



**306 E. Oak Ave., Tampa, FL 33602**

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306 E. Oak Ave. is a rare opportunity to own a fully restored historic office building in the heart of Tampa Heights. Built in 1907 and renovated in 2019, the 3,546 square foot two-story building offers 12 office suites, two conference rooms, 10-foot ceilings, a grand staircase, an elegant fireplace, and a restroom on each floor. Wood and vinyl plank flooring and a kitchenette round out the functional amenities throughout.

The building has been well maintained, with new HVAC units installed in 2023. Situated within the Oak Avenue Office overlay district, the property is zoned for residential use within a commercial overlay, accommodating both office and live/work configurations. With eight designated parking spaces and on-street availability, the property is well-positioned for daily professional use.

The second floor is well-suited for owner occupancy, while existing first floor tenancy provides income from day one. Architectural plans for a 1,337 SF accessory structure have been previously permitted; re-permitting would be required to move forward.

- 3,546 SF, 2 Story Building
- Built in 1907; Renovated in 2019
- Best Suited for Owner Occupancy
- 12 Office Suites; 2 Conference Rooms; 2 Restrooms
- 8 Designated Parking Spaces + Onstreet
- Zoning: Residential use within Commercial Overlay District

## Value-Add Opportunities:

- Previously Permitted Plans for 2 Story 1,337 SF Accessory Structure
- Established Tenant Revenue; Partial Occupancy

## Recent Upgrades Include:

- HVAC
- Roof
- Structure
- Interior & Exterior Paint

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***View Virtual Tour [HERE](#)***

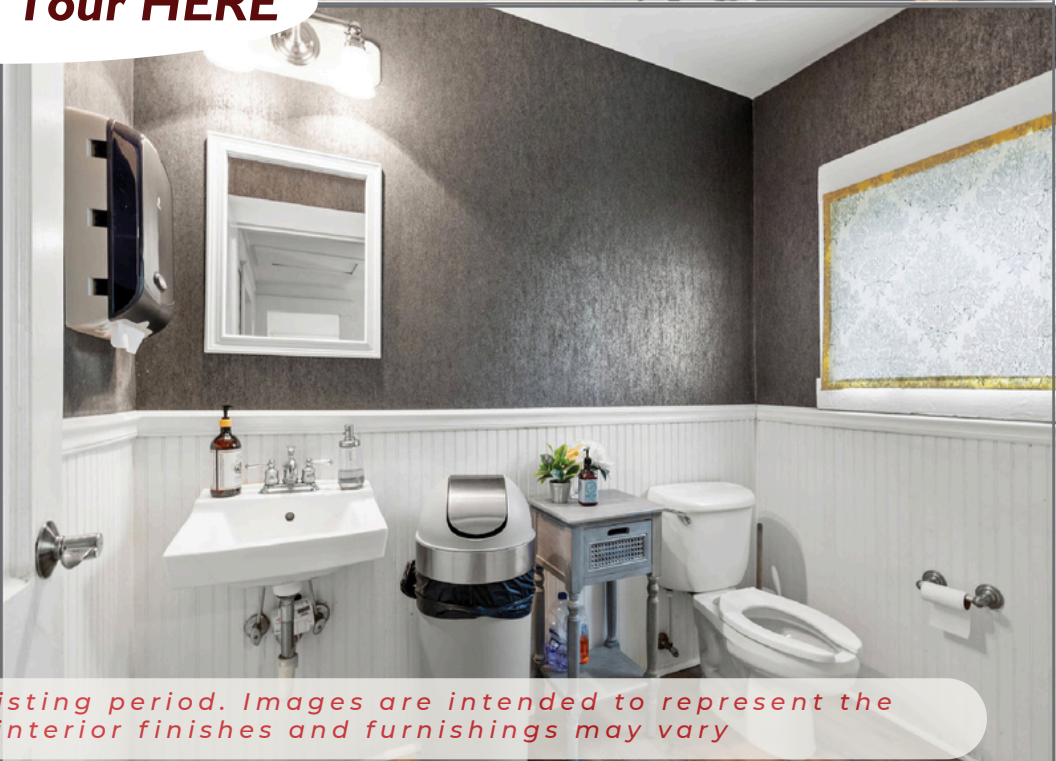


*All photography and videography is from a prior listing period. Images are intended to represent the building's layout and character. Current interior finishes and furnishings may vary*

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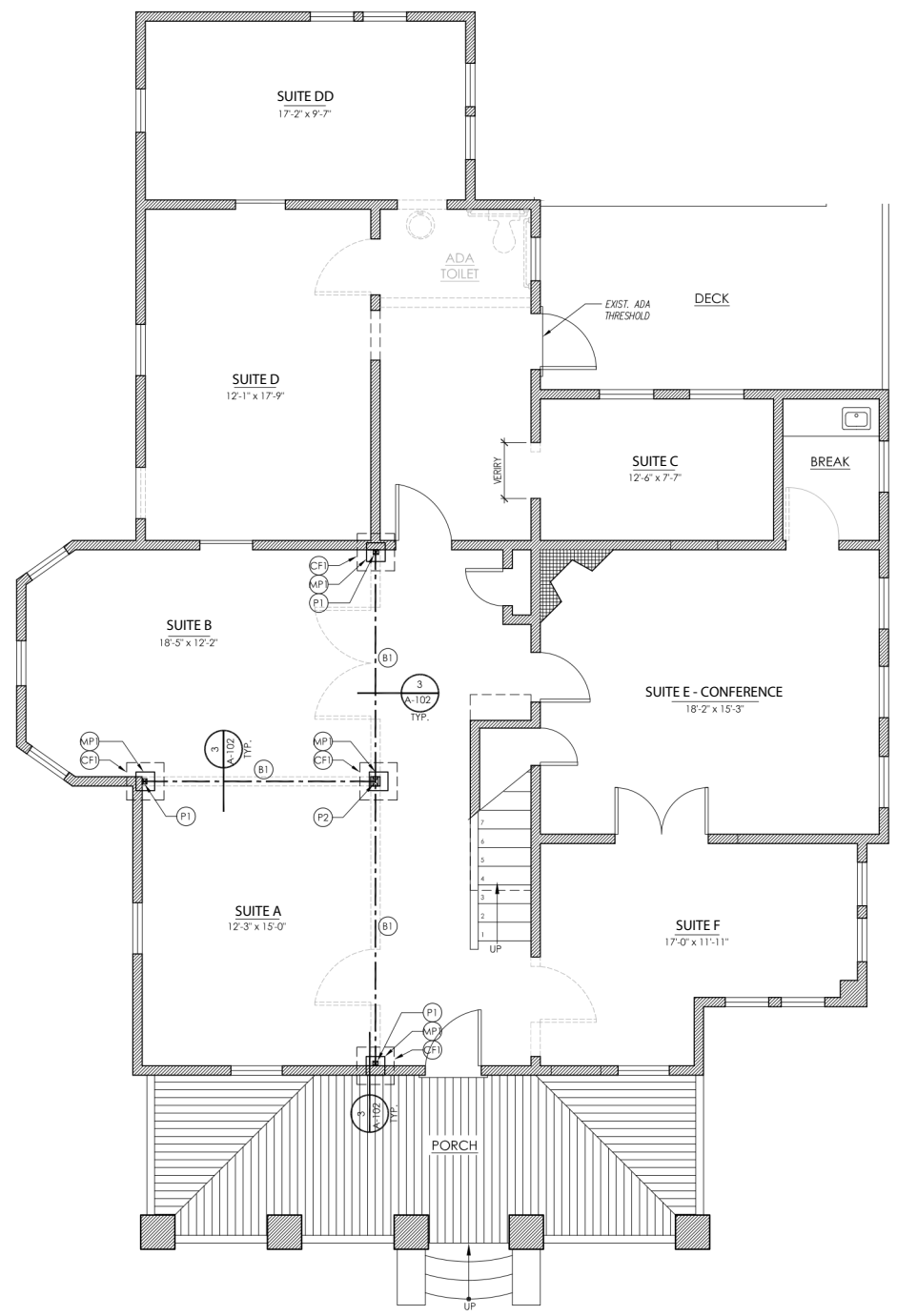


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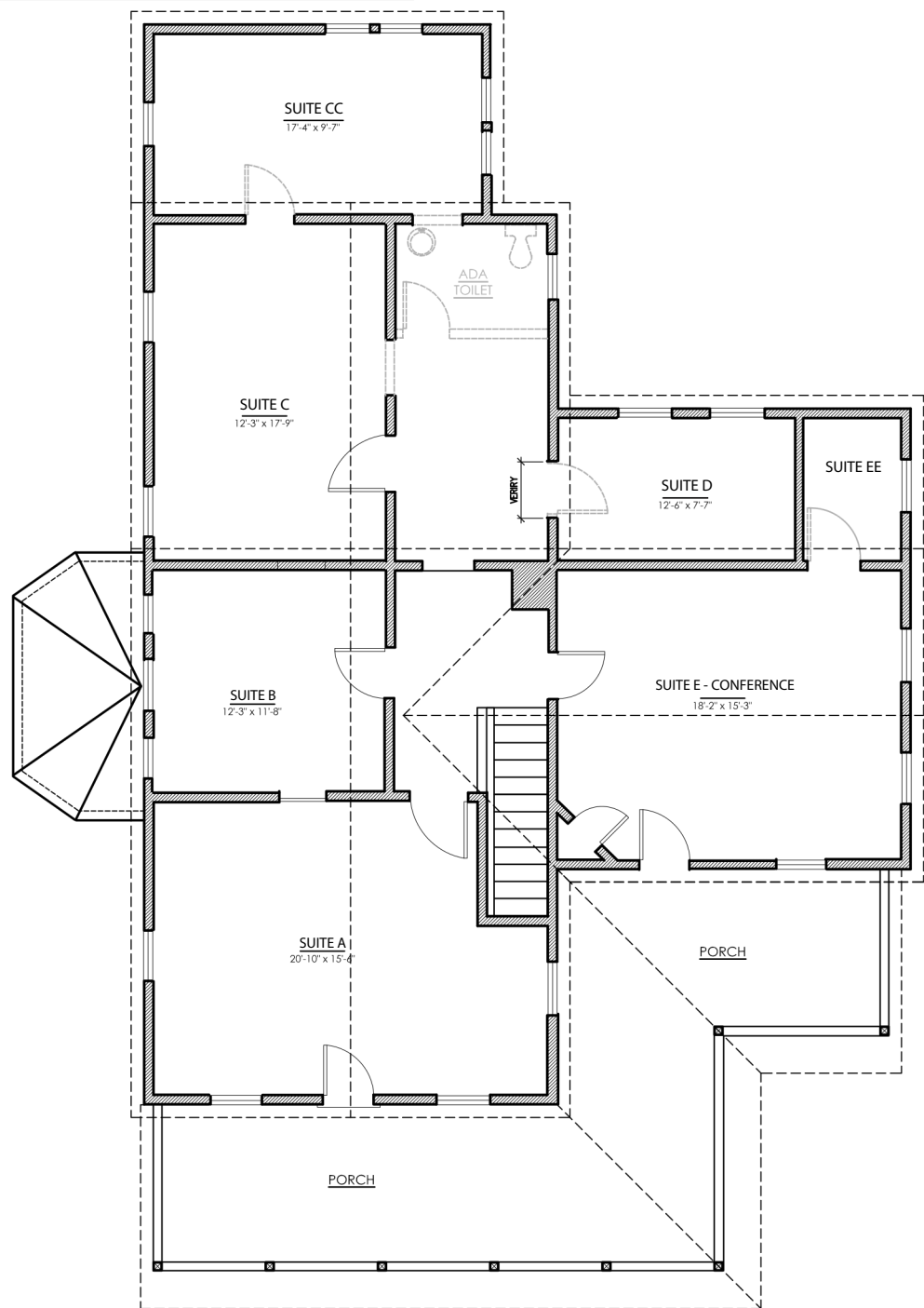
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# 1st Floor Plan - 1,920 Heatable SF



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# 2nd Floor Plan - 1,626 Heatable SF



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# Accessory Structure Renderings



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# GET TO KNOW THE NEIGHBORHOOD

Tampa Heights has completed its transformation from promising to proven. Once a neighborhood on the rise, it is now one of Tampa's most sought-after urban corridors, and the investment activity surrounding it shows no signs of slowing.

Armature Works remains the neighborhood's anchor, drawing consistent foot traffic and establishing the area as a destination for Tampa's professional and creative class. The Tampa Riverwalk continues its northward expansion, bringing public green space, recreational amenity, and waterfront connectivity directly into the neighborhood's backyard.

Just steps away, the new central city YMCA is nearing construction as part of a 6-acre mixed-use development that will bring a 110,000 SF facility, a 200-room lifestyle hotel, 184,000 SF of office space, and nearly 500 residential units to the immediate area and intentions for a streetcar stop. This level of institutional investment reflects the long-term confidence being placed in Tampa Heights as a premier urban destination.

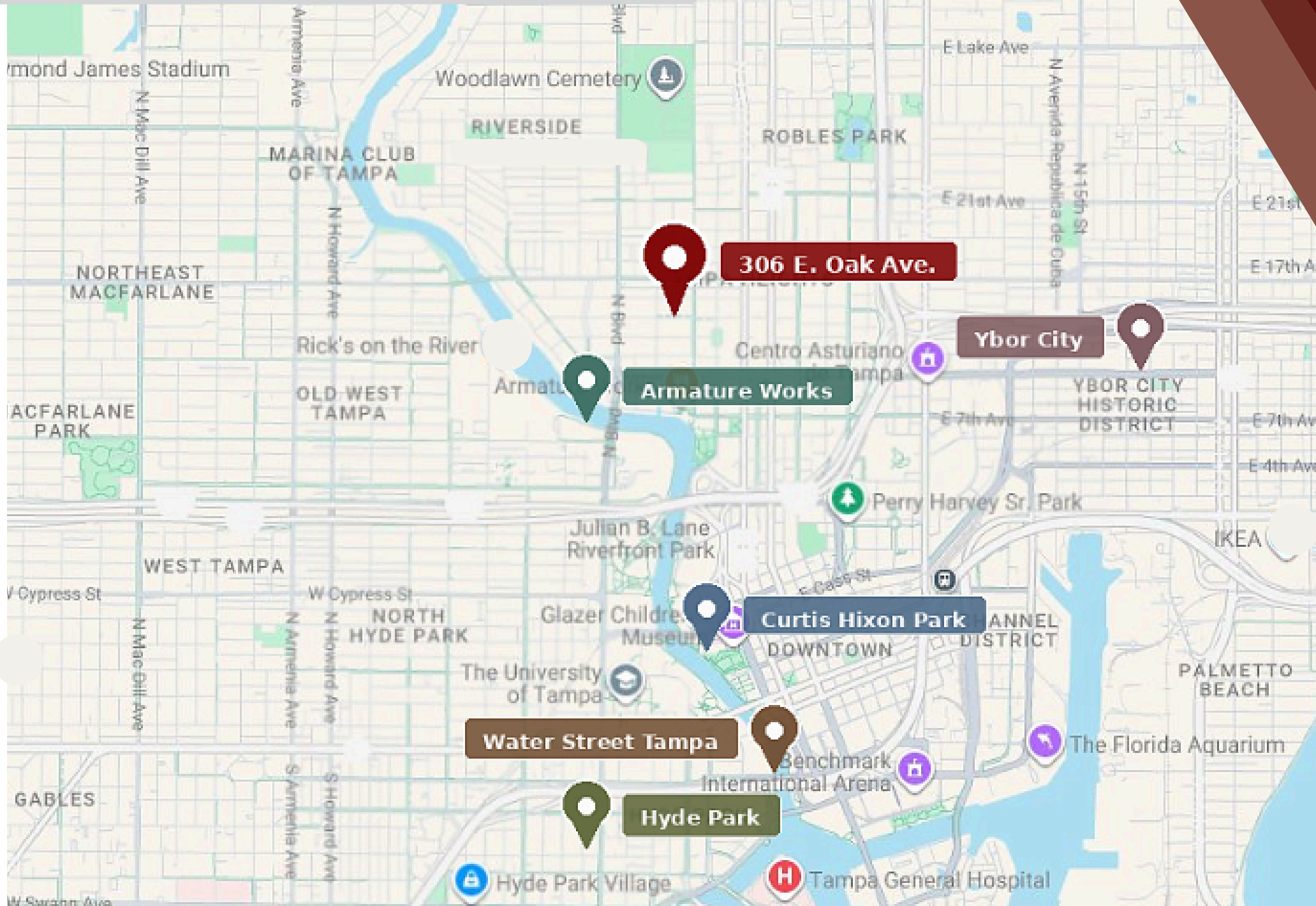
The broader Tampa market tells the same story. Water Street Tampa has emerged as a fully operational urban neighborhood, with its flagship office tower now at 95% occupancy and a second phase underway bringing additional office, residential, and entertainment components to the downtown core. Midtown Tampa has matured into a thriving live-work-play destination, and the neighborhoods surrounding it continue to benefit from its employment and lifestyle draw.

306 E. Oak Ave. sits at the center of this momentum, in a zoning overlay that permits flexible live / work use, on a block that reflects the character and energy buyers are proud to be part of.



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# MAP



**306 E. Oak Ave.**

**Armature Works**

**Ybor City**

**Curtis Hixon Park**

**Water Street Tampa**

**Hyde Park**

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