



Tampa Commercial Real Estate

www.TampaCommercialRealEstate.com

Steven@TampaCommercialRealEstate.com

Steven Silverman Broker

813.785.3665 Phone



OFFICE/RETAIL/CHURCH BUILDING FOR LEASE

715 E BIRD ST TAMPA, FL 33604

HILLSBOROUGH COUNTY



1st Floor—Retail/Sanctuary:

13,500 sf . High ceilings

\$10/sf modified gross

2nd Floor—Office/School:

13,500 sf . High ceilings

\$10/sf modified gross

3rd Floor—Office

13,500 sf . High ceilings

\$10/sf modified gross

4th Floor—Office

13,500 sf . High ceilings

\$10/sf modified gross

Will subdivide upper floors and lease portion to suit

Under New Management

Building: 57,219 sf Gross 39,162 sf heated

Visibility: 4 stories easily visible from the 156,000+ cars passing the building on I-275 each day

Land: 1.3 Ac

Zoning: CI Commercial Intensive

Prominent Signage: on Building which can be seen from I-275

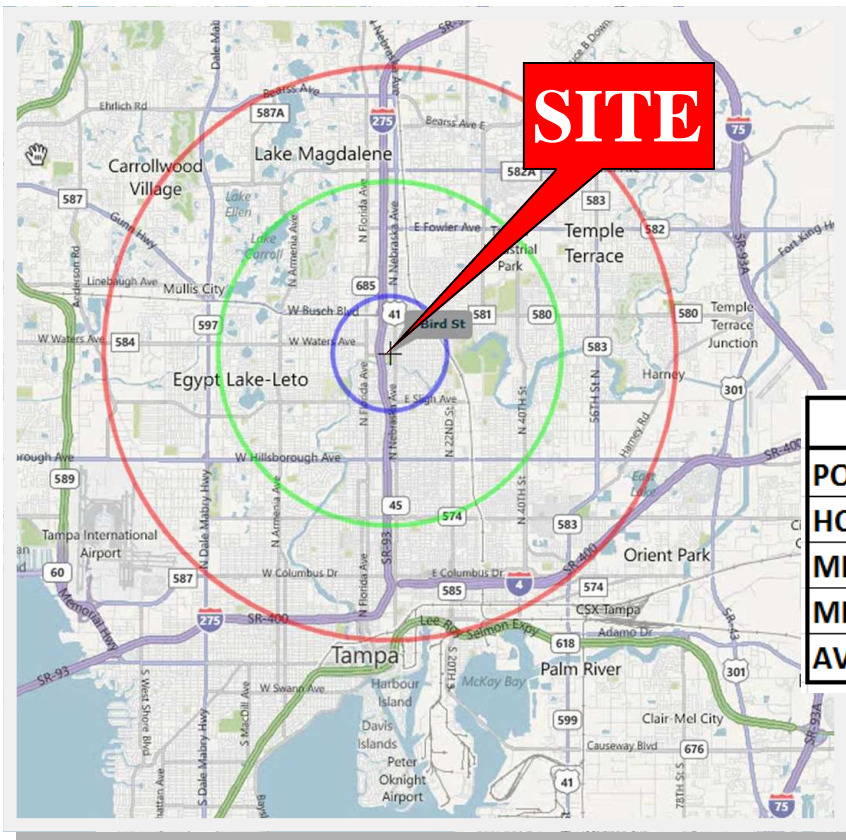
Exit Ramp from I-275: on Bird St—easy access to highways and 10 minutes to downtown Tampa

Located across from the Tampa Greyhound track. A medical facility is opening in 2012 on the adjacent property at Bird Street and Nebraska Ave. It will serve 12,000 patients & have 30 exam rooms. Services include adult, pediatrics, OB-GYN, psychiatric care, dental care & a pharmacy. The 35 Acres adjacent & across the road from this property are also for sale which will likely attract large scale development & increase the value of the subject property

This property is a bargain for the right user but extensive renovation needs to be done on the building. Interior work required includes a new chiller to serve the upper floors and interior clean up. The elevators and freight elevators are all operational. The building has potential for a variety of mixed uses.

The building had several prior uses including a Church, Department of Correction offices and a bank. Interior build-out from prior uses include a large sanctuary on the first floor, an area that was used for a commercial kitchen, class rooms and a bank vault. There are numerous offices and conference rooms.

ADDRESS: 715 E BIRD ST TAMPA,



	2010	1 MILE	3 MILES	5 MILES
POPULATION	16,157	128,334	320,304	
HOUSEHOLDS	6,152	51,329	128,544	
MED AGE	31.4	34.5	33.9	
MED HH INCOME	\$32,196	\$37,434	\$37,519	
AV HH INCOME	\$41,264	\$46,604	\$48,227	

Steven@TampaCommercialRealEstate.com (813) 785-3665

**TAMPA COMMERCIAL
Real Estate**

Information herein has been obtained from sources deemed reliable. We cannot guarantee accuracy.

ADDRESS: 715 E BIRD ST TAMPA



Retail/Sanctuary—1st floor



An Office



Classroom



Steven@TampaCommercialRealEstate.com (813) 785-3665

**TAMPA COMMERCIAL
Real Estate**

Information herein has been obtained from sources deemed reliable. We cannot guarantee accuracy.