



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 if required

Under New Management

County Records: Building Size: 57,219 sf Gross 52,124 sf heated **Land:** 1.3 Ac **4 stories** (±12,500 sf/floor)

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

Zoning: CI Commercial Intensive—Suitable for Offices, Club, Sanctuary, School

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

Location: Right at the Birds St Exit Ramp from I-275: —easy access to highways.. Just a few minutes from downtown & easy access to all parts of Tampa. Adjacent to a medical facility. Across from Tampa Greyhound building

Excellent Visibility. Surrounded by light with panoramic views. Three passenger elevators & one freight elevator.

Elevators: Three passenger elevators and one freight elevator

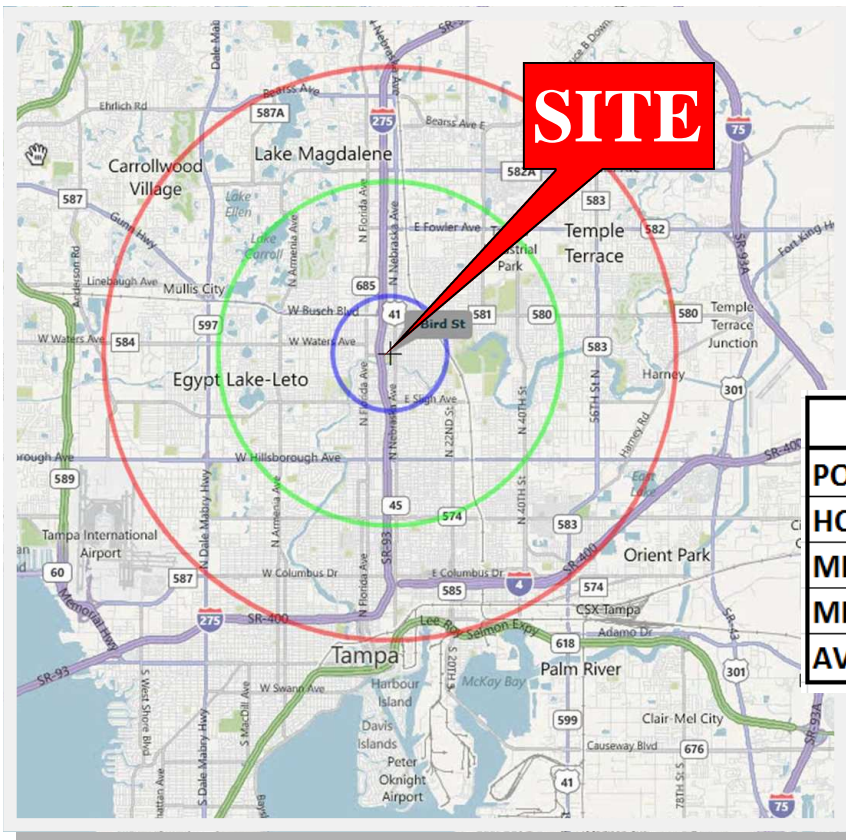
This property was purchased in 2012 as vacant in poor condition. The owners did extensive renovations. Additional work may be required to suit tenant needs

Building Layout:

- **First Floor:** Large sanctuary—former church & most recently a night club
- **Second Floor:** Multiple rooms. Former school. Can also be offices or executive offices. Second Floor also has a private elevator
- **Third and fourth floors:** Upside potential from leasing out —Numerous offices and conference rooms

Floor plans are available upon request

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



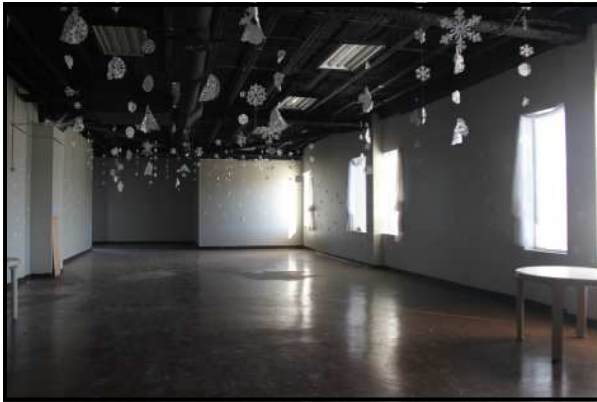
Classroom



Steven@TampaCommercialRealEstate.com (813) 785-3665

**TAMPA COMMERCIAL
Real Estate**

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

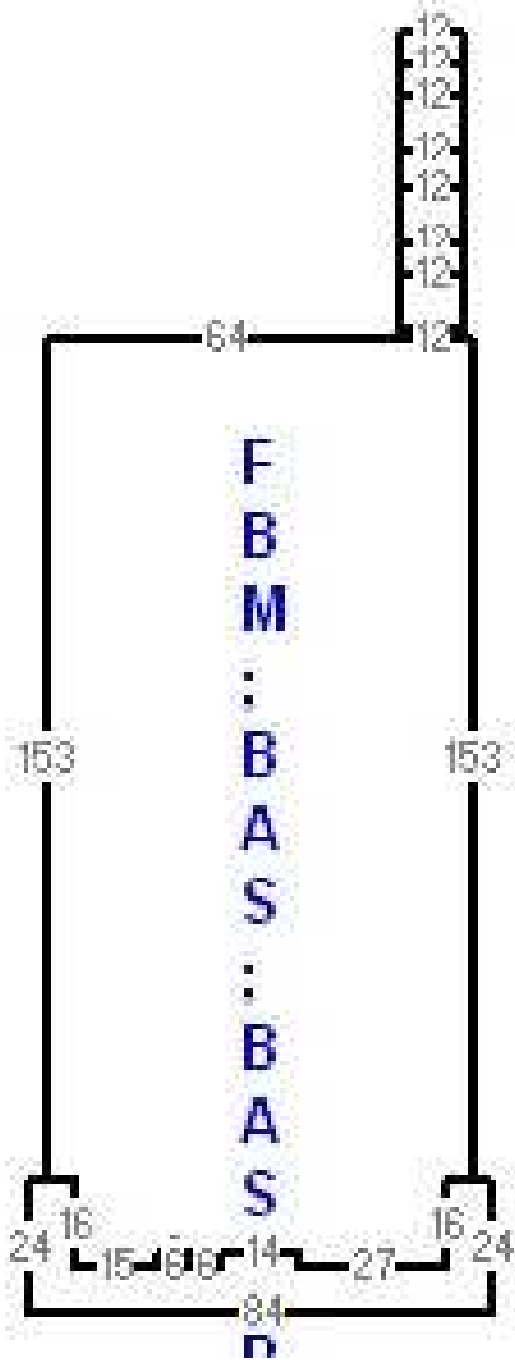


Steven@TampaCommercialRealEstate.com (813) 785-3665

**TAMPA COMMERCIAL
Real Estate**

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

ADDRESS: 715 E BIRD ST TAMPA



Public Records
 4 Stories
 Heated SF = 52,124
 Gross SF = 57,219

Building Characteristics

TYPE	0050 OFFICE >2 STORY
YEAR BUILT	1950
Element	Code
CLASS	C
EXTERIOR WALL	8
ROOF STRUCTURE	10
ROOF COVER	4
INTERIOR WALLS	5
INTERIOR FLOORING	4
INTERIOR FLOORING	8
HEAT/AC	2
PLUMBING	3
CONDITION	2
STORIES	4.00
UNITS	1.00
WALL HEIGHT	12.00

AREA TYPE	GROSS AREA	HEATED AREA
CAN	72	0
BAS	72	72
FST	72	0
CAN	120	0
FST	120	0
BAS	72	72
FST	72	0
CAN	120	0
FST	120	0
BAS	72	72
FST	72	0
CAN	120	0
FST	120	0
BAS	24	24
FST	24	0
FBM	12,962	12,962
BAS	12,962	12,962
BAS	12,962	12,962
BAS	12,962	12,962
CAN	970	0
CAN	18	0
BAS	18	18
BAS	18	18
UST	3,075	0
TOTAL S	57,219	52,124

**TAMPA COMMERCIAL
 Real Estate**

Steven@TampaCommercialRealEstate.com (813) 785-3665

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