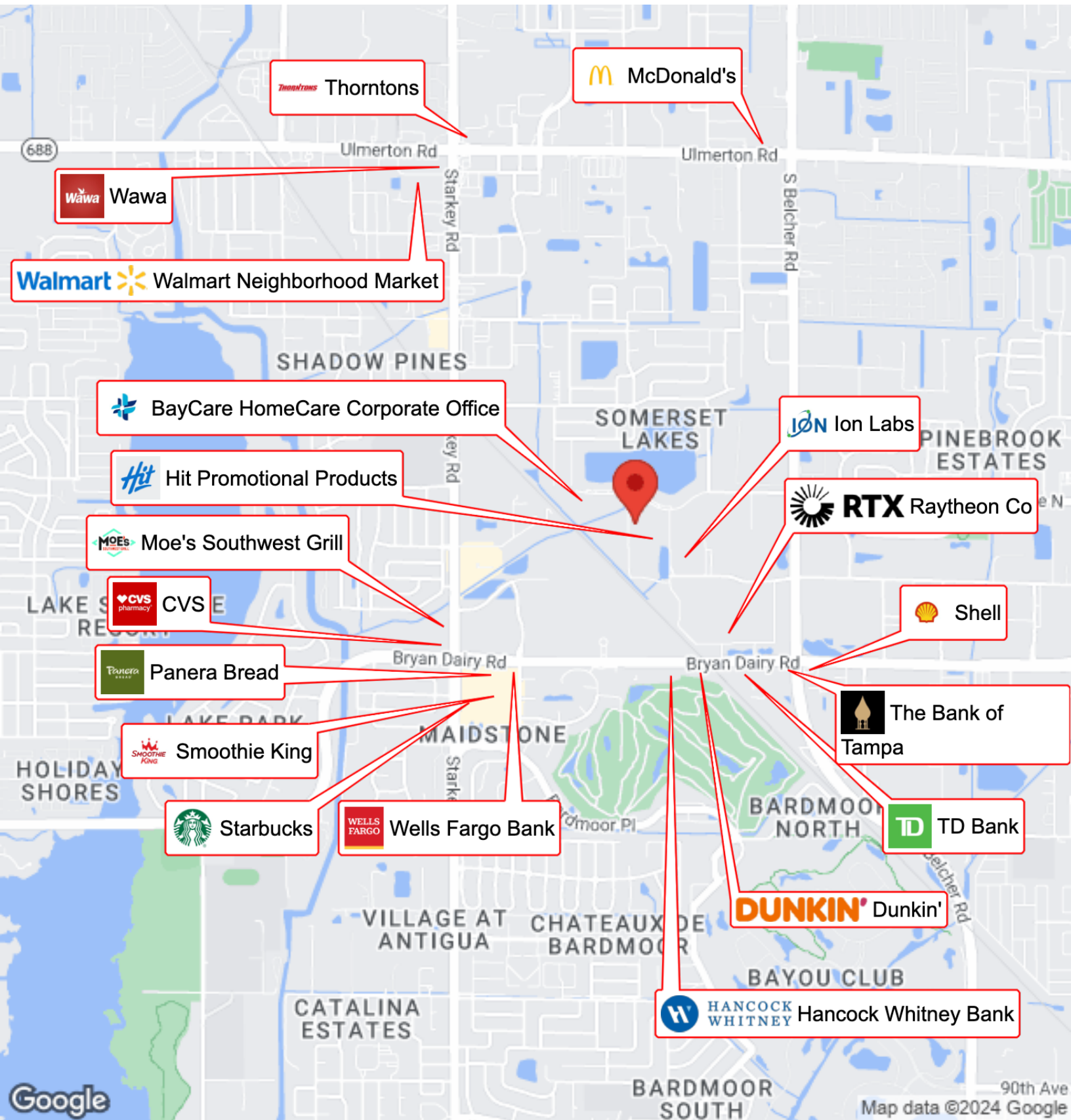
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BUSINESS MAP

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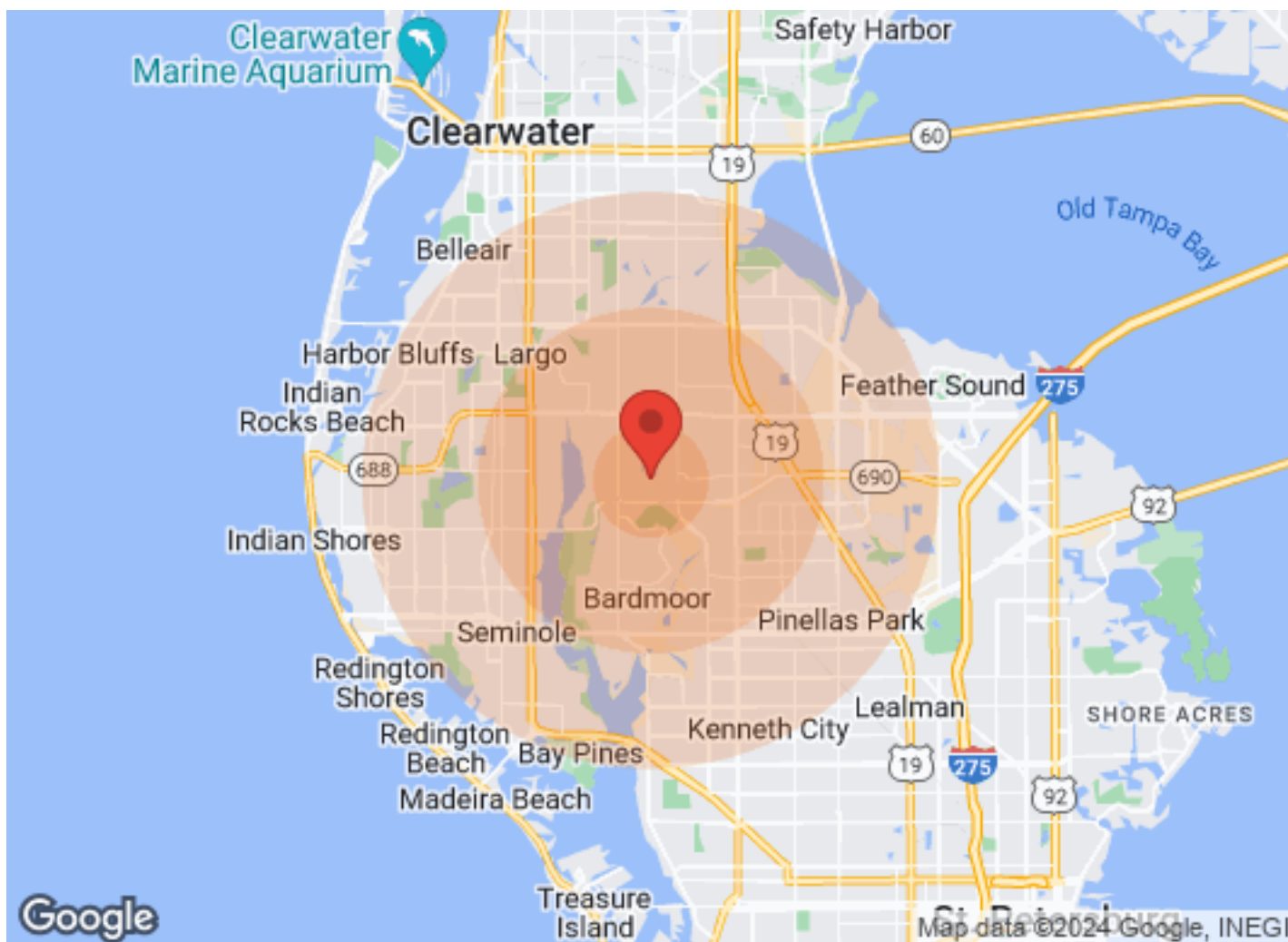


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DEMOGRAPHICS

8258 118TH AVENUE NORTH



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	5,541	46,082	125,911	Median	\$52,336	\$43,849	\$43,246
Female	5,763	49,817	136,358	< \$15,000	252	5,028	14,066
Total Population	11,304	95,899	262,269	\$15,000-\$24,999	645	5,725	17,230
				\$25,000-\$34,999	434	5,558	15,028
Age				\$35,000-\$49,999	934	8,845	21,193
Ages 0-14	1,653	13,206	35,743	\$50,000-\$74,999	939	8,988	23,124
Ages 15-24	1,342	10,033	27,306	\$75,000-\$99,999	561	4,625	12,460
Ages 25-54	4,221	36,366	95,061	\$100,000-\$149,999	440	3,206	8,934
Ages 55-64	1,714	12,969	35,253	\$150,000-\$199,999	151	531	2,244
Ages 65+	2,374	23,325	68,906	> \$200,000	253	717	2,022
				Housing			
Race				Total Units	5,302	51,397	141,744
White	10,186	86,174	234,668	Occupied	4,799	43,737	120,047
Black	175	2,781	11,428	Owner Occupied	3,923	31,115	84,319
Am In/AK Nat	12	74	141	Renter Occupied	876	12,622	35,728
Hawaiian	N/A	12	48	Vacant	503	7,660	21,697
Hispanic	777	7,447	19,881				
Multi-Racial	732	8,312	20,410				

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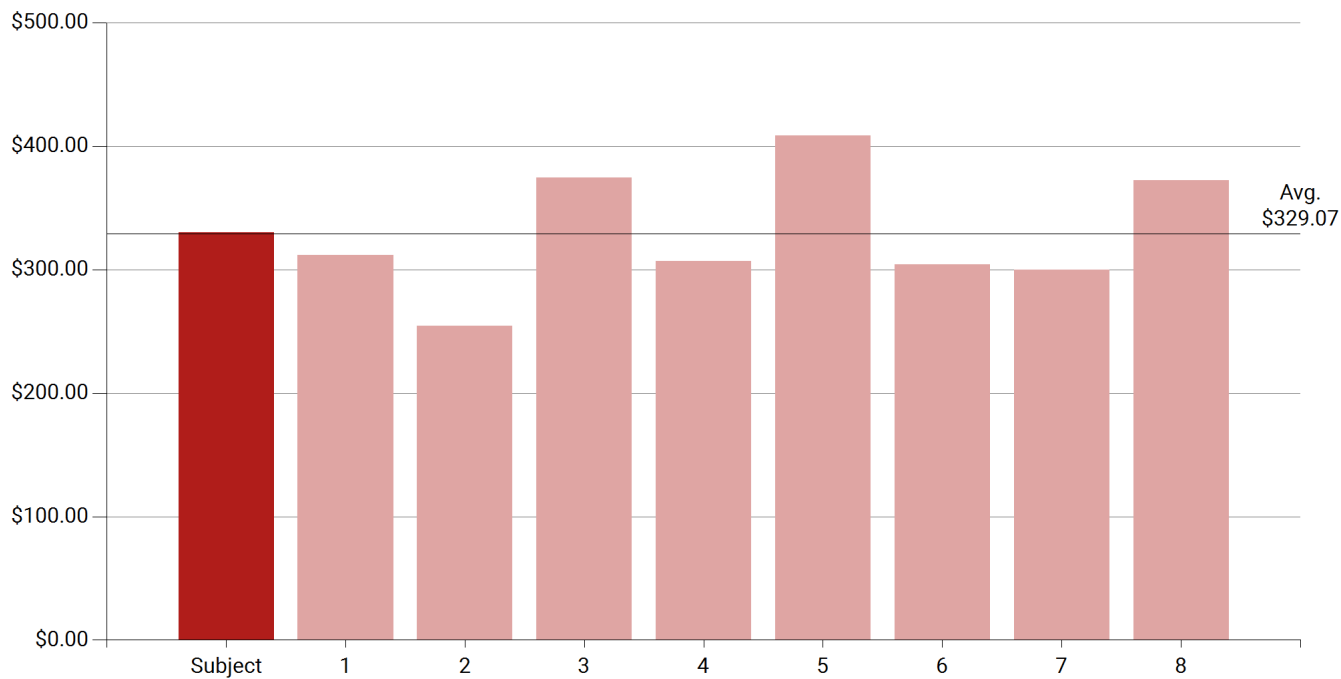
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RECENT SALE COMPARABLES

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Price per SF



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RECENT SALE COMPARABLES

8258 118TH AVENUE NORTH



Sale Price	\$1,650,000
Spaces	1
Rentable SF	5,000
Price/SF	\$330.00
Year Built	2007

8258 118th Avenue North

8258 118th Avenue North, Largo, FL 33773

Notes

5,000 SF of Class "A" Office Space located in Largo, FL.



1	Sale Price	\$810,000
	Rentable SF	2,599
	Price/SF	\$311.66
	Year Built	1963
	Sale Date	6/21/2024

6201 12th Street North

6201 12th Street North, St. Petersburg, FL 33702



2	Sale Price	\$550,000
	Rentable SF	2,160
	Price/SF	\$254.63
	Year Built	2007
	Sale Date	6/12/2024

13133 66th St N

13133 66th Street North, Largo, FL 33773

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3



Sale Price	\$1,300,000
Rentable SF	3,472
Price/SF	\$374.42
Year Built	1991
Sale Date	5/24/2024

1651 Rainbow Drive

1651 Rainbow Drive, Clearwater, FL 33755

4



Sale Price	\$1,620,000
Rentable SF	5,280
Price/SF	\$306.82
Year Built	1990
Sale Date	4/24/2024

13845 US Highway 19 North

13845 US Highway 19 North, Clearwater, FL 33764

5



Sale Price	\$1,500,000
Rentable SF	3,672
Price/SF	\$408.50
Year Built	1977
Sale Date	3/12/2024

2552 1st Avenue North

2552 1st Avenue North, St. Petersburg, FL 33713

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RECENT SALE COMPARABLES

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6



Sale Price	\$730,000
Rentable SF	2,400
Price/SF	\$304.17
Year Built	1956
Sale Date	3/4/2024

4 Southwind Drive

4 Southwind Drive, Largo, FL 33770

7



Sale Price	\$750,000
Rentable SF	2,500
Price/SF	\$300.00
Year Built	2001
Sale Date	12/13/2023

6026 Park Boulevard

6026 Park Boulevard, Pinellas Park, FL 33781

8



Sale Price	\$2,000,000
Rentable SF	5,371
Price/SF	\$372.37
Year Built	1987
Sale Date	7/24/2023

1346 S Fort Harrison Ave

1346 S Fort Harrison Ave, Clearwater, FL 33756

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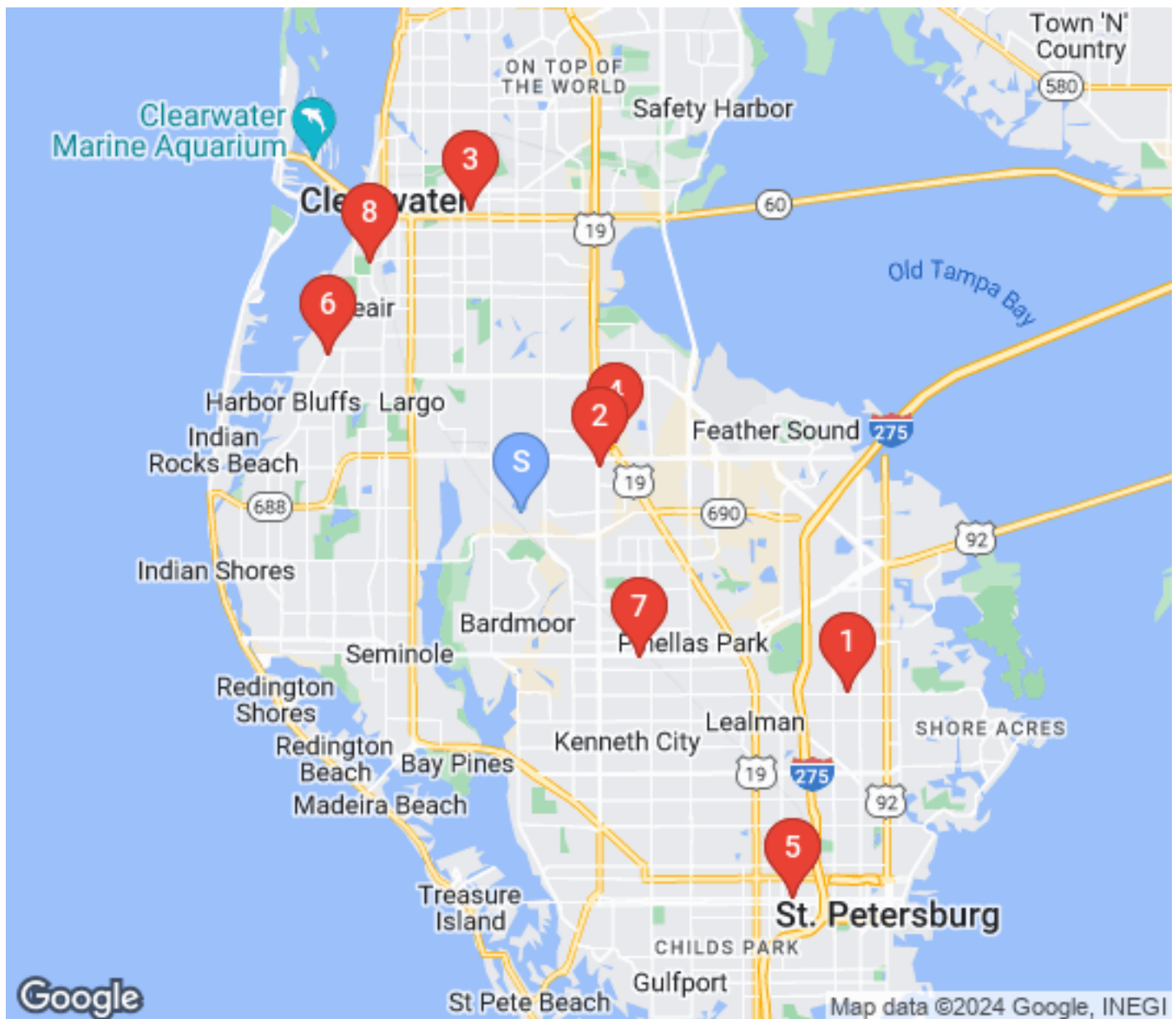
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S 8258 118th Avenue North
Largo, FL, 33773
\$1,650,000

3 1651 Rainbow Drive
Clearwater, FL, 33755
\$1,300,000

6 4 Southwind Drive
Largo, FL, 33770
\$730,000

1 6201 12th Street North
St. Petersburg, FL, 33702
\$810,000

4 13845 US Highway 19 North
Clearwater, FL, 33764
\$1,620,000

7 6026 Park Boulevard
Pinellas Park, FL, 33781
\$750,000

2 13133 66th St N
13133 66th Street North
Largo, FL, 33773
\$550,000

5 2552 1st Avenue North
St. Petersburg, FL, 33713
\$1,500,000

8 1346 S Fort Harrison Ave
Clearwater, FL, 33756
\$2,000,000

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PROFESSIONAL BIO

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Alex Lucke is a licensed Real Estate Sales Associate in the State of Florida and a Certified Commercial Investment Member, CCIM. As a Commercial Director at KW Commercial, he provides his clients with tailored full-service real estate solutions that maximize value, delivered with a commitment to excellence.

Alex brokers transactions within the Industrial, Office, Retail, and Multifamily product types. In 2020, he received his CCIM designation which is held by less than 10% of commercial brokers nationwide. He's an ethical member of many local and national boards including FGCAR, GTAR, NAR, and CCIM. Throughout his career, he's proud to have serviced a variety of clients including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Caterings & Events, and numerous local small businesses.

Outside of real estate, Alex enjoys spending time with his wife, Jacqueline, who is a Podiatric Surgeon. They both attended the University of Florida and enjoy watching football, playing golf, and traveling.

CALL TODAY TO LEARN MORE

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