

# 300 North Franklin St

**300 NORTH FRANKLIN ST**  
**TAMPA, FL 33602**

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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$3,499,000
Building Size:	6,036 SF
Price / SF:	\$579.69
Year Built:	1889
Zoning:	CBD-1

### PROPERTY OVERVIEW

Rare opportunity to purchase a highly desired office space with ground floor retail in the heart of downtown Tampa. Ideally located with many restaurants, hotels, and events within walking distance. The space consists of 3,053 SF on the 2nd floor and 2,983 SF on 1st floor. Enter the building through a beautifully renovated shared lobby and a grand curved staircase. The 1st floor is currently leased to Chase Bank with 2nd floor vacant ready for owner occupant or investment. The 2nd floor has 6 large private offices, 4 of which include fireplaces, breakroom, 2 restrooms, and conference room and can be fully furnished.

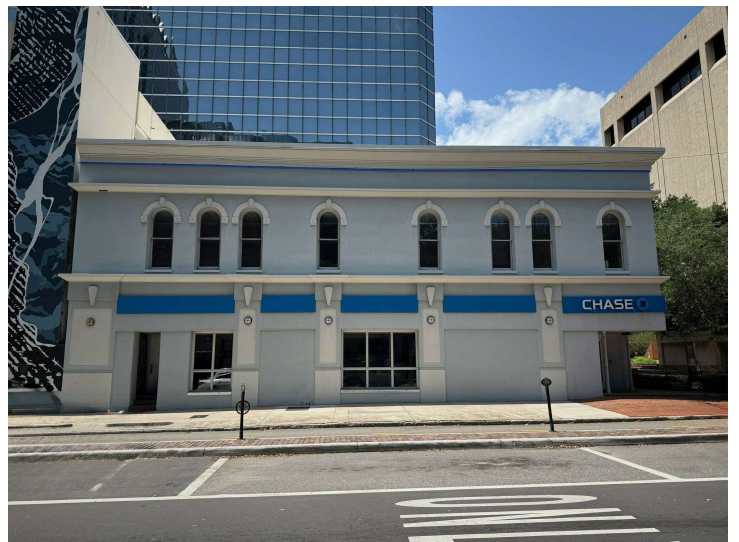
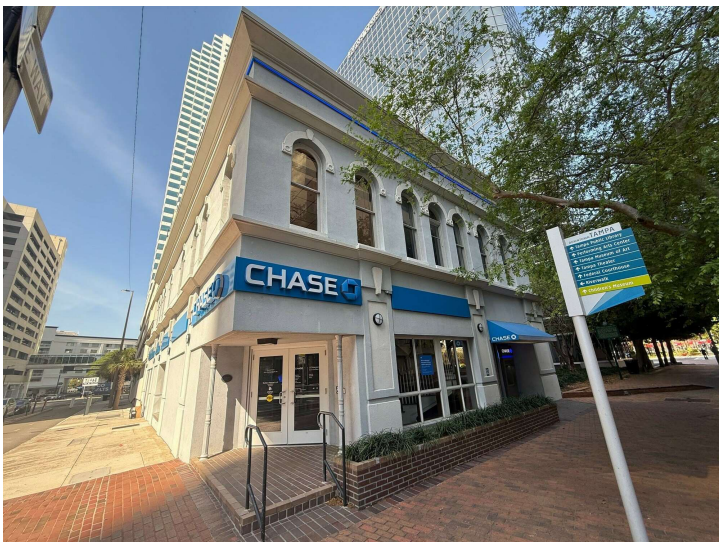
### PROPERTY HIGHLIGHTS

- Irreplaceable Real Estate
- Prime Location
- Chase Bank lease expires April 30, 2031. Further details with signed NDA.
- Ideal for family office or law firm on 2nd floor with Chase Bank producing income on 1st floor.
- 6 offsite parking spaces available





## Additional Photos







## Additional Photos





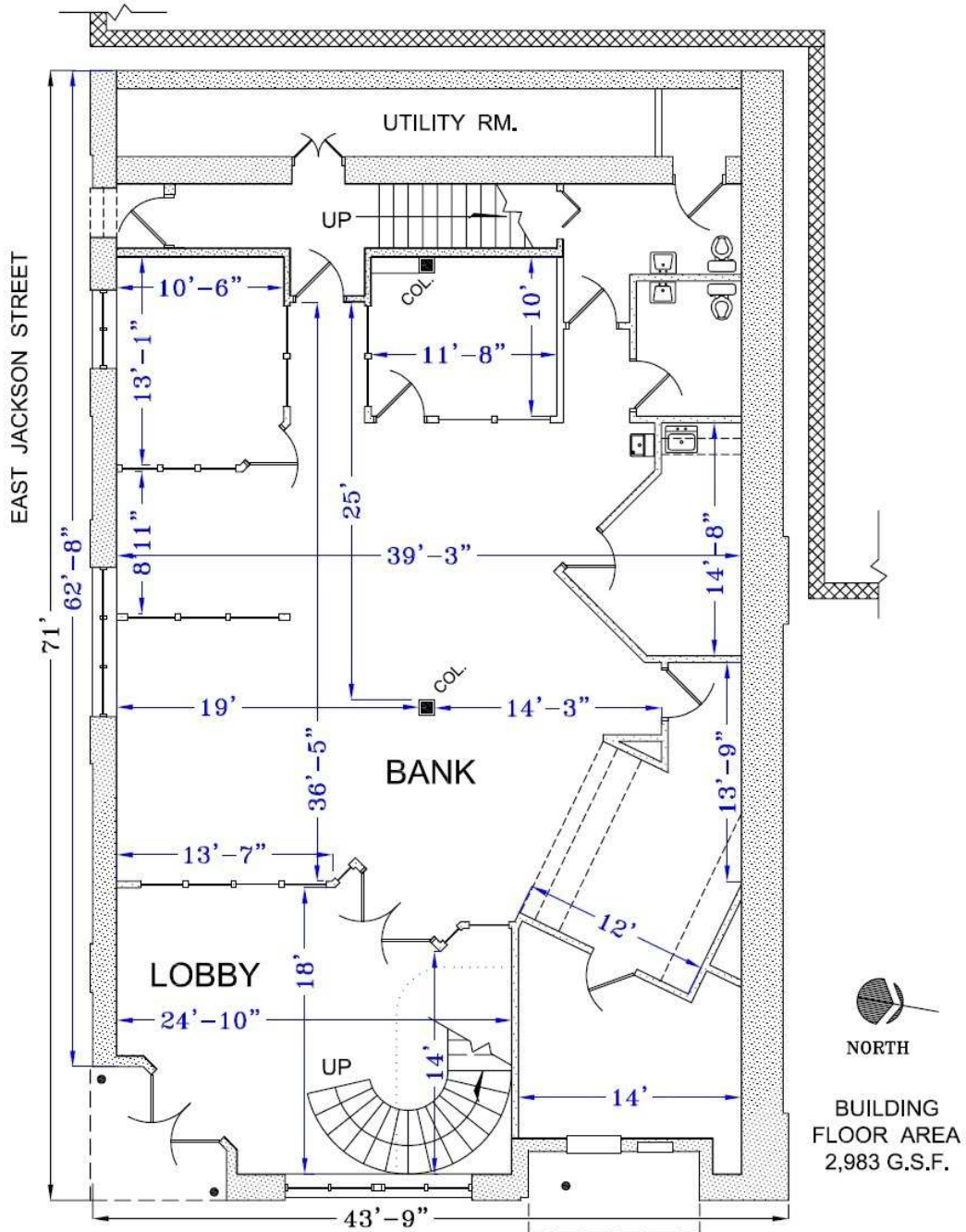


## Additional Photos





# 1st Floor Plan



**OFFICE BUILDING**

**FIRST FLOOR**

300 N. FRANKLIN STREET, TAMPA, FLORIDA

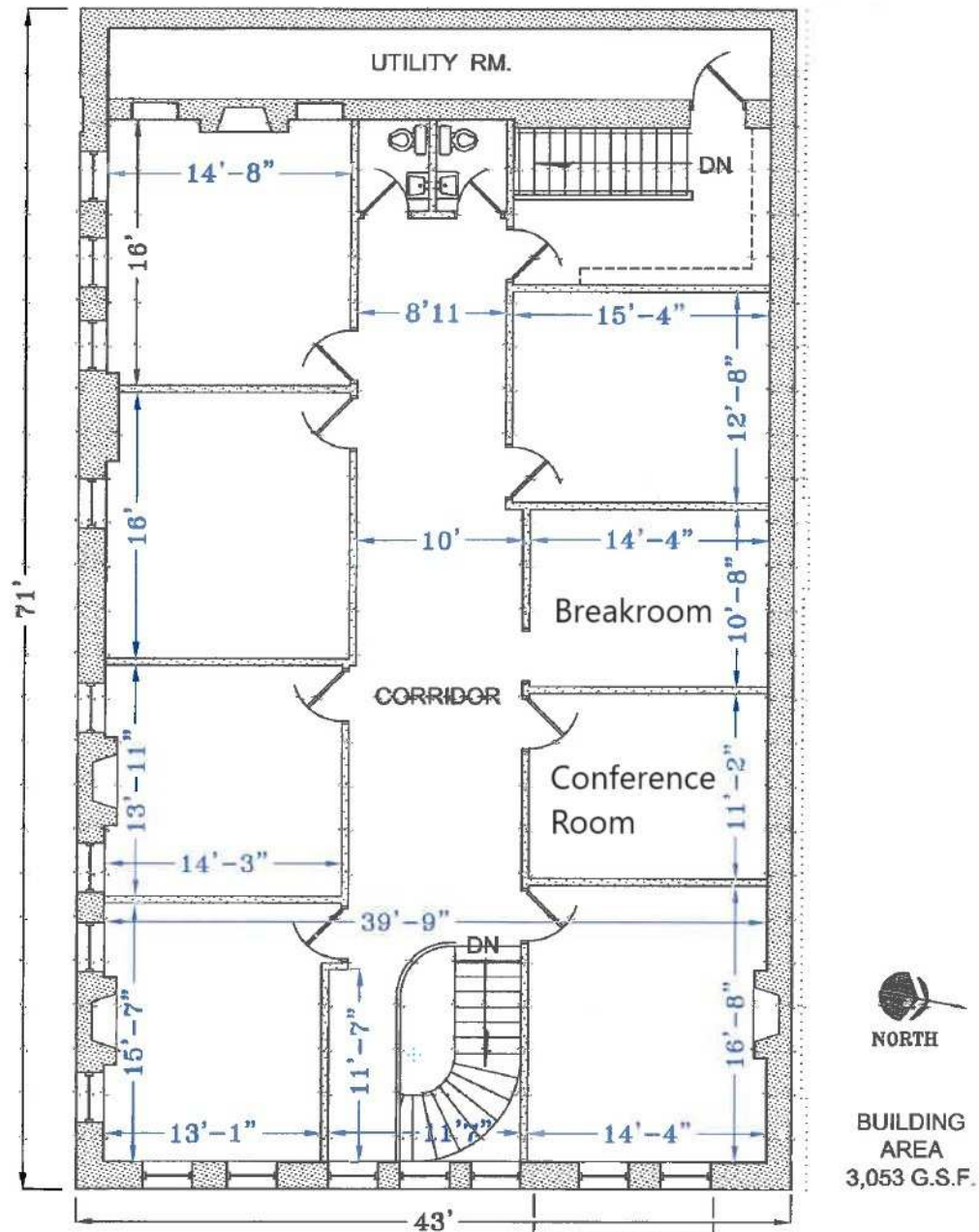
11/14/2014

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## 2nd Floor Plan



**OFFICE BUILDING**

**SECOND FLOOR**

300 N. FRANKLIN STREET, TAMPA, FLORIDA

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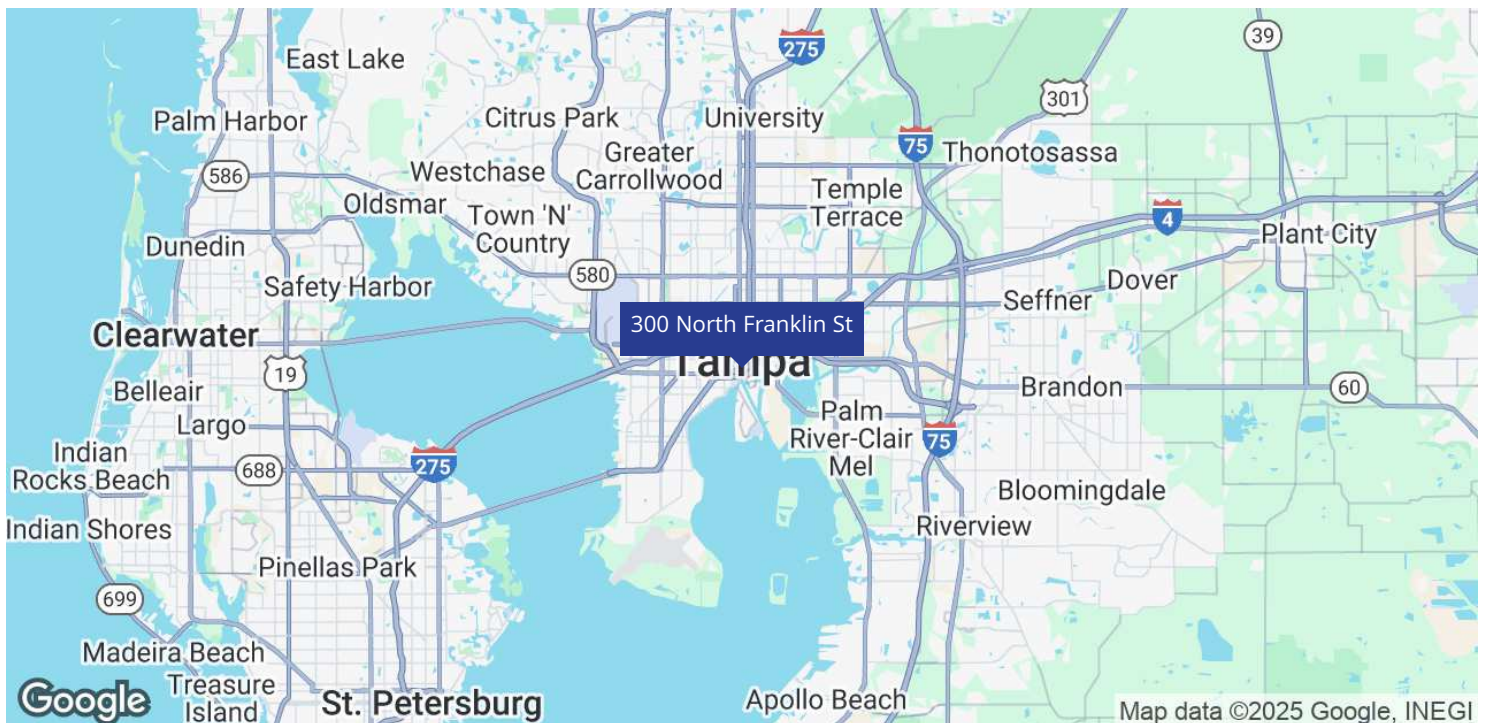
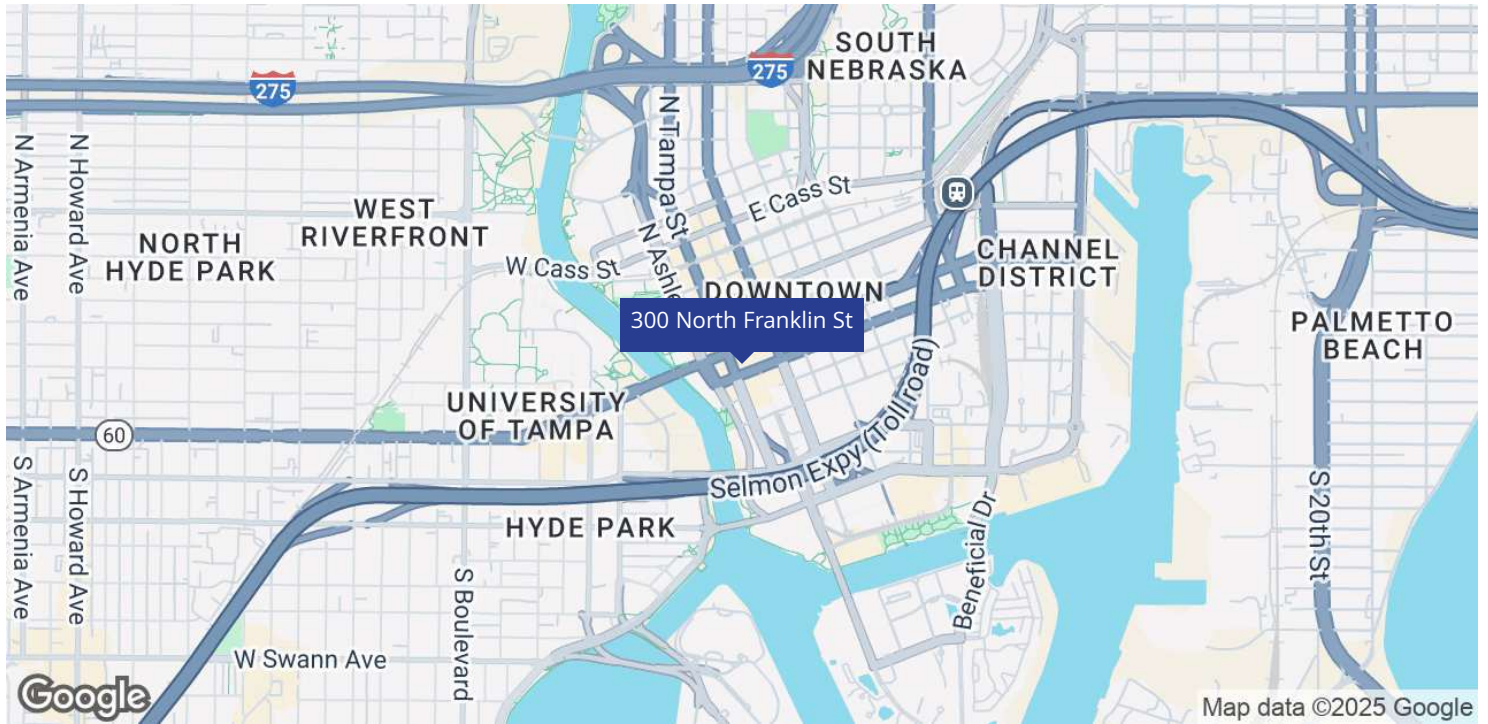
# Aerial Image







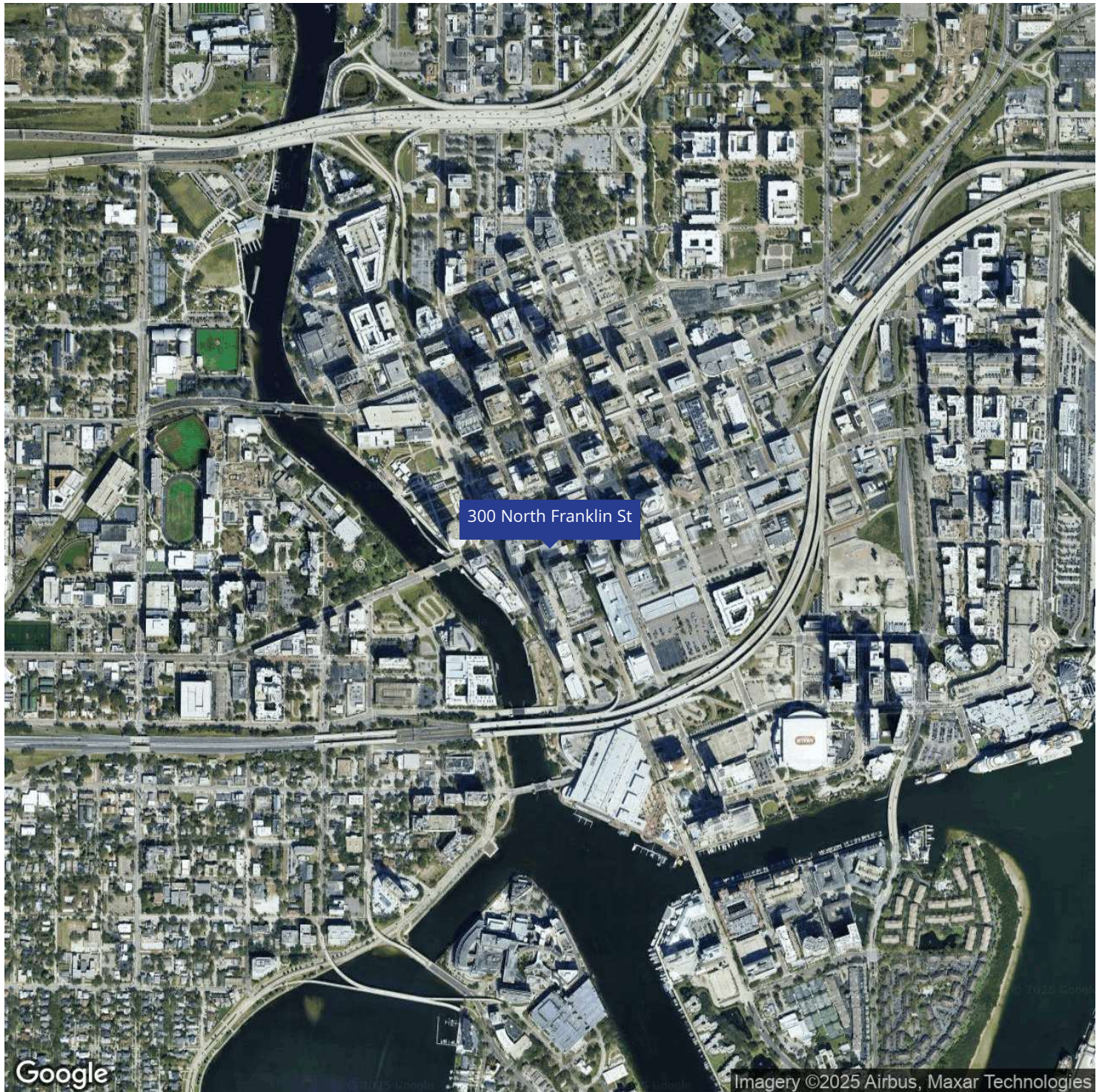
## Location Map







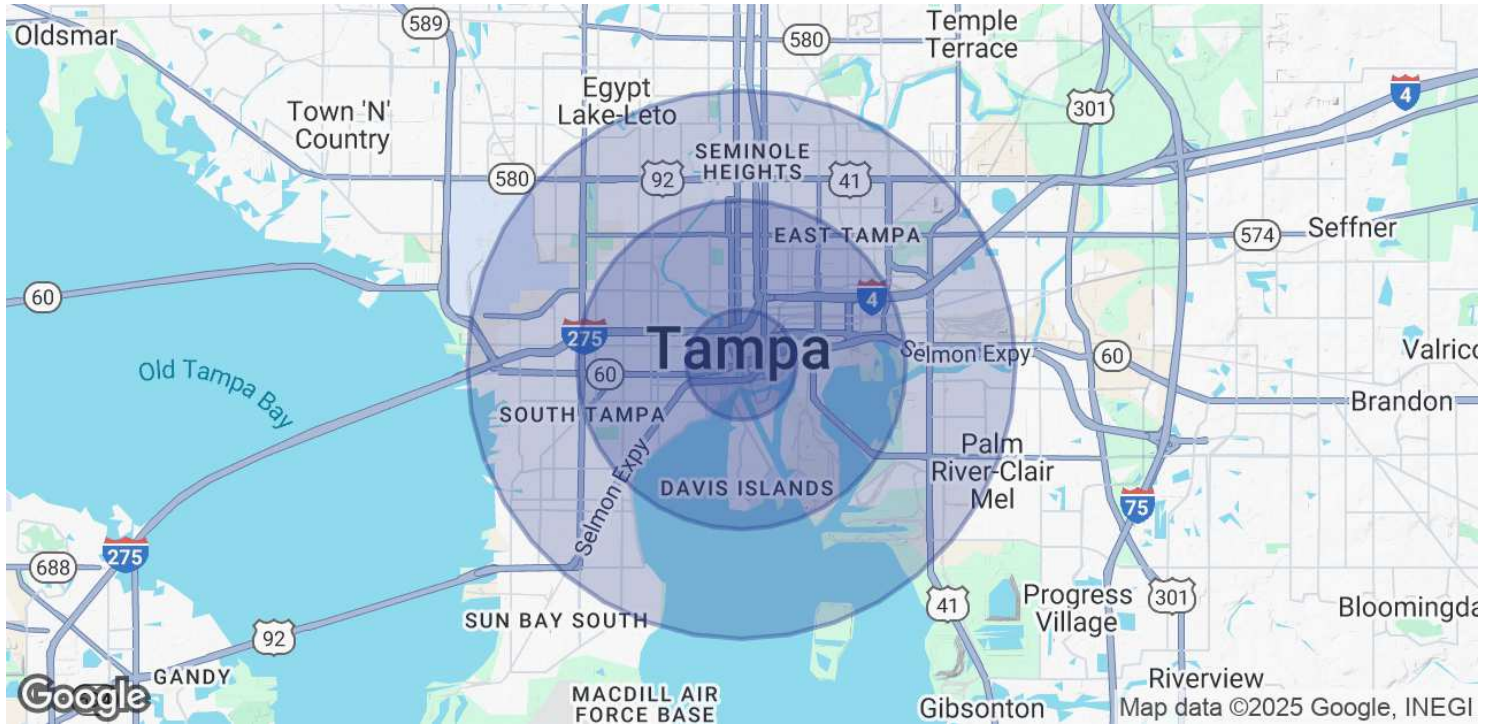
## Aerial Map







# Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,952	114,781	241,482
Average Age	37	40	40
Average Age (Male)	37	39	39
Average Age (Female)	37	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,893	51,189	103,477
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$117,872	\$112,110	\$110,089
Average House Value	\$524,307	\$557,282	\$536,149

Demographics data derived from AlphaMap