Office Building For Lease

South Tampa / Hyde Park Medical / Professional Office

2111 W Swann Ave, Tampa, FL 33606

For More Information:

813-254-6756 | EXT 32

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com

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Executive Summary

OFFERING SUMMARY

Available SF:	1,468 - 2,900 SF
Lease Rate:	$20.00 - 22.50 SF/yr (NNN)
Lot Size:	1.31 Acres
Year Built:	1959
Building Size:	23,621 SF
Renovated:	1984
Zoning:	PD - Planned Development
Market:	Tampa-St. Petersburg-Clearwater

PROPERTY OVERVIEW

This South Tampa / Hyde Park Medical / Professional Building is situated on a 1.31 acre lot with great visibility and an abundance of parking in an area traditionally starved for adequate parking for medical and professional users. The site also has additional shared covered parking for customers / staff and an abundance of surface parking on two separate lots to the rear along Deleon, as well as to the east on Swann Avenue.

Current availabilities:
Suite 104 - 2,900 SF
Suite 203 - 1,468 SF
Please see the “spaces” tab / page for individual space descriptions

Estimated CAM: $7.54 plus electric

LOCATION OVERVIEW

Property is located in the heart of the busy and thriving South Howard (SOHO) / Hyde Park area and is bordered by four streets; W. Swann Avenue, S. Westland Avenue, W. DeLeon Street, and S. Albany Avenue. Minutes to downtown Tampa, Memorial Hospital, Tampa General Hospital, and St. Joseph’s Hospital.

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Location Maps

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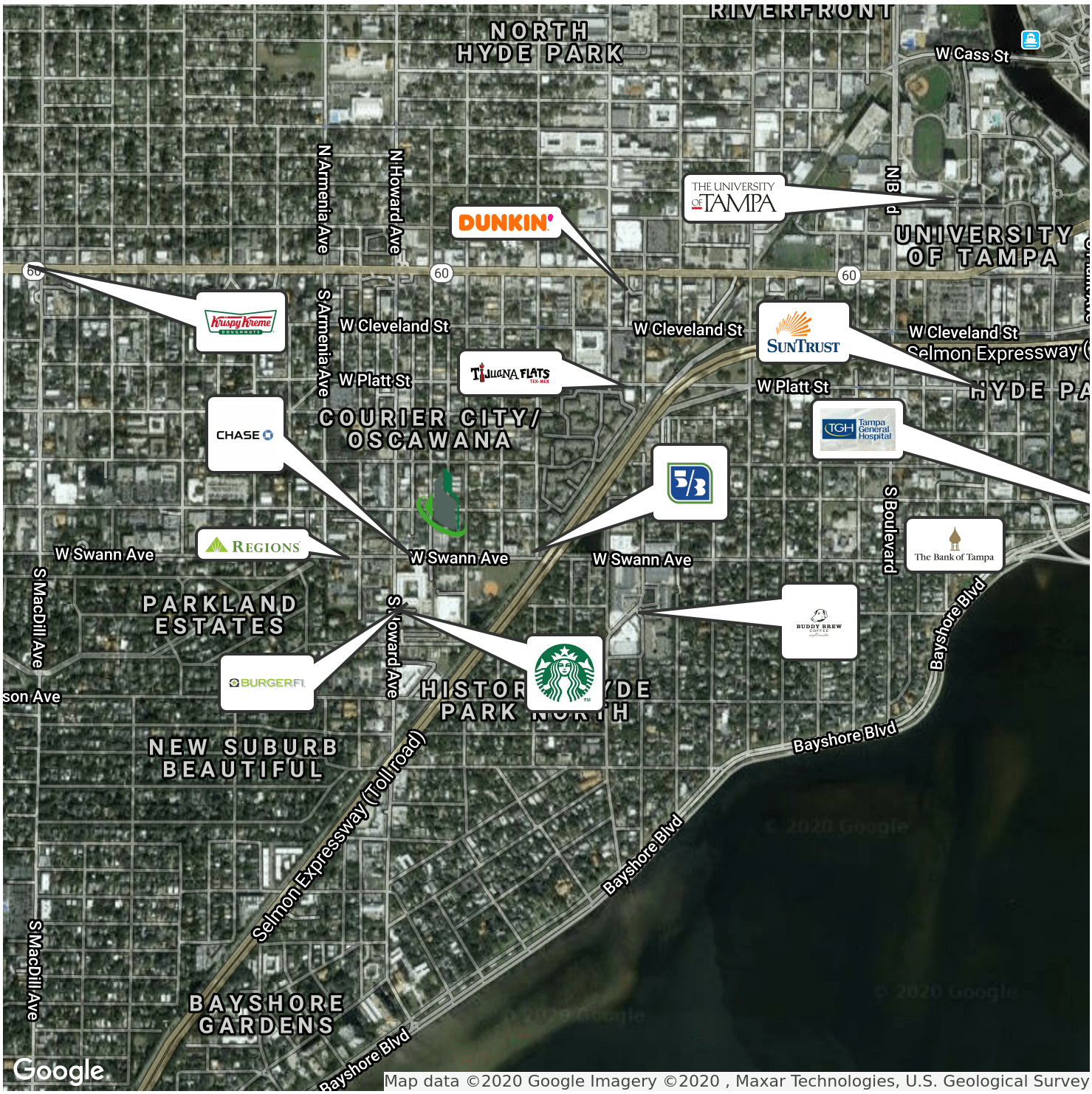
Retailer Map



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Aerial Map

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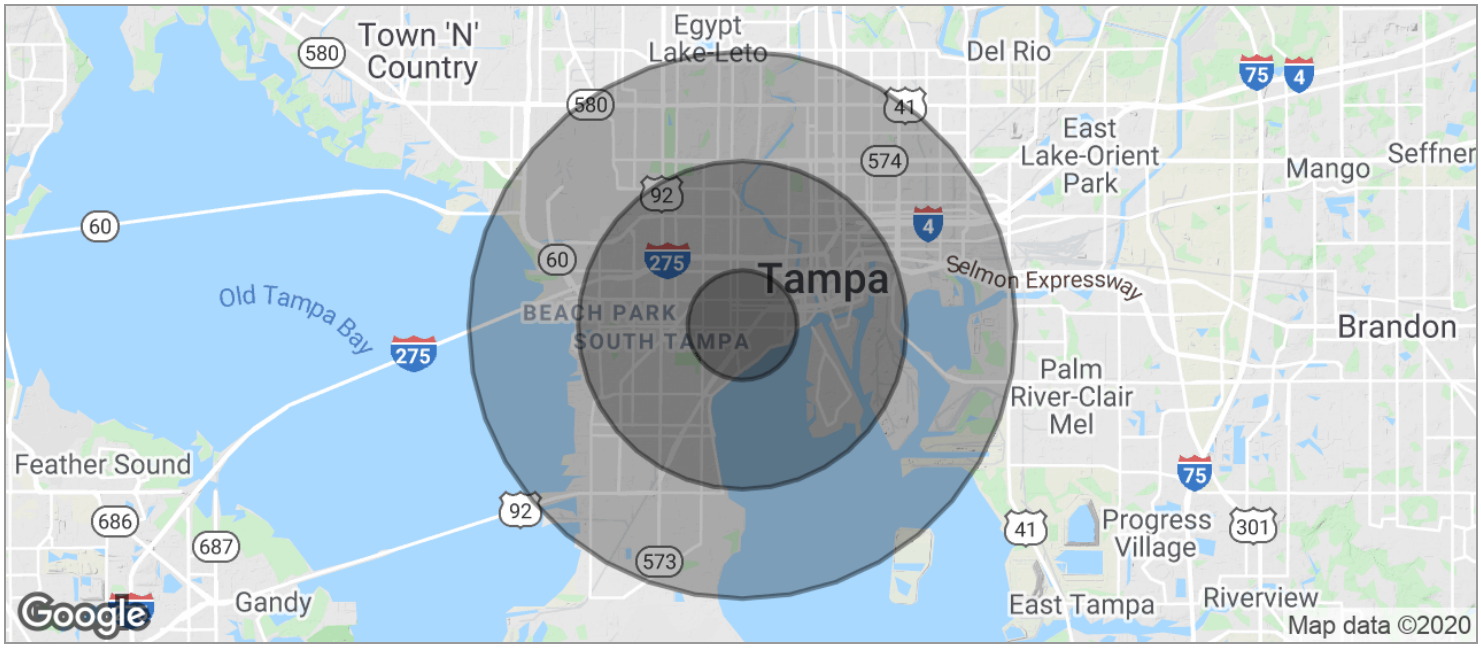
Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,241	93,639	203,663
MEDIAN AGE	36.4	37.8	37.5
MEDIAN AGE (MALE)	35.8	36.5	36.0
MEDIAN AGE (FEMALE)	36.5	39.0	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,013	42,182	88,275
# OF PERSONS PER HH	2.0	2.2	2.3
AVERAGE HH INCOME	$91,135	$88,170	$72,826
AVERAGE HOUSE VALUE	$502,966	$444,669	$341,193

RACE	1 MILE	3 MILES	5 MILES
% WHITE	82.8%	75.6%	71.5%
% BLACK	12.3%	17.8%	20.9%
% ASIAN	1.5%	2.4%	2.6%
% HAWAIIAN	0.2%	0.1%	0.1%
% INDIAN	0.4%	0.7%	0.9%
% OTHER	1.4%	2.1%	2.2%

ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	15.4%	22.1%	25.7%

** Demographic data derived from 2010 US Census*

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