



Office Building For Sale

Beautiful Carrollwood Headquarters Site

8810 Twin Lakes Blvd, Tampa, FL 33614

For More Information:

813-254-6756 | EXT 61

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

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Sale Price:	N/A
Price / SF:	-
Lot Size:	49,285 SF
Year Built:	2001
Building Size:	11,298 SF
Zoning:	PD - Planned Development
Market:	Tampa-St Petersburg-Clearwater

PROPERTY OVERVIEW

This 11,298 SF headquarters site is truly a stand-out building with 5 / 1000 sf parking on a 1.13 acre high visibility corner at Busch Blvd and Twin Lakes Blvd in the Carrollwood area of Tampa. The builder spared no expense in creating this unique, contemporary designed building which features an abundance of glass, vaulted ceilings, and metal roof. The building suites are 100% contiguous but are currently demised into 3 spaces making it very easy to lease smaller portions of the building for income or easily connect all by reopening 2 doorways. The central entrance to the main building opens to a grand reception area with high vaulted ceilings and an ornamental stainless steel and cable staircase leading to a second floor. There are two large executive sized offices on the main floor with a shared bathroom in between, each of which boast ceilings in excess of 20 feet. Productive natural light fills the entire space as well as the many perimeter windowed offices. The central space also has 2 large conference rooms, as well as several restrooms, open cubicle areas, a full commercial kitchen, and a separate staff break room with an elevator to the second floor. A demised, yet connected 900 sf +/- office suite with its own private entrance is situated on the North side of the building. The space opens to a reception / bullpen area currently accommodating 3 large open cubicles and also has three private windowed offices and an ADA restroom. The south wing of the building is approximately 3100 SF +/- and is connected by a windowed walkway and it also has a separate entrance. This space has a large reception area, a bullpen area with three large cubicles, and an area pre-plumbed for a small break room, 2 restrooms and a 2nd floor loft area with 2 private offices large open workspace / lounge space.

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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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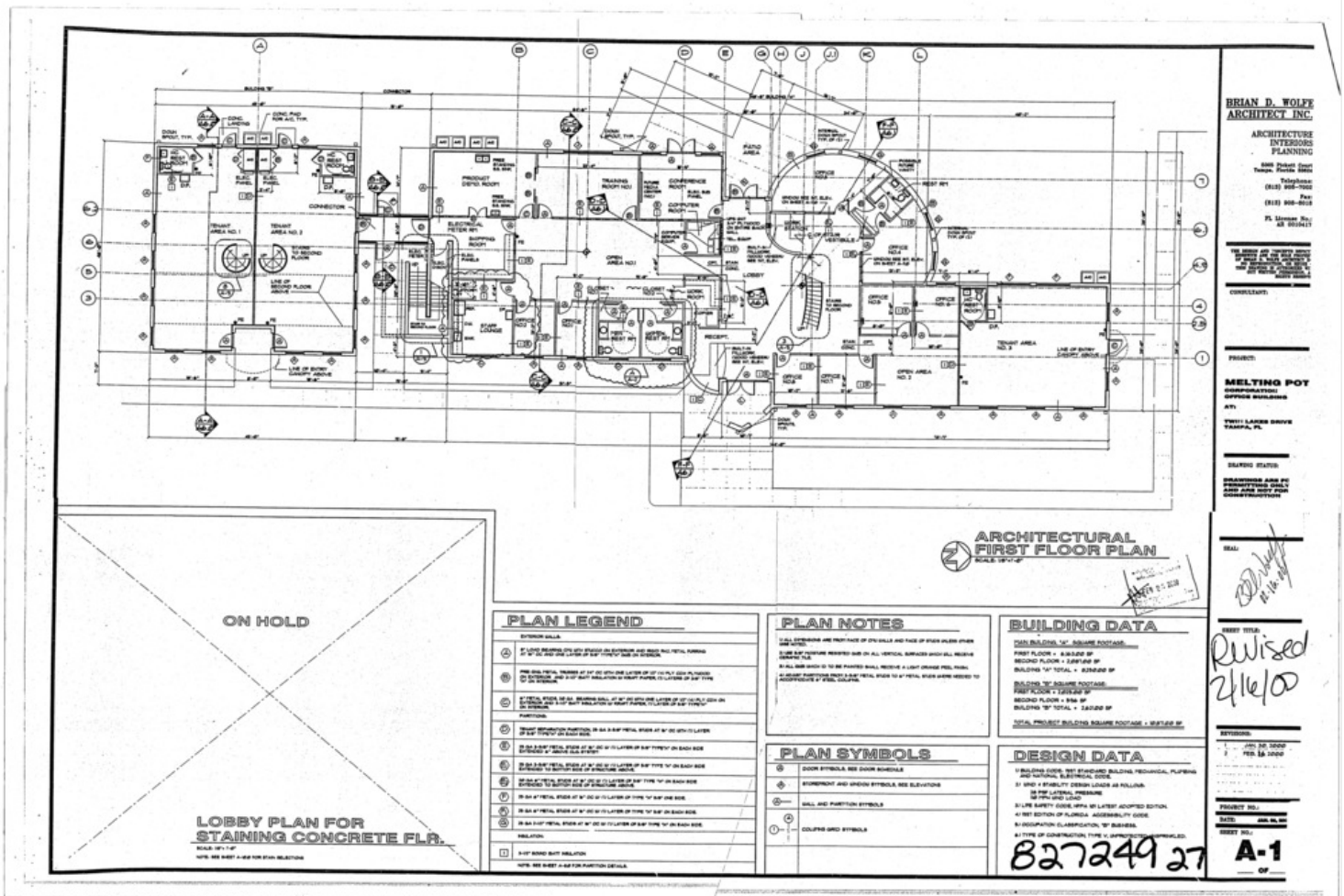




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Floor Plan - 1st Floor

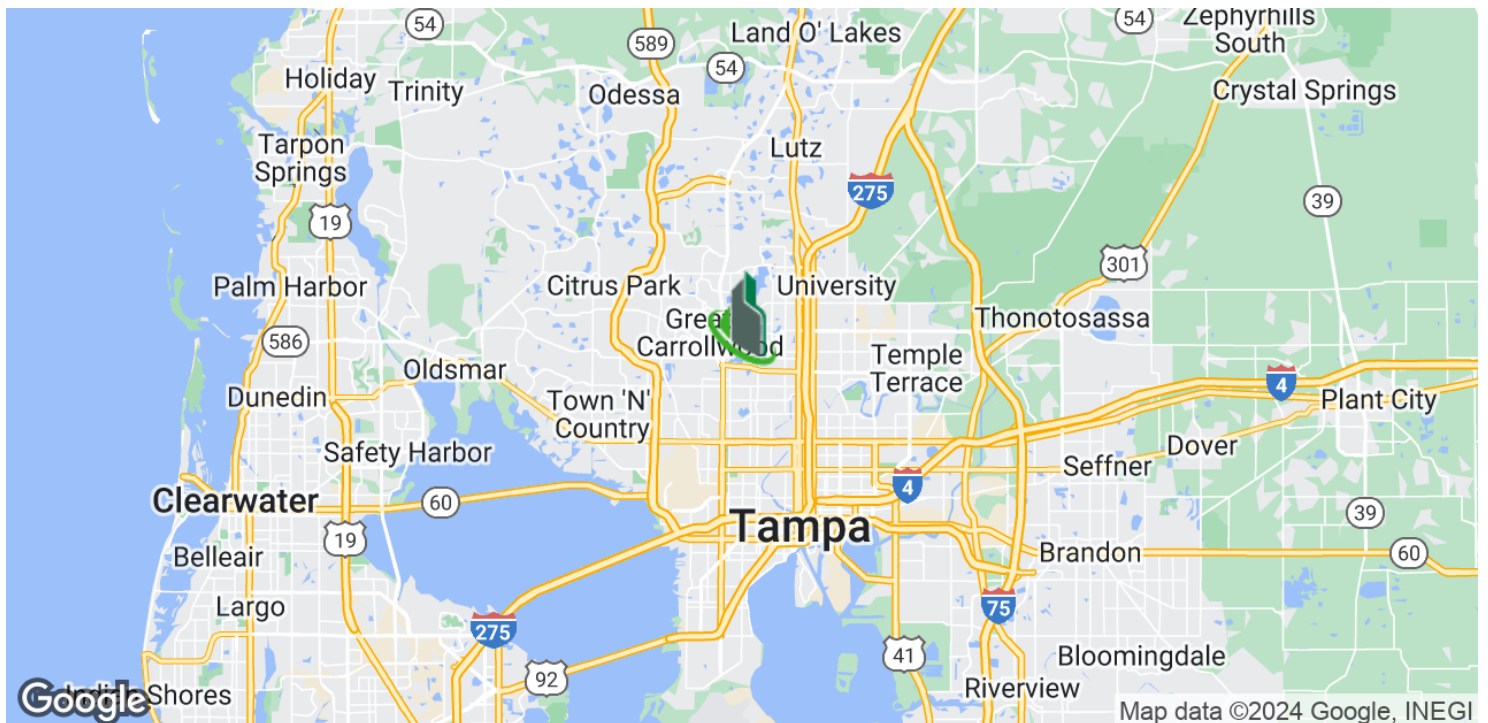
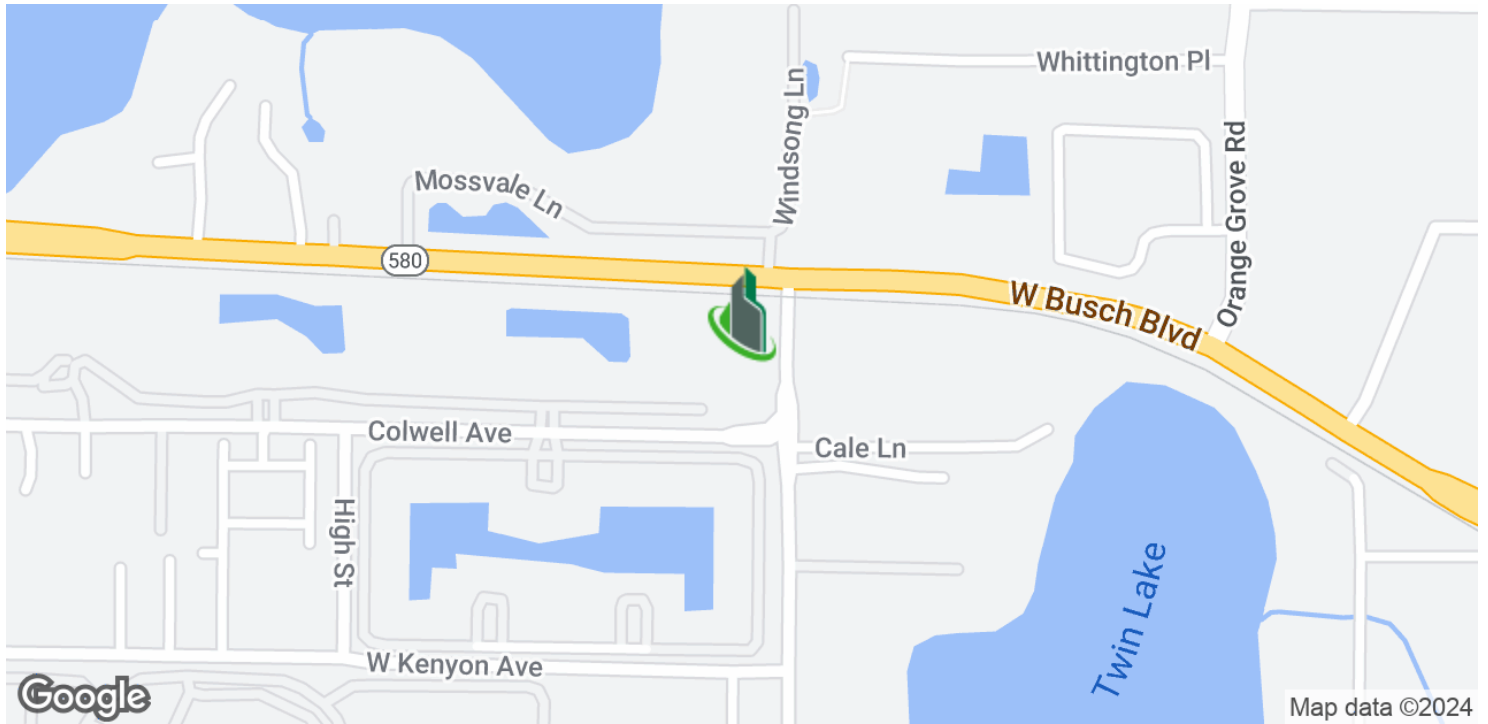




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Location Map



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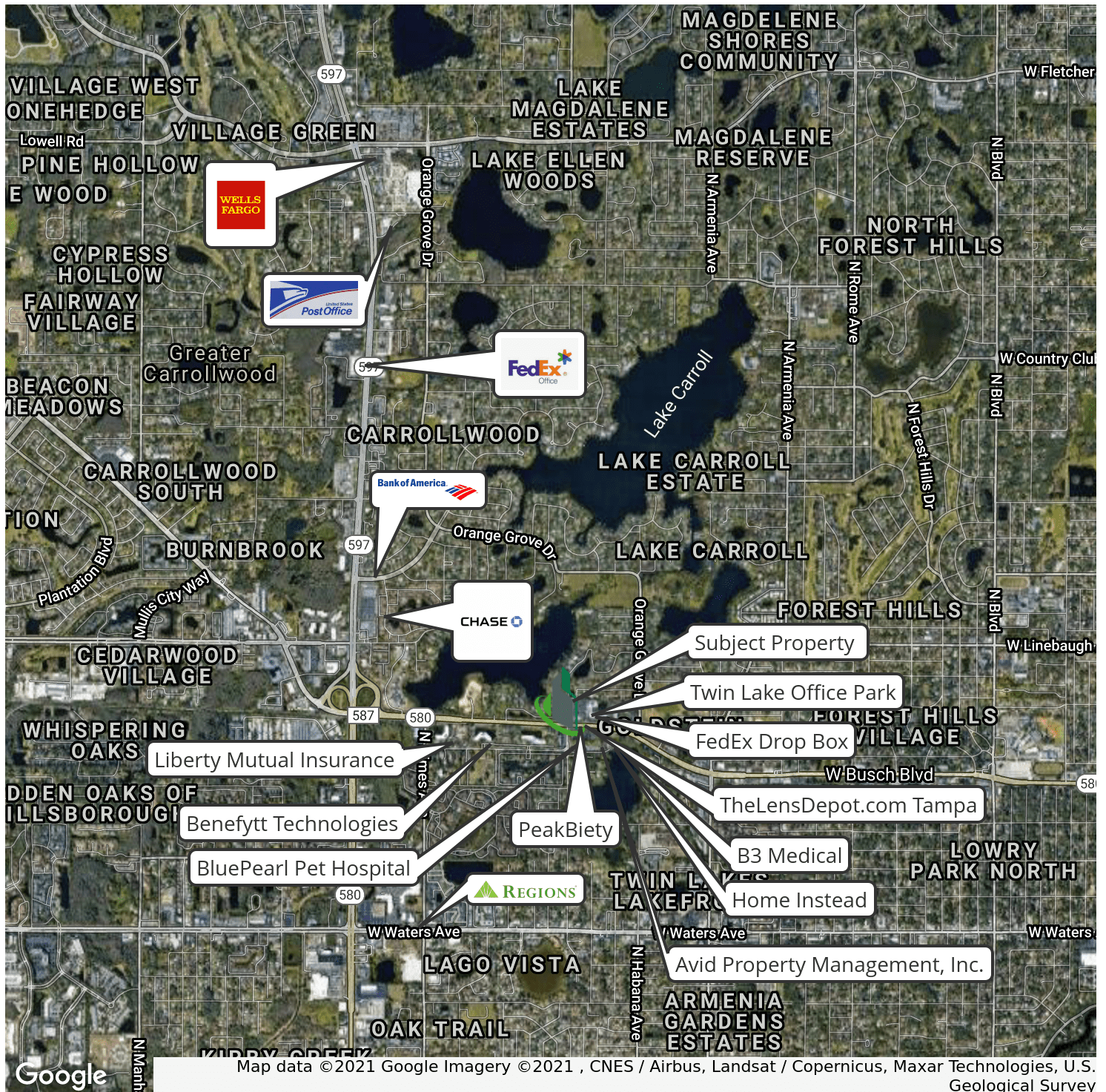




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Retailer Map



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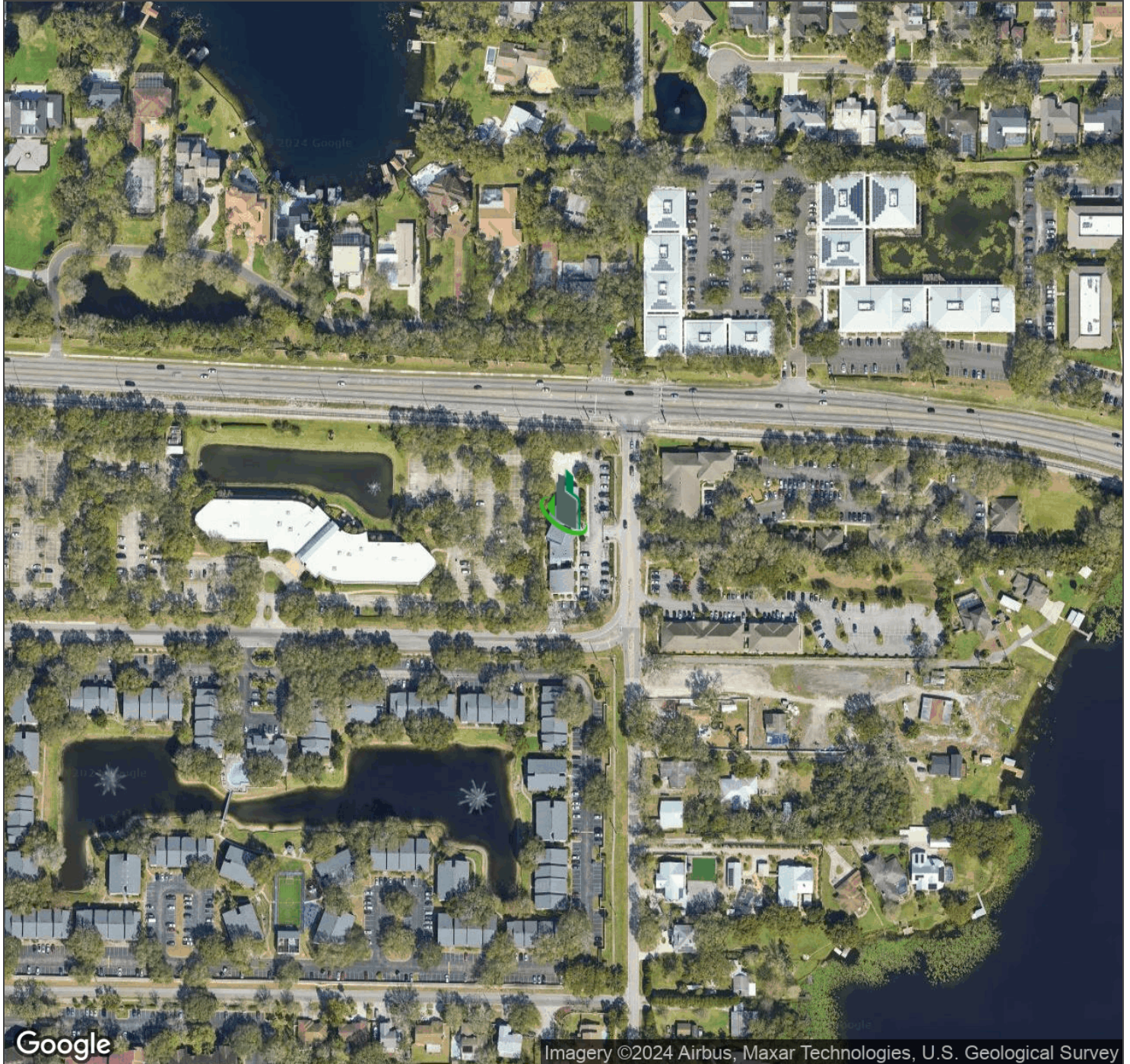
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Aerial Map



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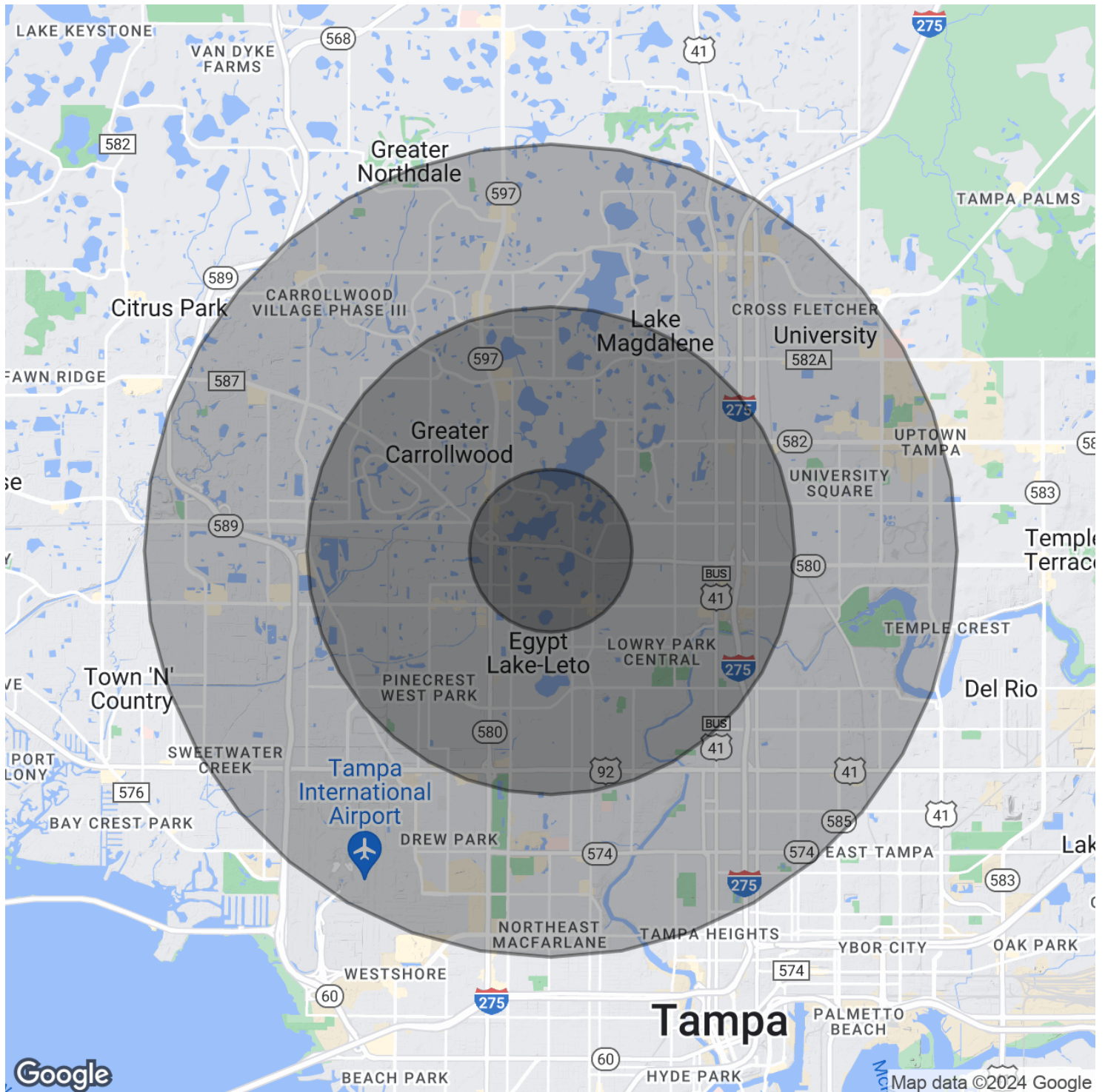




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,825	116,404	298,042
Average Age	34.2	37.1	36.3
Average Age (Male)	32.2	35.7	35.1
Average Age (Female)	37.0	38.7	37.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,295	45,666	117,332
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$64,491	\$56,000	\$53,899
Average House Value	\$315,652	\$216,691	\$201,566

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	37.7%	41.4%	36.2%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	10,156	91,292	214,908
% White	79.2%	78.4%	72.1%
Total Population - Black	1,509	13,863	54,735
% Black	11.8%	11.9%	18.4%
Total Population - Asian	605	3,819	7,716
% Asian	4.7%	3.3%	2.6%
Total Population - Hawaiian	21	133	206
% Hawaiian	0.2%	0.1%	0.1%
Total Population - American Indian	26	554	1,975
% American Indian	0.2%	0.5%	0.7%
Total Population - Other	200	3,776	11,326
% Other	1.6%	3.2%	3.8%

** Demographic data derived from 2020 ACS - US Census*

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