



Tampa Commercial Real Estate

OFFICE BUILDING FOR SALE

715 E BIRD ST TAMPA, FL 33604 HILLSBOROUGH COUNTY



Price: \$3,800,000—As Is—Currently vacant

County Records: Building: 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.

This property was purchased in 2012 as vacant in poor condition. The owners did extensive renovations and code violations are corrected. Additional renovations will be required by a new owner (see list)

Building Layout:

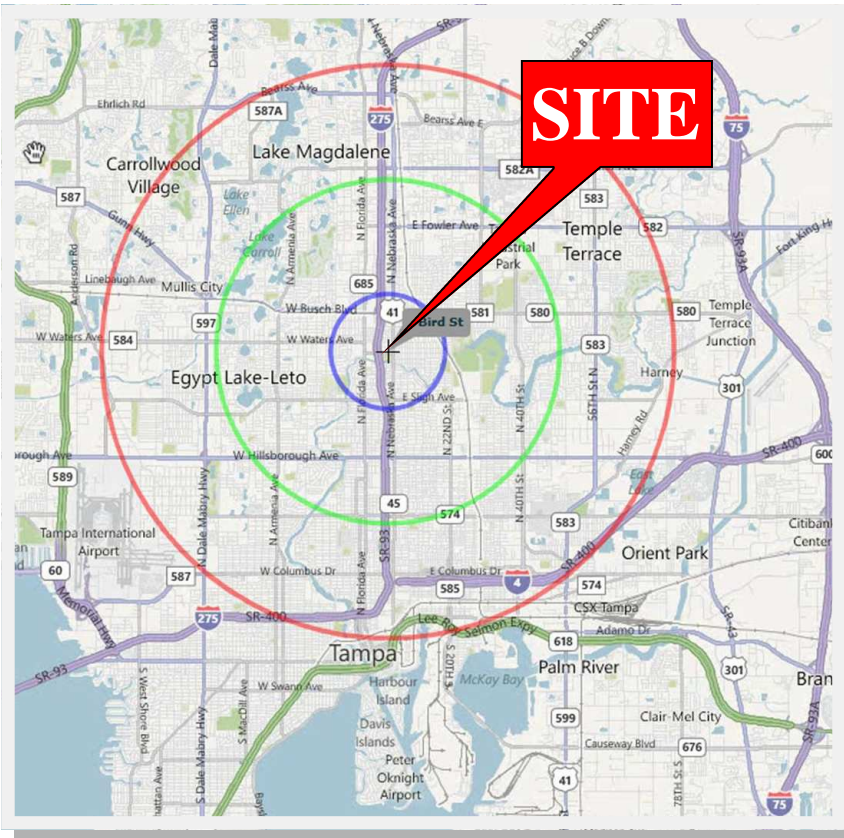
- **First Floor:** Large sanctuary—former church & most recently a night club
 - **Second Floor:** Multiple rooms. Former school. Can also be offices or executive offices.
 - **Third and fourth floors:** Upside potential from leasing out —Numerous offices and conference rooms
- Floor plans are available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

Broker: Steven Silverman

(813) 785-3665

www.TampaCommercialRealEstate.com Steven@TampaCommercialRealEstate.com

ADDRESS: 715 E BIRD ST TAMPA,



Work Recently Performed:

- elevator brought to code & is operational.
- AC on ground floor
- fire sprinkler system completed on Basement, 1st floor, mezzanine floor, and second floor
- upgraded fire alarm system and panel
- renovation second floor

Estimated Cost For Completion of 3rd and 4th floors

- AC \$ 28,000 per floor
- Sprinkler system \$ 26,000 per floor
- side elevator \$15,000 (private for 2nd floor)
- main lobby second elevator \$ 10,000
- freight elevator \$ 25,000

	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	

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

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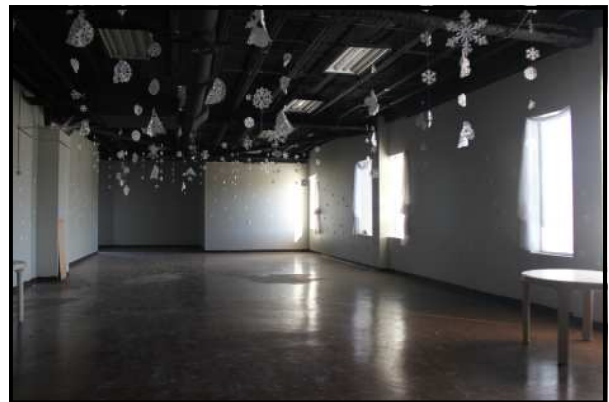
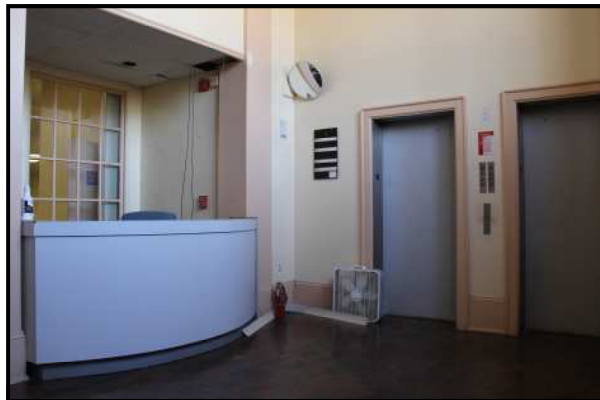
Sanctuary



Office



Upper Floor Elevators



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