



Office Building For Sale

Seminole Professional Office Building

**7771 Starkey Rd, Seminole, FL 33777**

**For More Information:**

813-254-6756 | EXT 28

**Scott Shimberg** | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)







# Seminole Professional Office Building

## 7771 Starkey Rd, Seminole, FL 33777

### Executive Summary



### OFFERING SUMMARY

<b>Available SF:</b>	
<b>Lease Rate:</b>	Negotiable
<b>Lot Size:</b>	51,928 SF
<b>Year Built:</b>	1976
<b>Building Size:</b>	12,743 SF
<b>Zoning:</b>	P-1 (General Professional Office)
<b>Market:</b>	FL-Tampa/St. Petersburg
<b>Submarket:</b>	Mid-Pinellas

### PROPERTY OVERVIEW

12,743 sf professional office building situated on a 1.19 acre corner lot with ample parking (80+ spaces onsite). The property is currently occupied by a property inspection company and a title company. There are two spaces available. Suite 1 is a 2,201 sf space that was a former dental office consisting of a waiting room, reception office, seven procedure / exam rooms, a large office and private bathroom, kitchen, lab space, and an exterior compressor room. Suite 2 is 5,600 sf which could be combined with the adjacent space for a contiguous total of 7,801 sf. The property has highly-visible signage along busy Starkey Road and many recent road improvements have recently been completed.

Estimated CAM: \$4.00

### LOCATION OVERVIEW

Located on the corner of Starkey Road and 78th Avenue in Seminole. Property is less than one-half mile north of Park Boulevard and approximately two miles east of Alt-19.





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### Available Spaces

Lease Rate: NEGOTIABLE

Total Space

Lease Type:

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
7771 Starkey Rd	Office Building	\$5.95 SF/YR	NNN	2,201 - 7,801 SF	Negotiable	Formal dental office with waiting room, reception office, 7 procedure / exam rooms, large office and private bathroom, kitchen, lab space, and an exterior compressor room. Can be combined with adjacent suite (5,600 sf) for a contiguous 7,801 sf Initial estimated monthly rent: \$1,944 (includes base rate + CAM + tax)
7779 Starkey Rd	Office Building	\$7.50 SF/YR	NNN	5,600 - 7,801 SF	Negotiable	Former real estate / mortgage office. Can be combined with adjacent suite (2,201 sf) for a contiguous 7,801 sf Initial estimated monthly rent: \$5,716 (includes base rate + CAM + tax)

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### Available Spaces

Lease Rate: NEGOTIABLE

Total Space

Lease Type:

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
7771 + 7779 Starkey Rd	Office Building	\$7.06 SF/YR	NNN	7,801 SF	Negotiable	Suites 1 and Suite 2 combined for a total of 7,801 sf Initial estimated monthly rent: \$7,657 (includes base rate + CAM + tax)

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Additional Photos



**Bay Street Commercial** | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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Suite 7771



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Suite 7779



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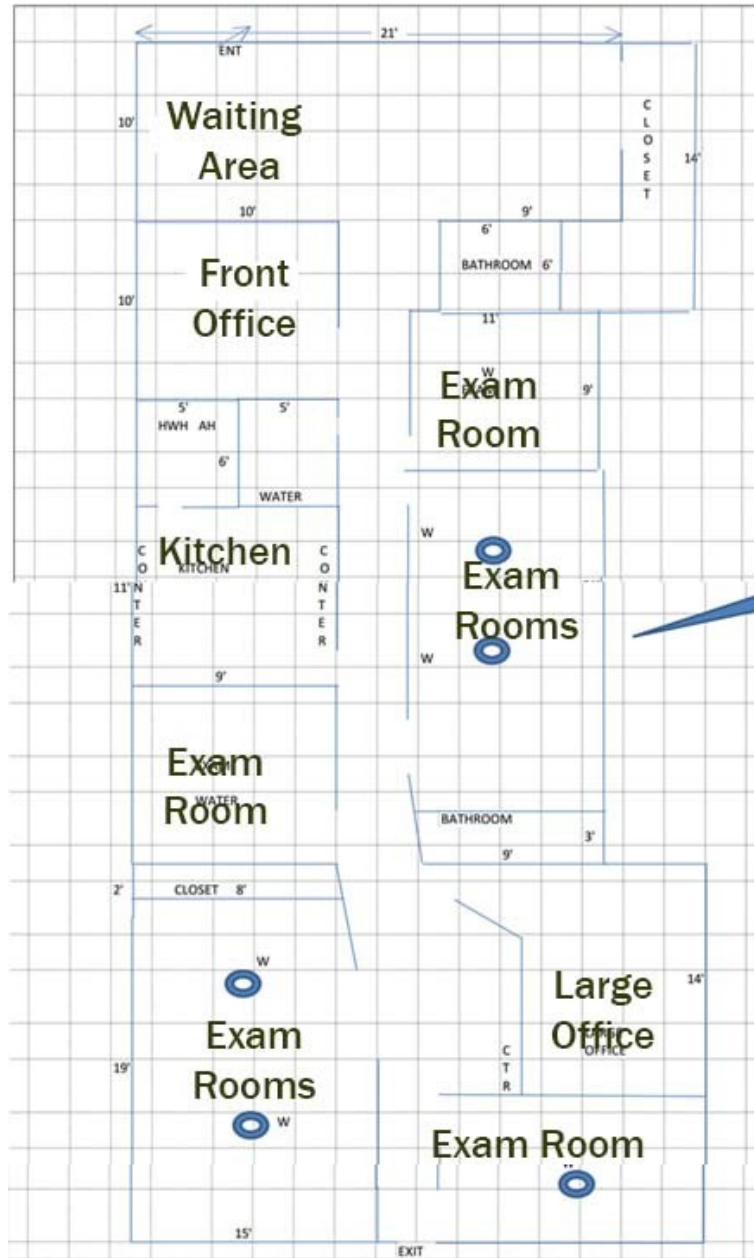




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Floor Plan - Suite 1



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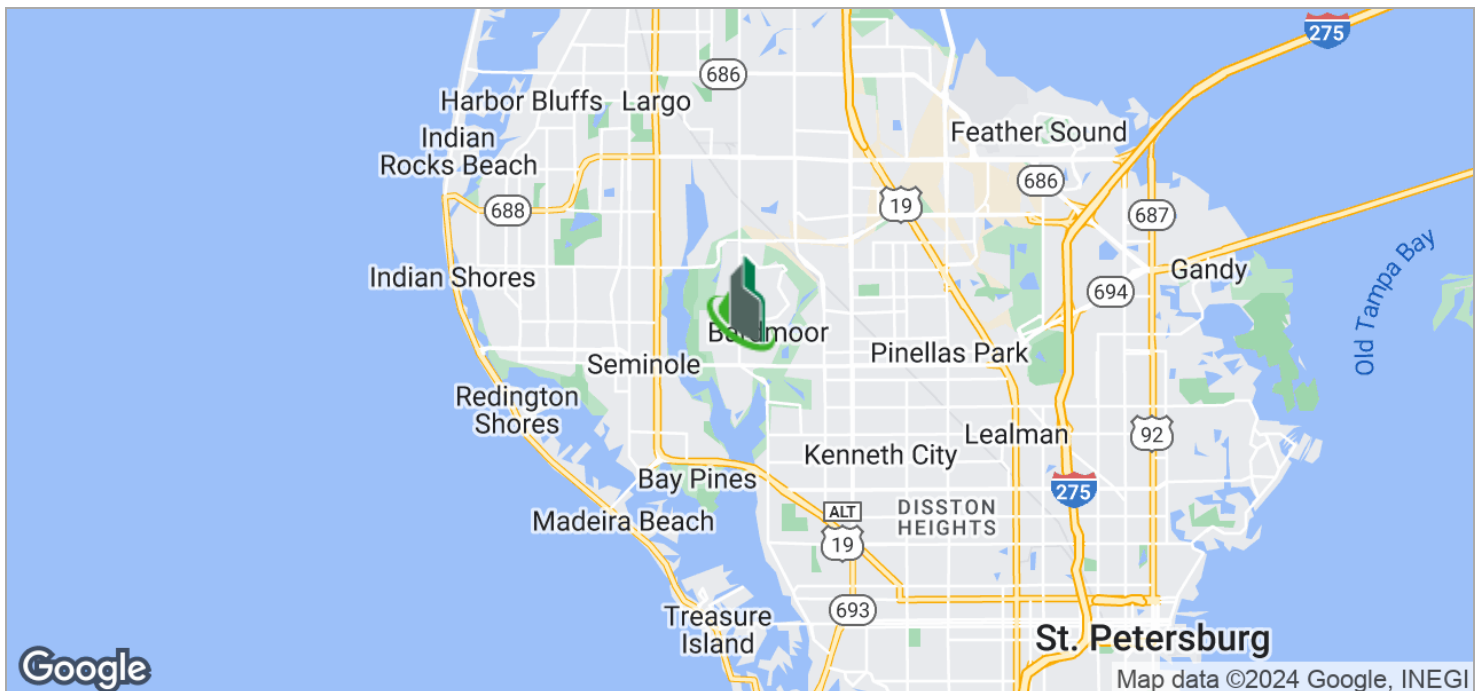
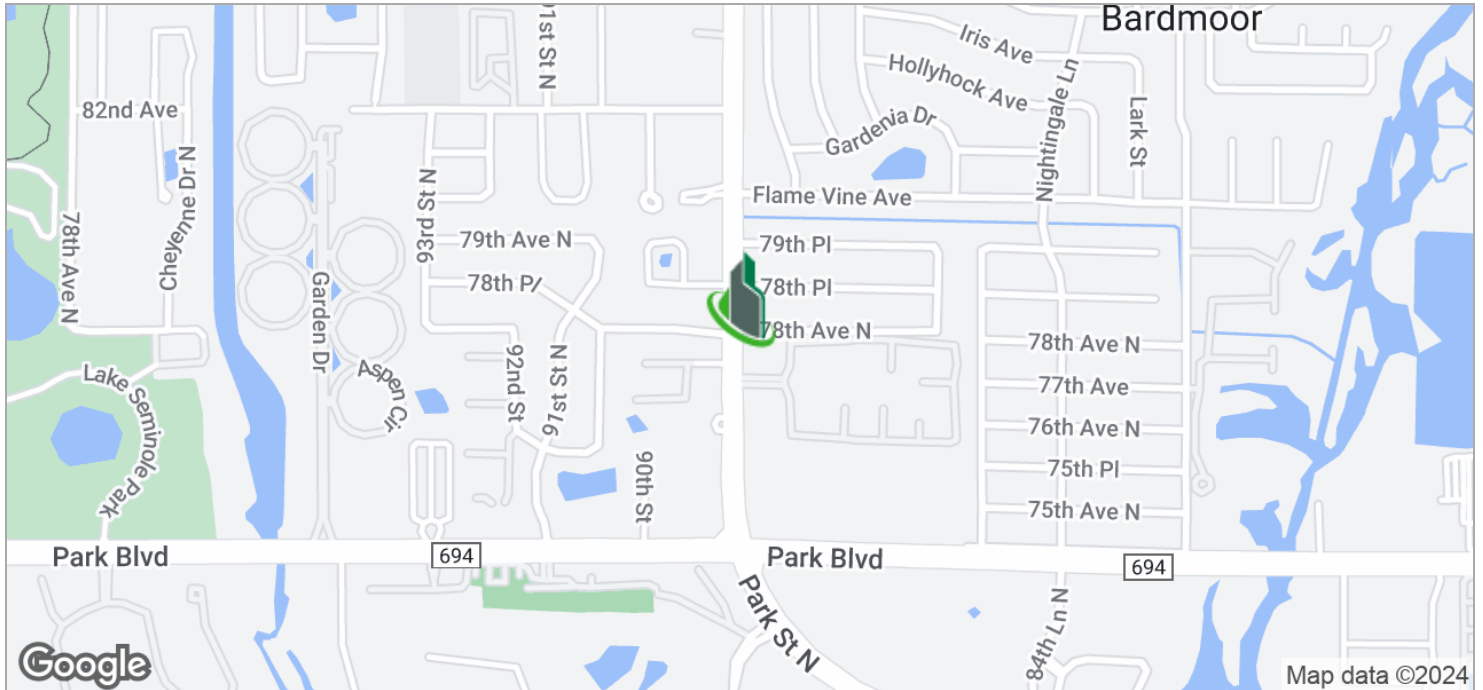




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### Location Maps



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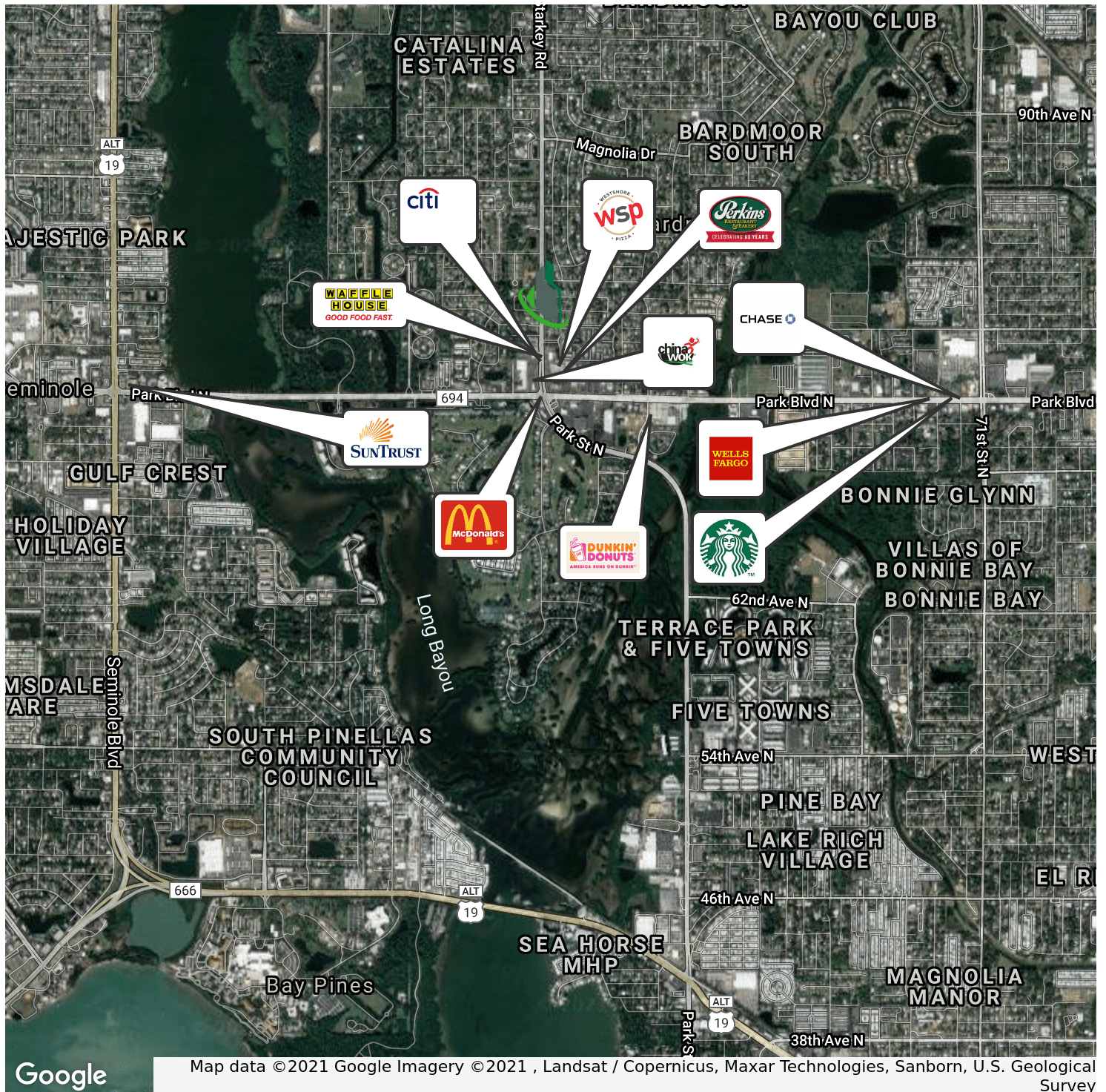




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### Retailer Map



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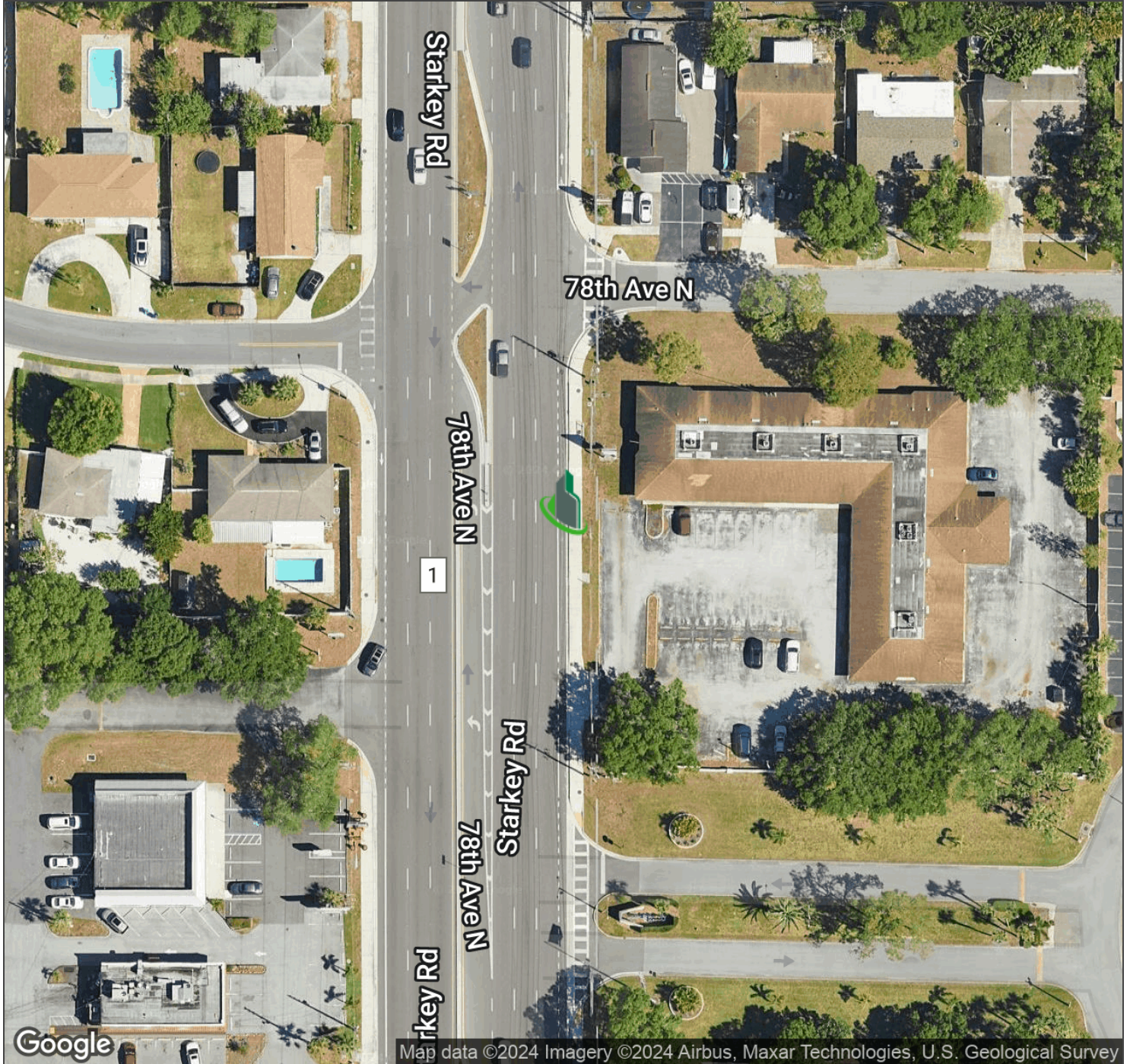




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Aerial Map



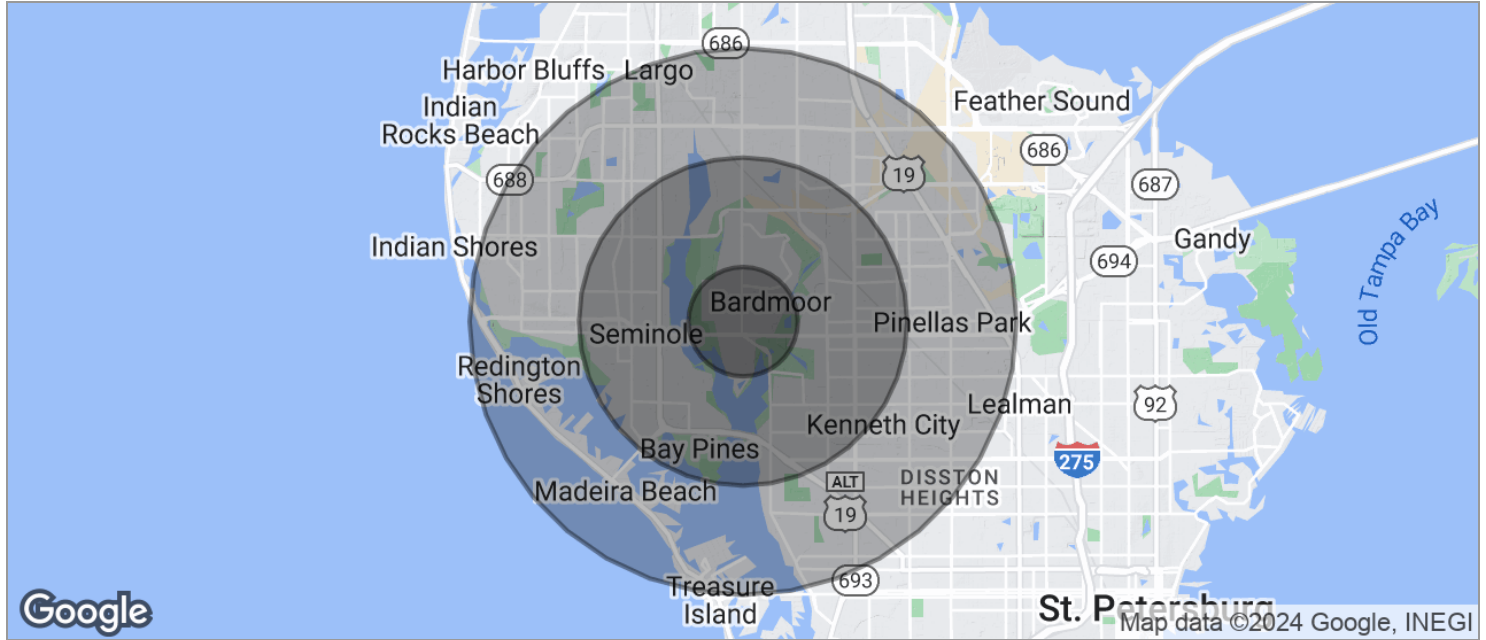




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### Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,556	88,349	247,770
MEDIAN AGE	42.2	46.8	46.3
MEDIAN AGE (MALE)	40.7	44.8	44.7
MEDIAN AGE (FEMALE)	43.8	48.3	47.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,523	39,404	107,654
# OF PERSONS PER HH	2.7	2.2	2.3
AVERAGE HH INCOME	\$68,105	\$55,509	\$56,806
AVERAGE HOUSE VALUE	\$202,183	\$206,728	\$221,351
RACE	1 MILE	3 MILES	5 MILES
% WHITE	90.0%	90.1%	88.3%
% BLACK	0.8%	2.3%	4.3%
% ASIAN	4.6%	4.0%	4.1%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.1%	0.4%	0.3%
% OTHER	2.4%	1.4%	1.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	10.5%	6.4%	6.8%

\* Demographic data derived from 2020 ACS - US Census

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