

# FOR LEASE

Hyde Park Professional Office  
2124 W. Kennedy Blvd., Ste. A, Tampa, FL 33606

## Available Professional Office Suite

Lease Area	2,500 Square Feet
Monthly Rate	\$6,771 + Electric, Internet/Phone
Annual Rate	*\$32.50/SF Single Net
Lease Term	2-3 Years
Parking	7 Reserved Spaces + Free Street
Allowed Uses	Professional Office
Daily Traffic Count	35,000 Vehicles Per Day
Signage	Monument Signage on Kennedy Blvd.

\*Listed Rate Includes \$4.50/SF/Yr of Pro Rata Real Estate Taxes

- 7 private offices (4 downstairs - 3 upstairs), conference room, waiting room, breakroom and 2 restrooms (one on each floor)
- Tenant Signage on Kennedy Blvd, seen by 35k vehicles per day!
- Delivered with new flooring and paint
- Walk to Buddy Brew, Circle K, Jersey Mikes, Starbucks, Dunkin', Willa's, Taco Dirty, Zenshi Sushi and more!



Welcome to your Hyde Park office space on Kennedy Boulevard! Between the Westshore and downtown Tampa business districts, this prime location offers amazing visibility and accessibility to a daytime population of more than 389,000. Your rent doubles as advertising, with your business featured on the property's monument signage seen by 35,000 daily vehicles! Enjoy seven reserved parking spaces, plus free street parking on adjacent South Westland Avenue. Walkable dining and coffee options abound with Hyde Park, Channelside, and Westshore just minutes away.

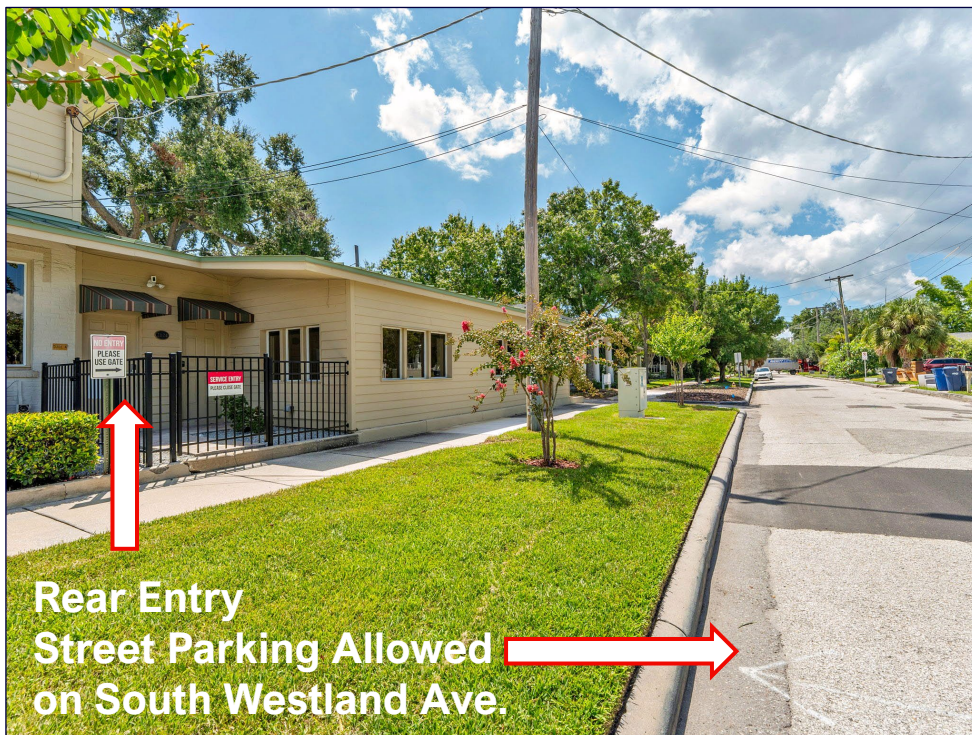
This traditional office space can easily accommodate seven or more staff with ample storage space. Each office and the conference room has several windows providing abundant natural light. Interior photos are pending new flooring and paint installation with occupancy available by February 1<sup>st</sup>, 2026. Ideal for law firms, architects, title companies, accountants, real estate, or mental health practices. Note that retail uses are not suitable due to the limited parking. Explore this brochure for photos, a floor plan and area demographics. Secure your spot in one of Tampa's premier urban corridors and watch your business flourish!

**KORI BILLINGS CCIM**, Broker Associate

**813-997-3341**

[Kori@BridgewaterCommercial.com](mailto:Kori@BridgewaterCommercial.com)

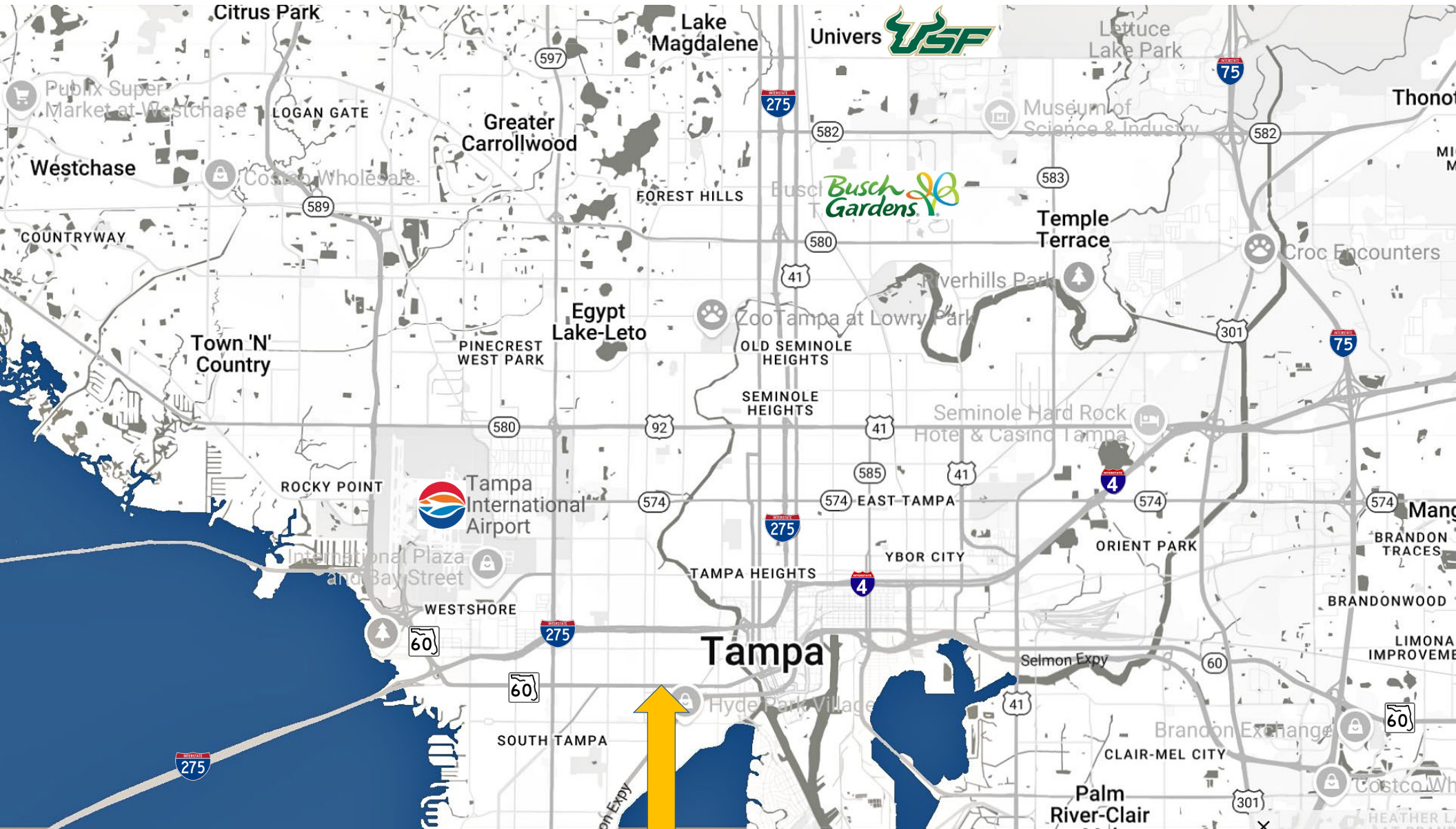
**Bridgewater**  
Commercial Real Estate



**Rear Entry**  
**Street Parking Allowed**   
**on South Westland Ave.**

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AREA MAP

W. Kennedy Blvd  
Professional Office



**AERIAL with RETAIL**



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### FLOOR PLAN

**2,500 Square Feet**

- 7 Private Offices
  - 4 downstairs, 3 upstairs
- Waiting Room
- Conference Room
- Breakroom
- Two Restrooms
- Storage Area and Storage Closet

Covered front/rear entry

Gated rear entry

New flooring and paint throughout

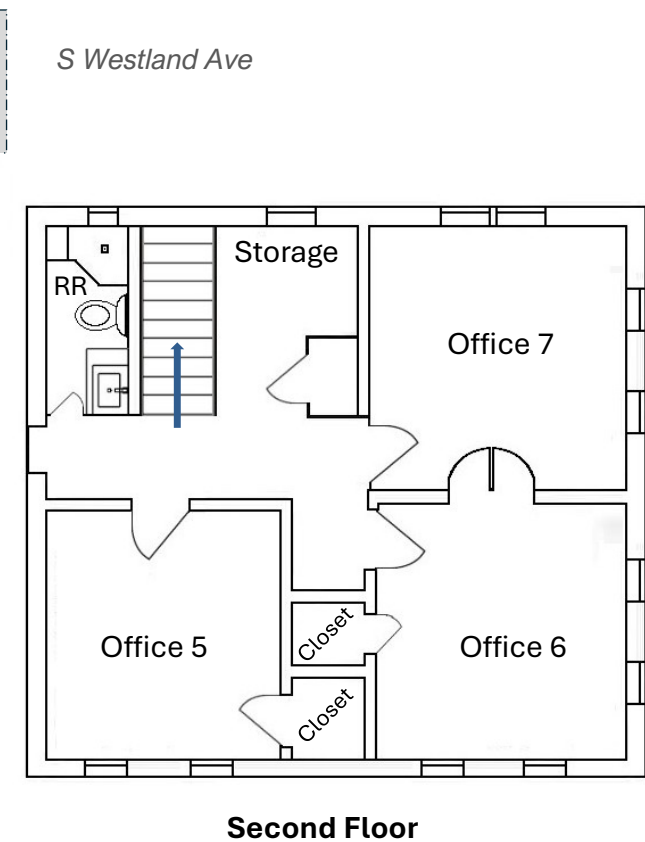
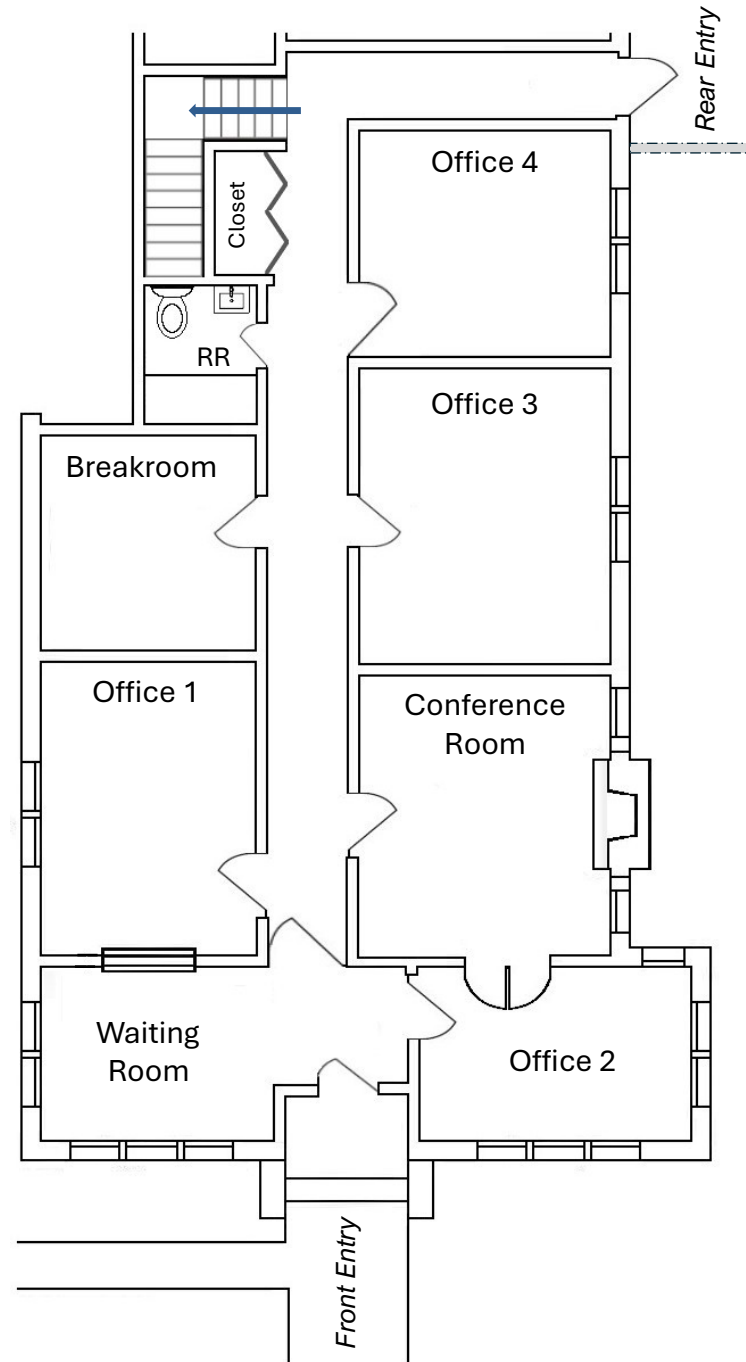
Solid wood doors throughout

Blinds on every window

7 Reserved Parking Spots

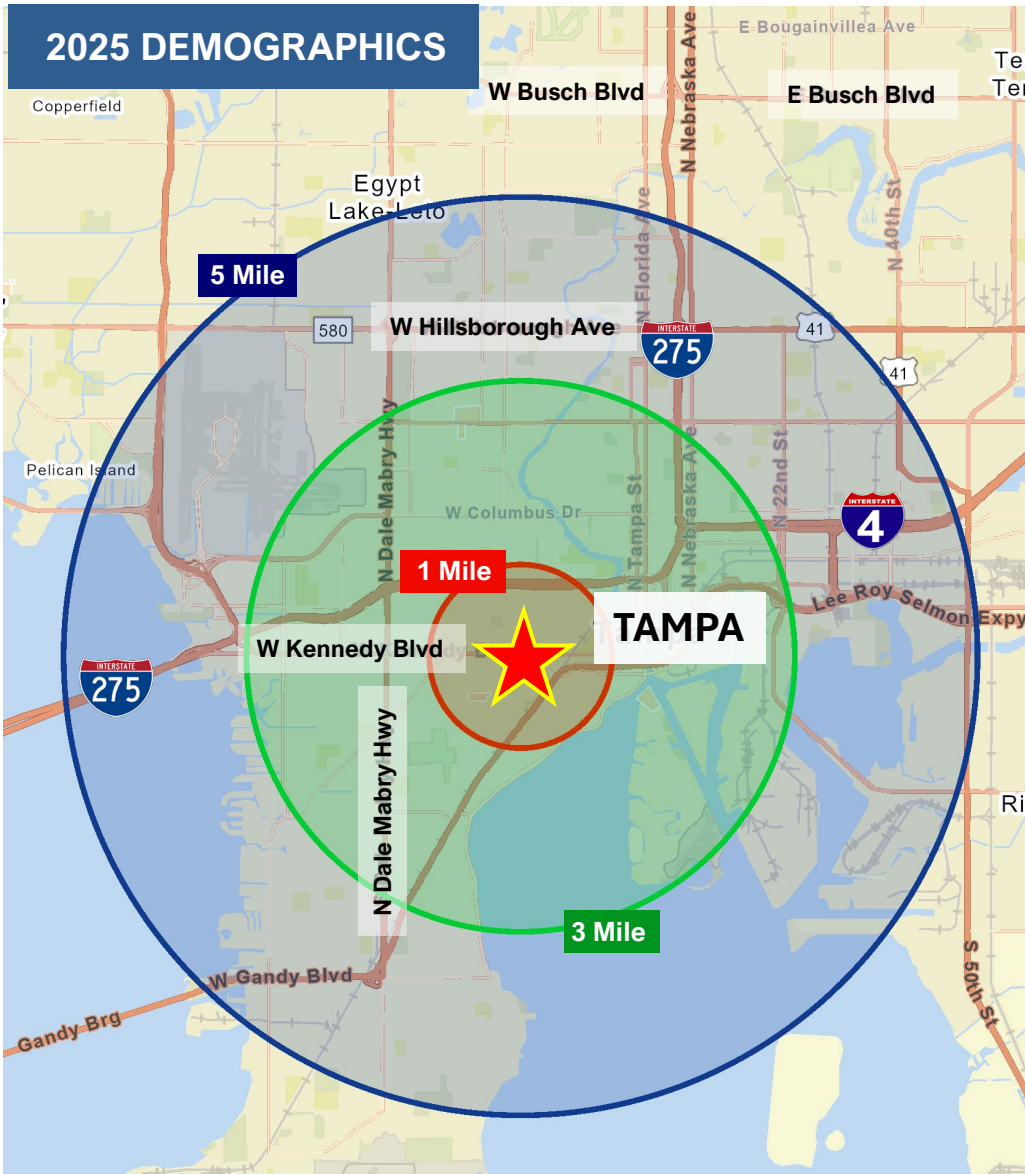
Free Street Parking on S Westland Avenue

Tenant gets top slot of monument signage on West Kennedy Blvd with a traffic count of 35,000 vehicles per day



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1 Mile	3 Mile	5 Mile
26,044 Population	132,756 Population	249,748 Population
34,188 Daytime Population	252,223 Daytime Population	389,144 Daytime Population
31.8 Median Age	37.4 Median Age	38.4 Median Age
10,825 Households	61,276 Households	110,671 Households
\$160,168 Average Household Income	\$150,152 Average Household Income	\$133,960 Average Household Income

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Data Source: Esri 2025