



Office Building For Sale

South Tampa Office Building

1713 S Lois Ave, Tampa, FL 33629

For More Information:

813-531-7468 | EXT

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

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	0 SF
Lease Rate:	Negotiable
Lot Size:	14,658 SF
Year Built:	1961
Building Size:	5,464 SF
Renovated:	2000
Zoning:	CG - Commercial General
Market:	Tampa-St. Petersburg- Clearwater
Submarket:	South Tampa
Traffic Count:	17,200

PROPERTY OVERVIEW

This beautiful freestanding South Tampa retail office building is located at the lighted intersection of Lois Ave and Henderson Blvd and is a high end, high visibility building with a concrete barrel tile roof and lush tropical landscaping. The 2 story structure has elevator access and consists of 2 suites totaling 5,464 SF. The ground floor space (2,732 SF) is a beautiful retail office suite. There is a wide open and inviting reception area and open workspace and a circular conference room with floor to ceiling glass walls that connects to a large fully equipped kitchen/break room offering convenient food and beverage service for visiting clients. There are 6 private offices, 2 restrooms, and a data closet. The 2nd floor space (2,732 SF) is currently built out as office. The space has a small reception area with adjacent circular glass walled 8 person conference room. There are 2 restrooms, a break room, 6 private executive-size offices, large open managerial office with 2 work stations, as well as a large bullpen area with 4 (8ft x 8ft) , half-wall cubicle spaces, and a large drafting/file storage table, as well as additional A/C storage space in the finished attic with staircase access. The site has ample parking in an area traditionally starved for adequate parking. The entire building could be made available within a reasonable timeframe, although the ground floor tenant has expressed interest in extending if purchaser is an investor or user who might only need to occupy the 2nd floor.

LOCATION OVERVIEW

Located in South Tampa on Lois Avenue at the corner of Henderson Boulevard.



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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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South Tampa Office Building

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Suite 100 - 2732 SF



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South Tampa Office Building

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Suite 200 - 2732 SF



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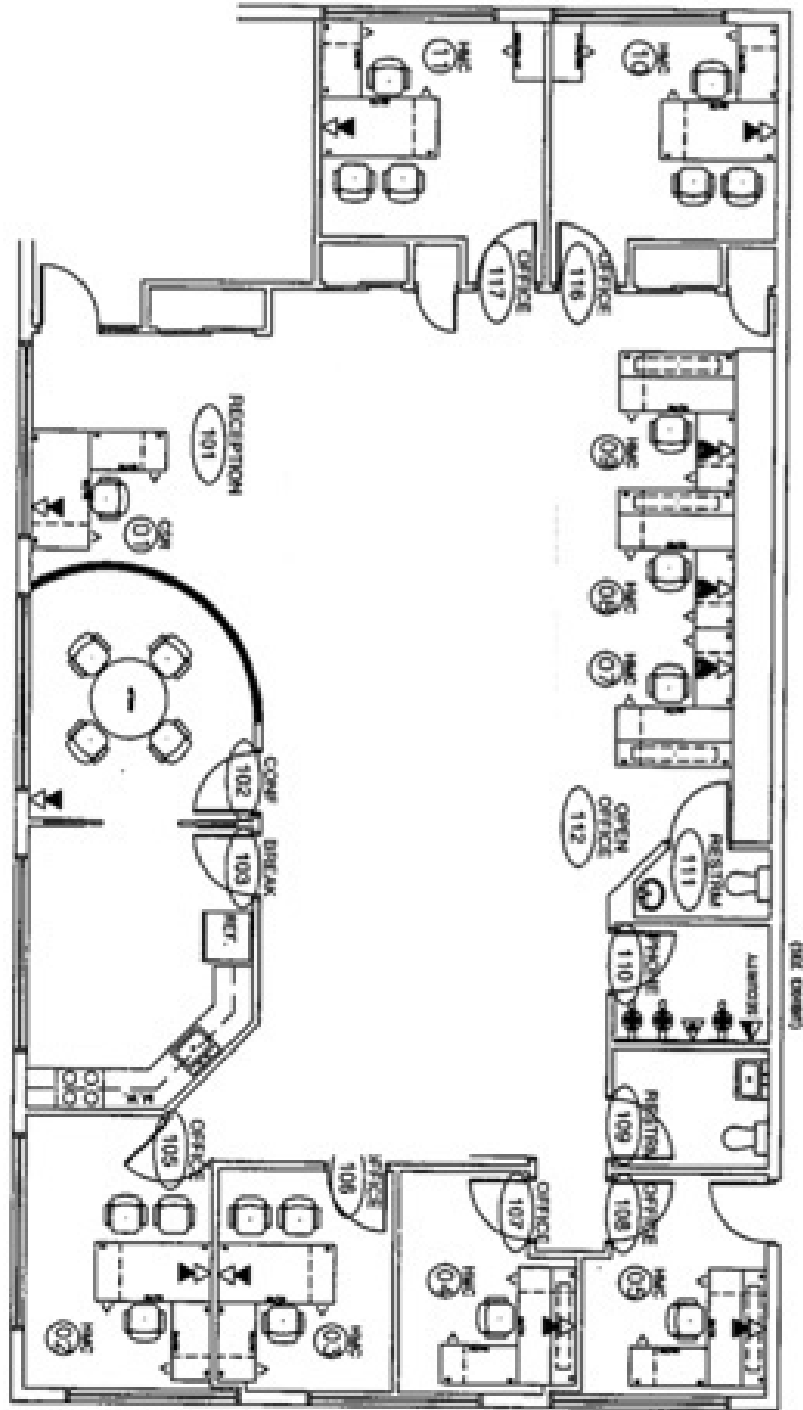




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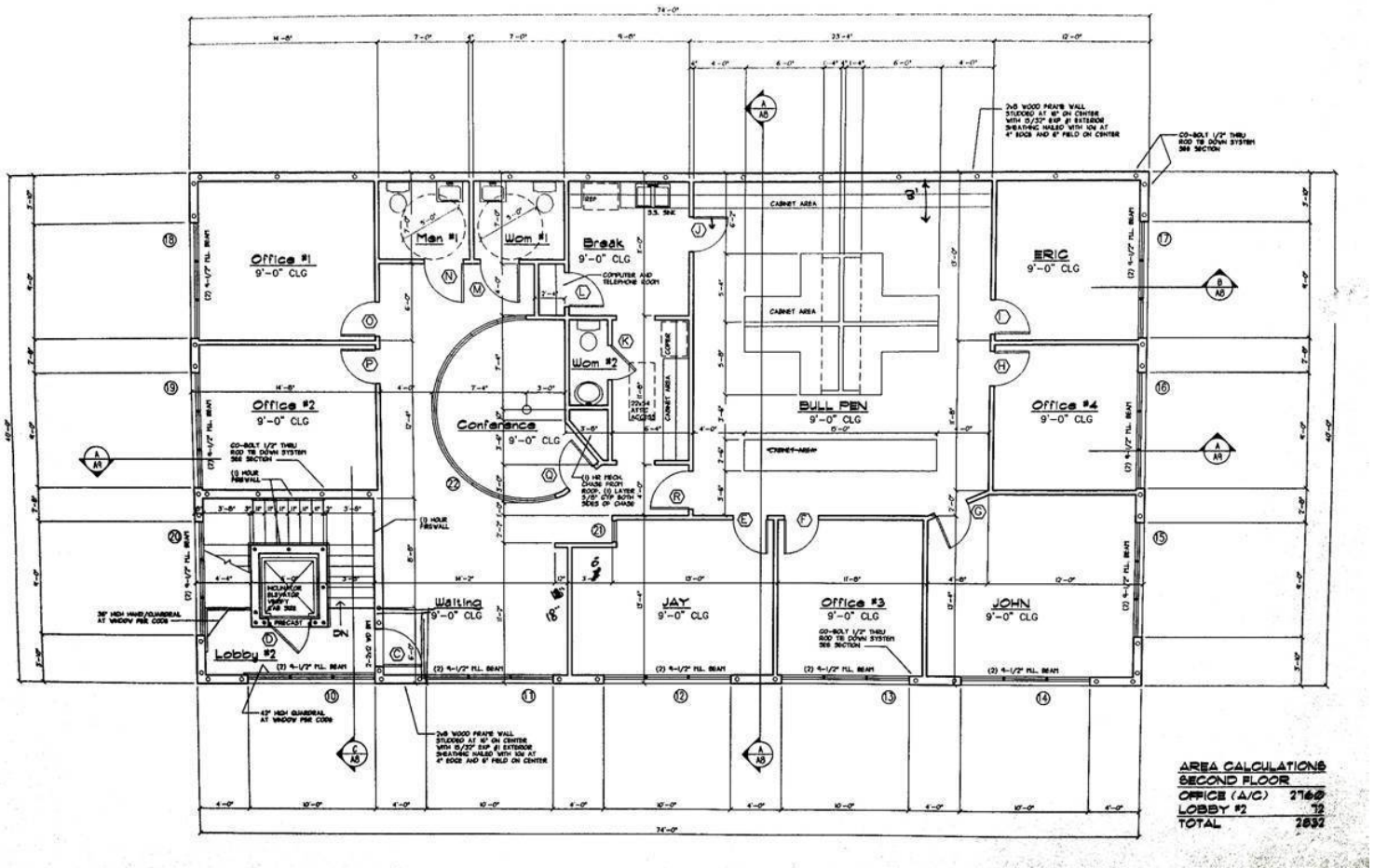
Suite 100 - Floor Plan



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Suite 200 - Floor Plan





1713

JW

SECTION 28, TOWNSHIP 29 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA.

BOUNDARY SURVEY

LEGAL DESCRIPTION: (AS FURNISHED)

PARCEL A:
 THE SOUTH 100 FEET OF THE EAST 100 FEET OF LOT 2, BLOCK 36, REVISED MAP OF SOUTHDALE SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PARCEL B:
 LOT 3, LESS THE WEST 33 FEET THEREOF, SCHOOL VIEW ESTATES, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 10, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PARCEL C:
 LOT 3, SCHOOL VIEW ESTATES, AS REFORMED IN PLAT BOOK 30, PAGE 10, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LOT 3

LOT 2 LESS THE WEST 33 FEET

PARCEL "A"

PARCEL "B"

ONE STORY RESIDENCE #1709

TWO STORY BUSINESS #1713

60' PLATTED R/W 18.8' ASPHALT

60' PLATTED R/W 18.8' ASPHALT

60' PLATTED R/W 18.8' ASPHALT

TO: 1713 LOIS, INC.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; SOUTHWEST BANK, AN ALABAMA STATE BANKING CORPORATION; GROUPWEST TITLE I, LLC; AND GRAY, HARRIS & ROBINSON, P.A.

I HEREBY CERTIFY THAT ON THE 2ND DAY OF OCTOBER, 2003,

(A) THIS SURVEY WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN ON THIS SURVEY AND CORRECTLY SHOWS (I) THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION, AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXISTING PROPERTY LINES OF THE SUBJECT PROPERTY; (II) THE LOCATION OF ALL RIGHTS-OF-WAY, EASEMENTS AND ANY OTHER MATTERS OF RECORD (OF WHICH I HAVE KNOWLEDGE OF HAVE BEEN ADVISED, WHETHER OR NOT OF RECORD) AFFECTING OR BENEFITING THE SUBJECT PROPERTY; (III) THE LOCATION OF THE PARKING AREAS ON THE SUBJECT PROPERTY SHOWING THE NUMBER OF PARKING SPACES PROVIDED THEREIN; (IV) ALL BUILDING DEDICATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY, TOGETHER WITH THE WIDTH AND THE NAME THEREOF; AND (V) ALL OTHER SIGNIFICANT ITEMS ON THE SUBJECT PROPERTY;

(B) EXCEPT AS SET FORTH BELOW, THERE ARE NO (I) ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON THE ADJACENT PROPERTY; (II) ENCROACHMENTS ON ADJACENT PROPERTY, STREETS, OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY; (III) PARTY WALLS; OR (IV) CONFLICTS OF PROTRUSIONS. THE EXCEPTIONS TO THE ABOVE STATEMENTS ARE AS FOLLOWS: NONE.

(C) INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY LOT 3 AVENUE AND SAN RAFAEL STREET, THE SAME BEING PAVED, DEDICATED PUBLIC RIGHTS-OF-WAY MAINTAINED BY CITY OF TAMPA.

(D) ALL REQUIRED BUILDING SET-BACK LINES ON THE SUBJECT PROPERTY ARE LOCATED AS SHOWN HEREON.

(E) THE PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN OR FLOOD PRONE AREA.

(F) THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA.

Williamson & Associates, Inc.

REGISTERED PUBLIC SURVEYOR

REGISTRATION NO. 5649

SURVEYOR NOTES:

WILLIAMSON & ASSOCIATES, INC., relied entirely upon the Title Commitment prepared by Old Republic National Title Insurance Company, Commitment No. 03090470.

NOT VALID WITHOUT SIGNATURE AND EMBOSSED WITH SURVEYOR SEAL

LEGEND:

A = ARC LENGTH

CH = CALCULATED

CS = CHORD BEARING

CD = CHORD DISTANCE

CL = CHAIN LINK FENCE

CM = CONCRETE MONUMENT

CON = CONCRETE SIDEWALK

CONC = CONCRETE

CR = CURB

FB = FIRE HYDRANT

FS = FENCE

IR = IRON ROD

OR = OVER HEAD UTILITY

P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT

PL = PLAT

P.P. = POWER POLE

R = RADIUS

TR = TELEPHONE POLE

S.P.B. = SET 5/8" IR. & CAP PSM#5649

SRC = SET 5/8" IR. & CAP PSM#5649

W/F = WOOD FENCE

CERTIFIED TO:

1713 LOIS, INC.

SOUTHWEST BANK

GRAY, HARRIS, ROBINSON, P.A.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

GROUPWEST TITLE I, LLC

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 6100, § 6 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTE.

Williamson & Associates, Inc.

10-15-2003

DATE

FIELD WORK BY:	J.P.	DATE:	10-14-03	F.R. # 184	PAGE # 57
DRAWN BY:	D.G.	DATE:	10-15-03	JOB # 03-3402	

WILLIAMSON & ASSOCIATES, INC.

PROFESSIONAL SURVEYORS

MAPPERS' LB # 6945

10929 NORTH DALE MARRY HWY

TAMPA, FL 33618

(813) 265-4795

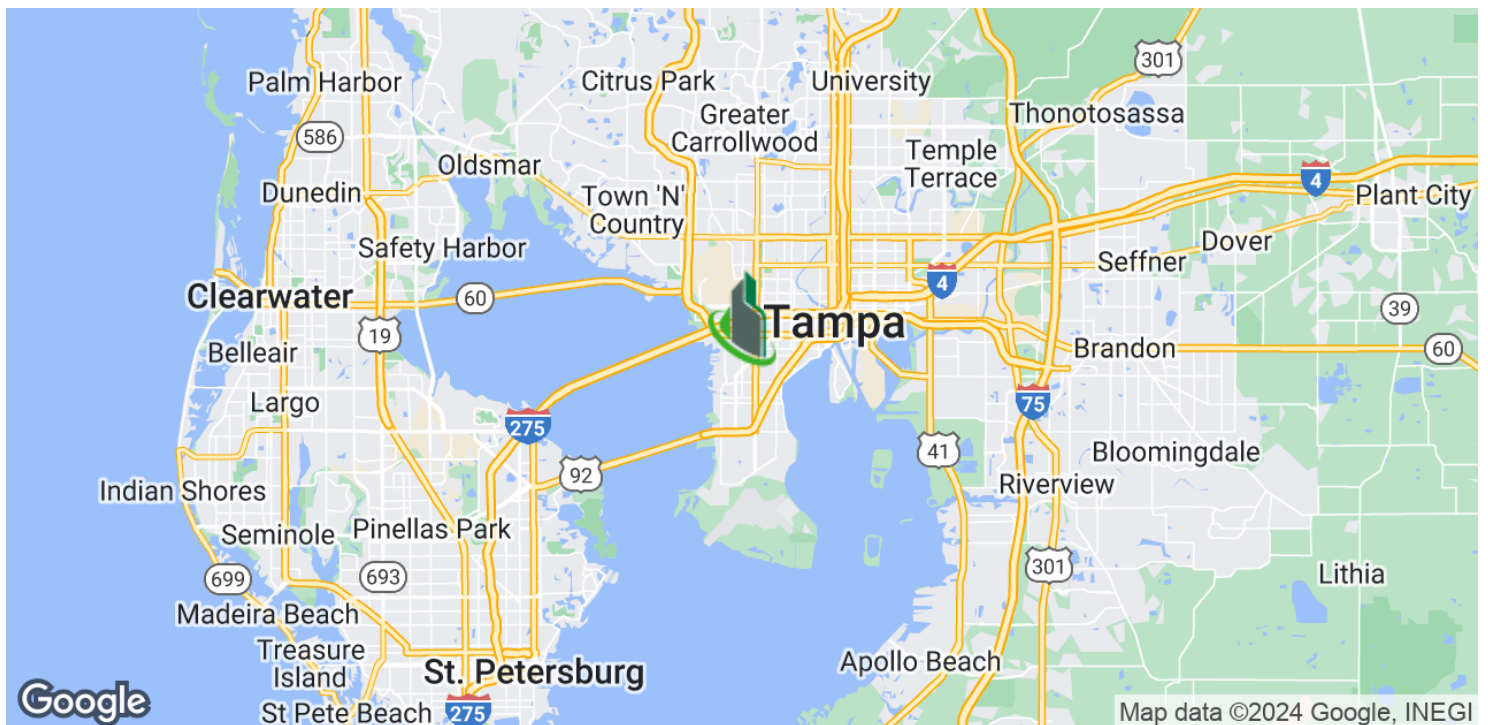
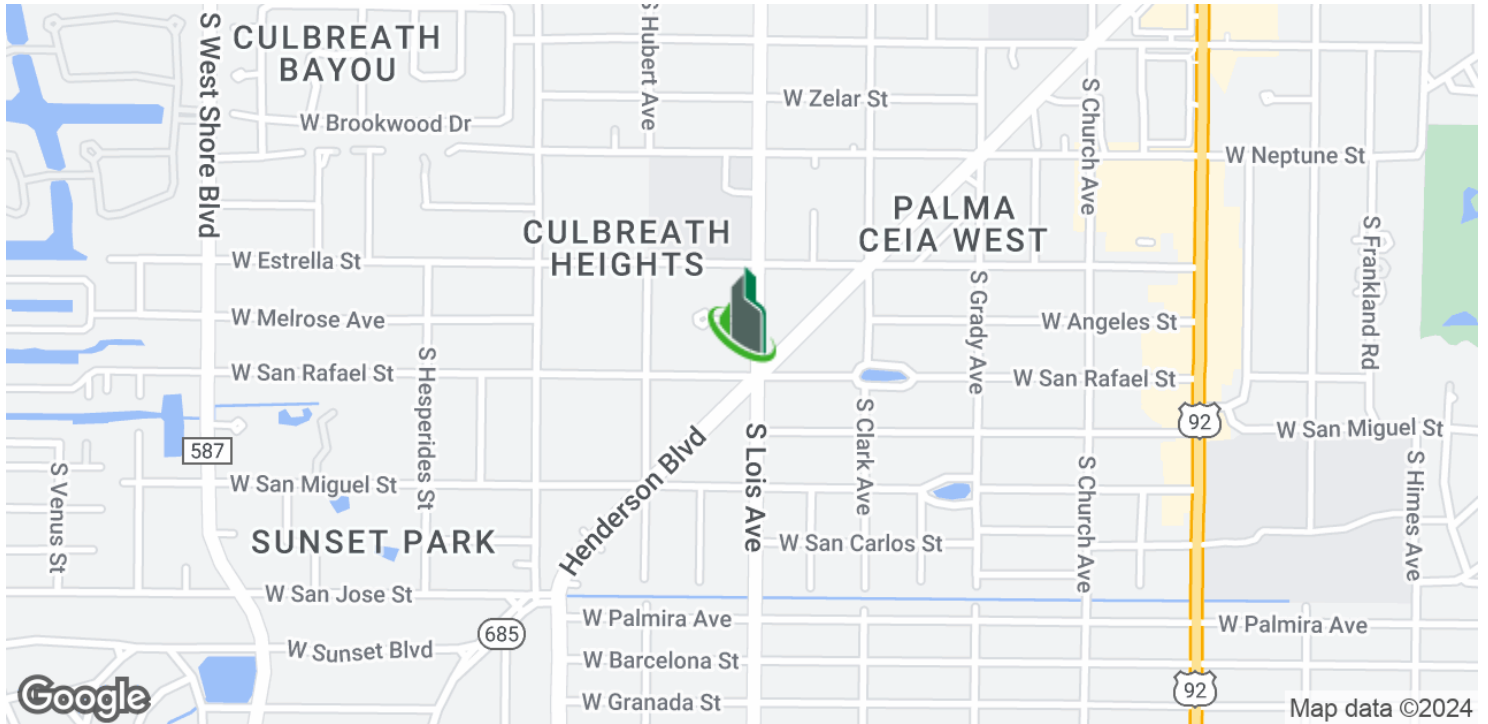
FAX (813) 264-6062



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Location Map



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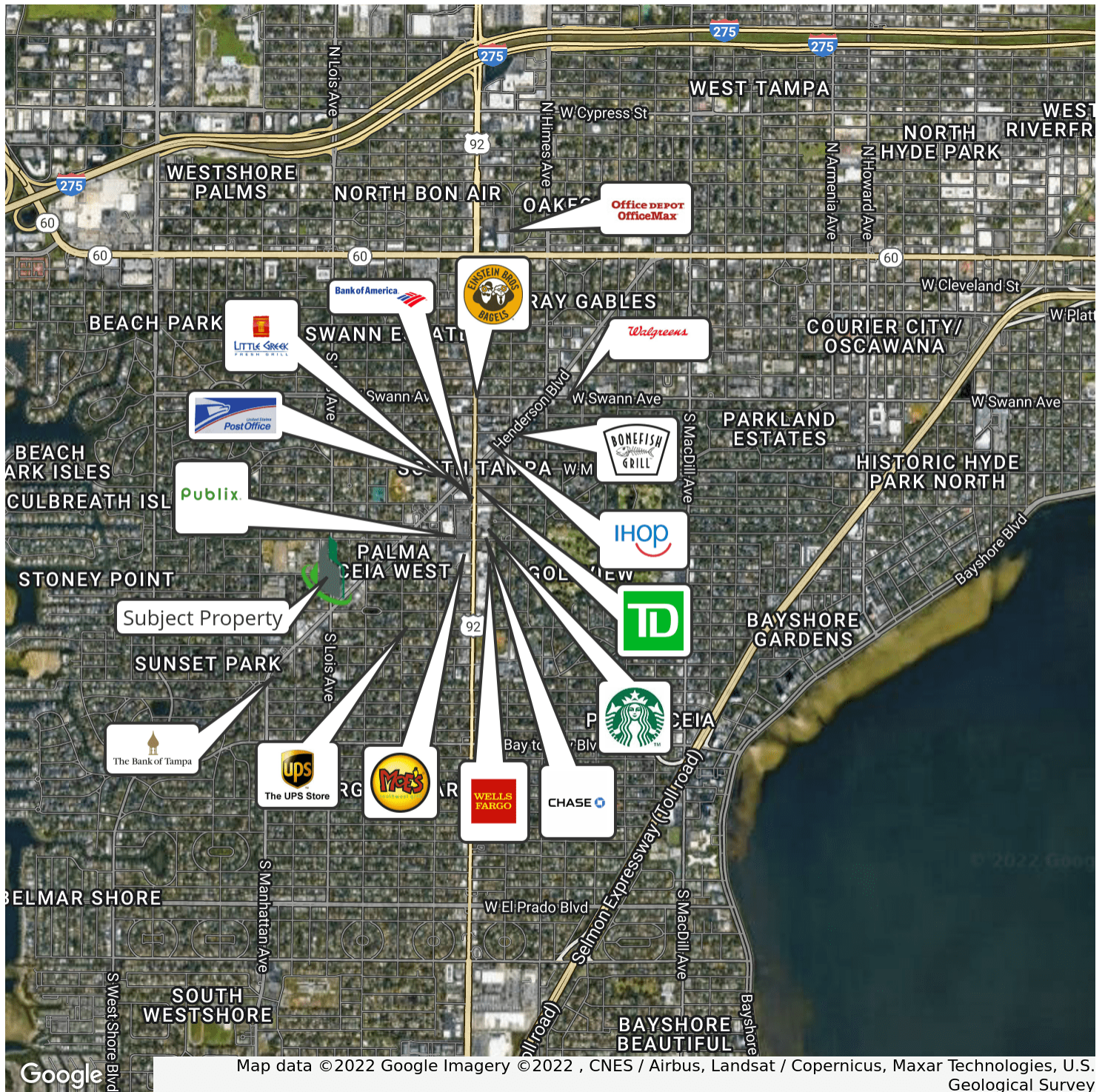




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Retailer Map



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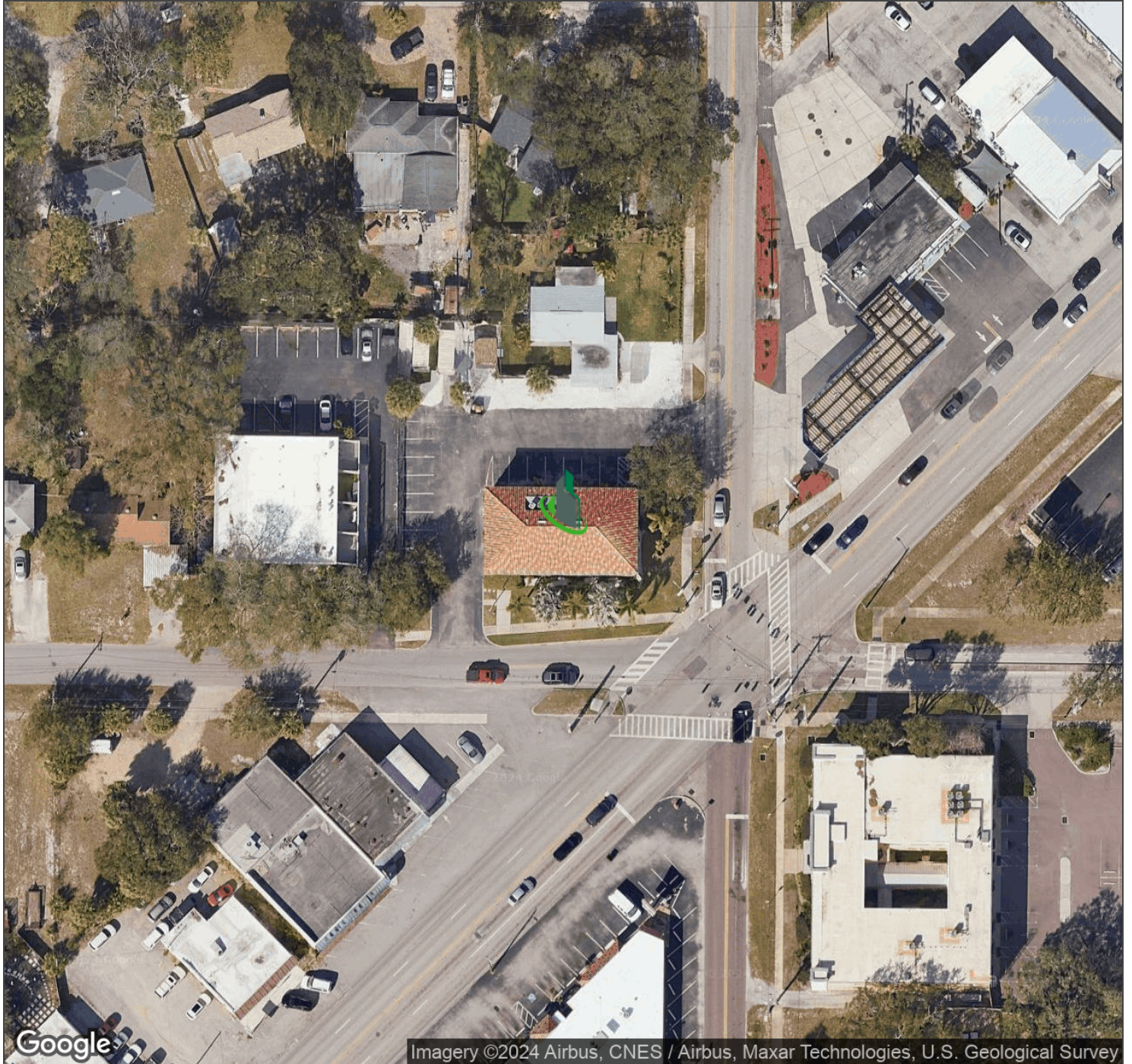




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Aerial Map



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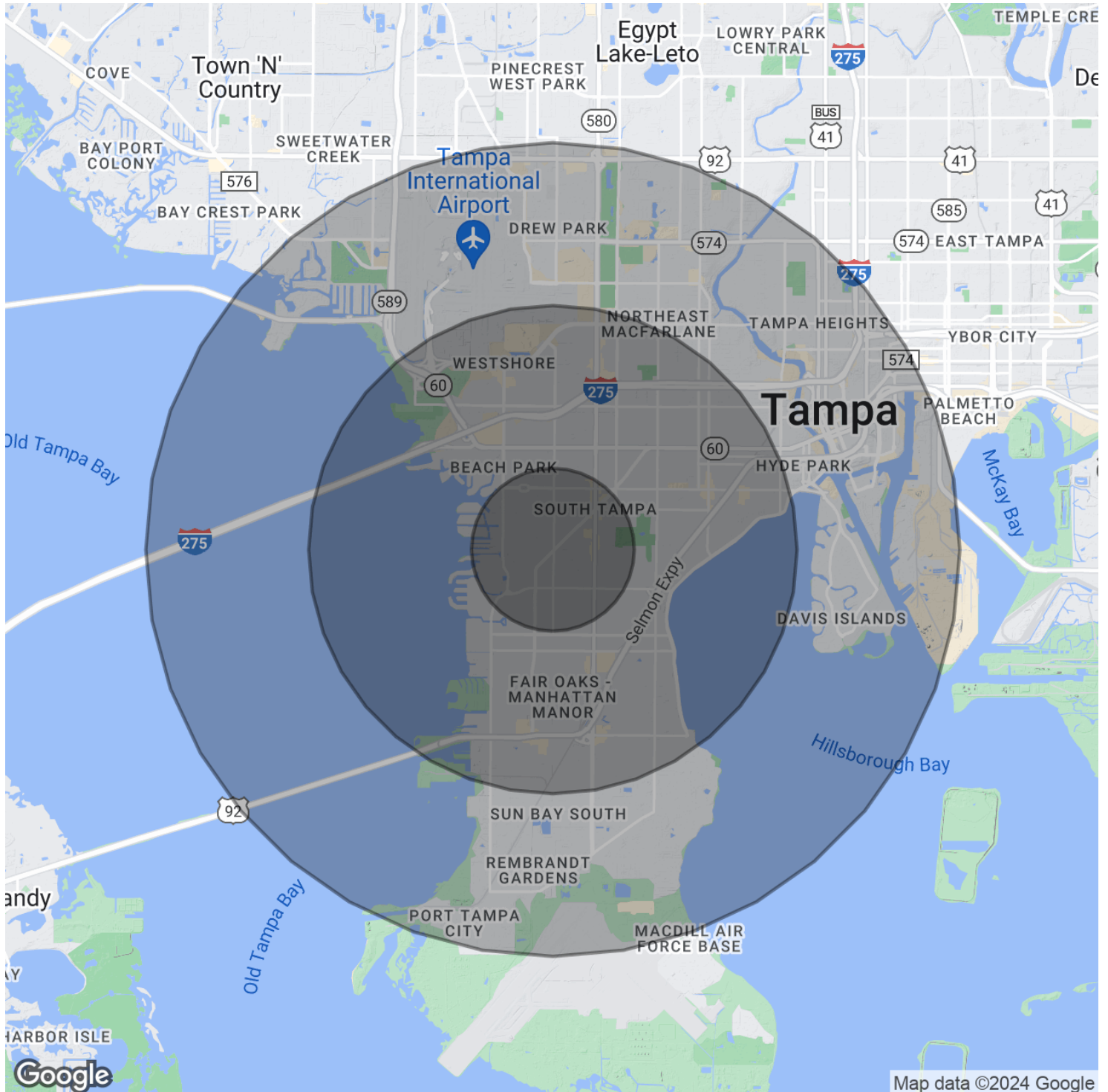




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,740	78,713	158,200
Average Age	40.4	40.5	38.0
Average Age (Male)	39.7	39.1	36.7
Average Age (Female)	40.3	41.7	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,243	36,185	71,356
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$129,414	\$93,307	\$81,473
Average House Value	\$449,515	\$426,365	\$377,374

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	10.7%	17.9%	22.4%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	11,574	66,911	122,091
% White	90.8%	85.0%	77.2%
Total Population - Black	431	6,211	23,481
% Black	3.4%	7.9%	14.8%
Total Population - Asian	360	2,655	5,290
% Asian	2.8%	3.4%	3.3%
Total Population - Hawaiian	6	59	142
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	10	192	1,030
% American Indian	0.1%	0.2%	0.7%
Total Population - Other	152	1,292	3,251
% Other	1.2%	1.6%	2.1%

TRAFFIC COUNTS

S Lois Ave & Henderson Blvd	17,200/day
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** Demographic data derived from 2020 ACS - US Census*

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