



Office Building For Sale / Lease

Tampa Heights Professional Office  
**2915 N Blvd, Tampa, FL 33602**

**For More Information:**

813-254-6756 | EXT 28

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

**Scott Shimberg** | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)







## Tampa Heights Professional Office

# 2915 N Blvd, Tampa, FL 33602

### Executive Summary



### OFFERING SUMMARY

Available SF:	1,916 SF
Lease Rate:	\$21.00 SF/yr (NNN)
Lot Size:	9,600 SF
Year Built:	1920
Building Size:	1,916 SF
Renovated:	2002
Zoning:	RO - (Residential Office - Low Density)
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	11,500

### PROPERTY OVERVIEW

This high visibility 1,916 SF office is located on a signalized corner lot at N Boulevard and W. West Street. As you enter through the primary covered patio entrance, there is a large reception area with an adjacent conference room. There are 5 private perimeter offices, 2 ADA restrooms, and an open workspace, as well as a kitchenette / breakroom to the rear. The east entrance facing the parking lot has an ADA accessible ramp. This is a perfect professional / legal office offering easy access to downtown and minutes from exciting new developments in Tampa Heights such as the Tampa Armature Works and The Pearl Residential Project.

Estimated CAM: \$8.95

Initial estimated monthly rent: \$5,069 (includes base rate + CAM + sales tax)

### LOCATION OVERVIEW

Located on N. Boulevard in Tampa, just north of W. Columbus Drive and west of I-275 in the heart of Tampa Heights.

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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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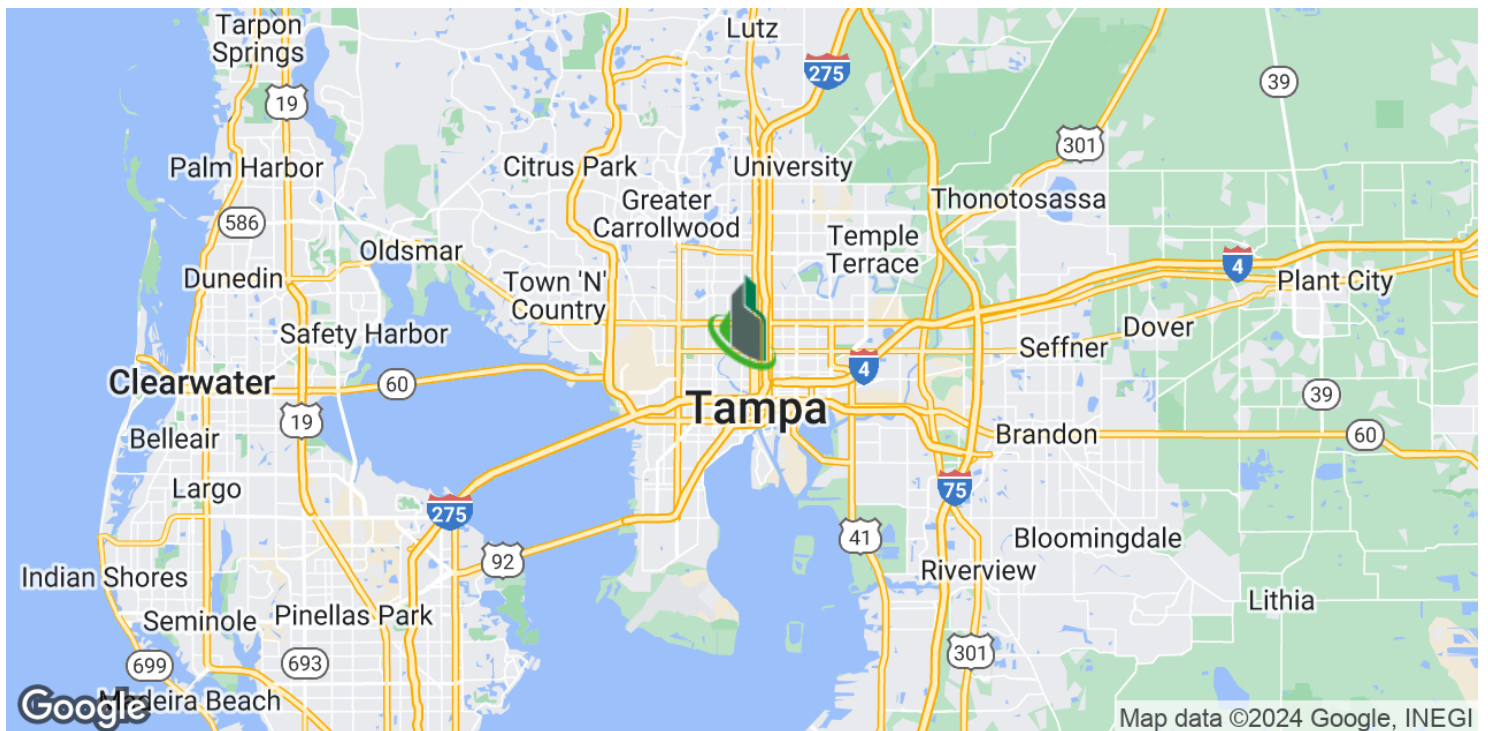
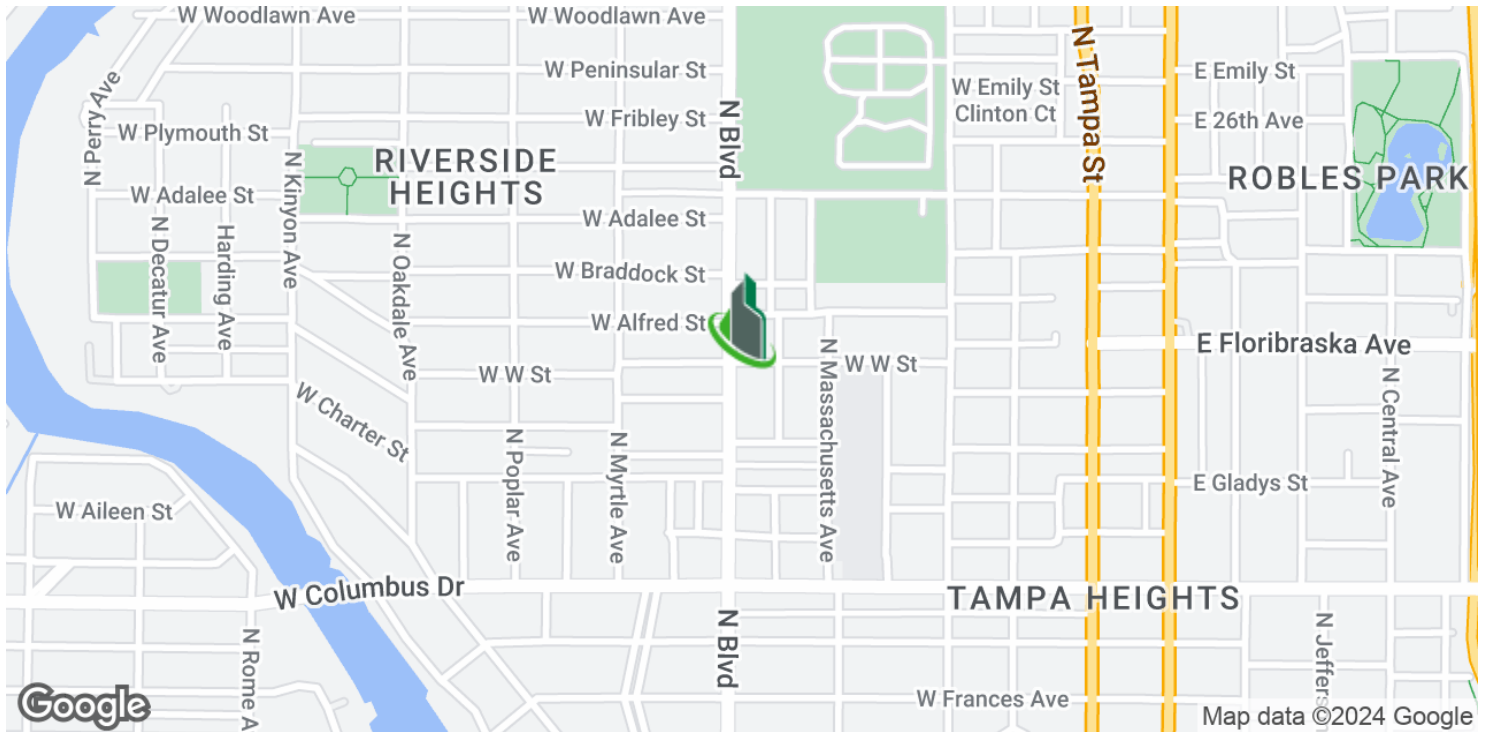




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### Location Maps



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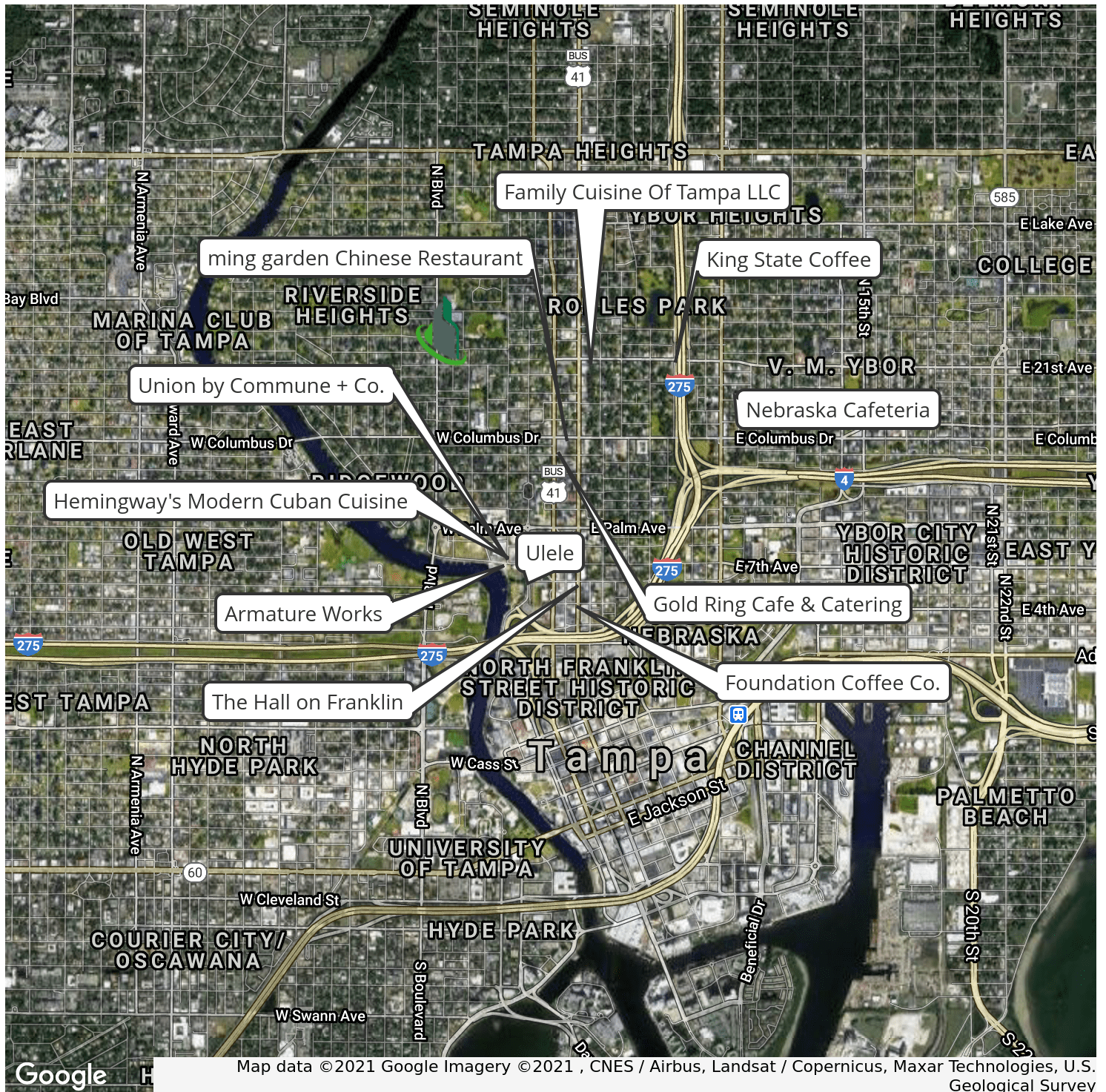




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Retailer Map



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Aerial Map



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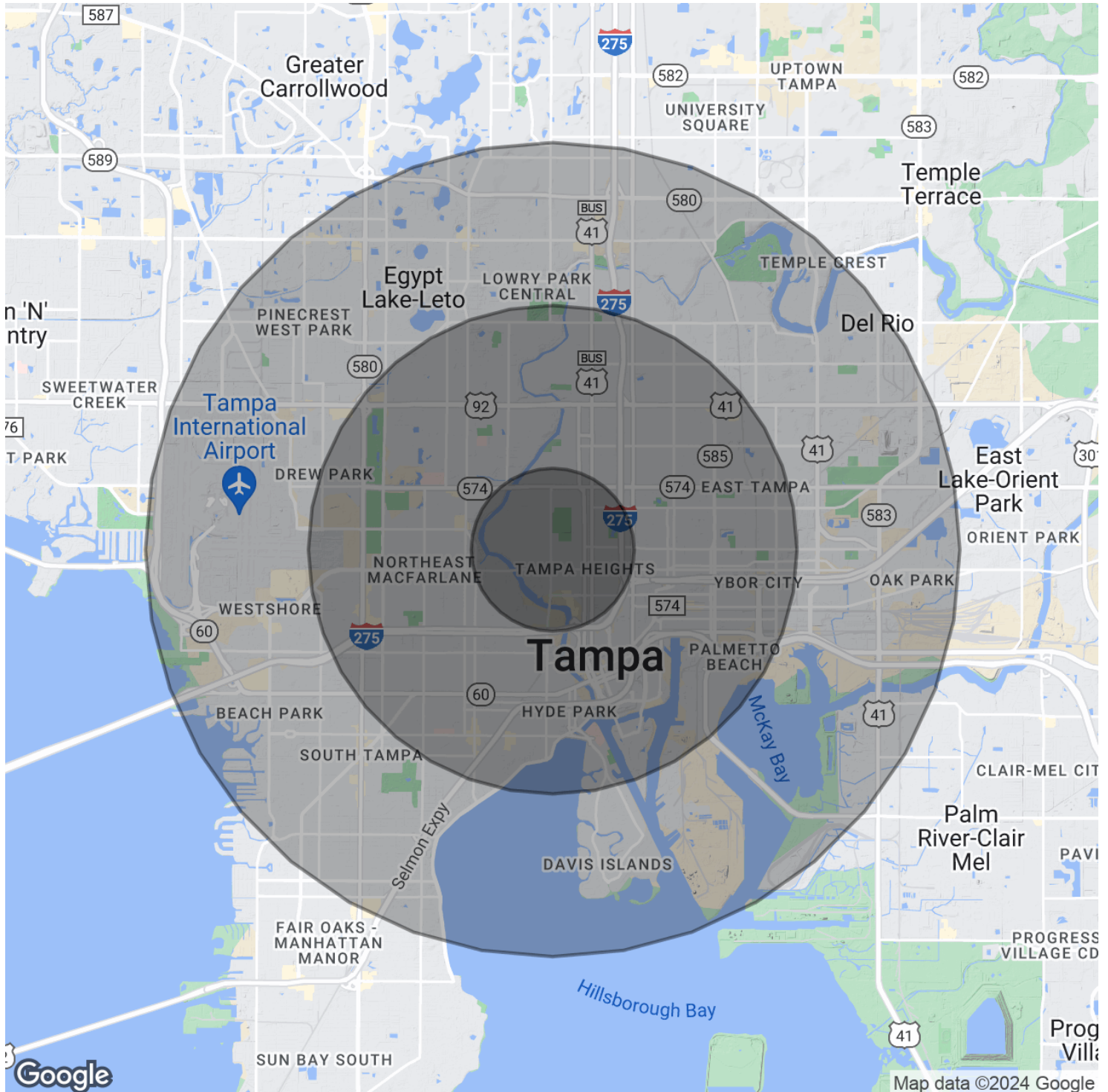




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Demographics Map & Report



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### Demographics Map & Report

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,047	117,388	258,812
Average age	32.4	35.5	35.8
Average age (Male)	29.8	34.0	34.3
Average age (Female)	36.1	37.1	36.9

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,274	49,689	103,825
# of persons per HH	2.4	2.4	2.5
Average HH income	\$42,781	\$55,264	\$61,116
Average house value	\$231,635	\$267,422	\$298,945

#### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	24.2%	31.4%	30.9%

#### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	6,942	73,343	164,652
% White	46.1%	62.5%	63.6%
Total Population - Black	7,388	35,472	74,941
% Black	49.1%	30.2%	29.0%
Total Population - Asian	34	1,829	5,290
% Asian	0.2%	1.6%	2.0%
Total Population - Hawaiian	9	52	128
% Hawaiian	0.1%	0.0%	0.0%
Total Population - American Indian	145	1,357	2,152
% American Indian	1.0%	1.2%	0.8%
Total Population - Other	281	3,138	6,861
% Other	1.9%	2.7%	2.7%

#### TRAFFIC COUNTS

N Blvd & W West Street	11,500/day
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*\* Demographic data derived from 2020 ACS - US Census*

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