



Office Building For Lease

USF Area Bruce B Downs Medical Office

12206 Bruce B Downs Blvd, Tampa, FL 33612

For More Information:

813-254-6756 | EXT 5

Scott Shimberg | scott@baystreetcommercial.com

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





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Executive Summary



OFFERING SUMMARY

| | |
|----------------|--|
| Available SF: | 8,200 SF |
| Lease Rate: | \$16.00 SF/yr (NNN) |
| Lot Size: | 3.22 Acres |
| Year Built: | 2009 |
| Building Size: | 33,406 SF |
| Zoning: | SPI-UC-1 |
| Market: | Tampa-St. Petersburg- Clearwater |
| Traffic Count: | 44,000 |

PROPERTY OVERVIEW

This Bruce B. Downs medical office building has 8,200 of available space on the 2nd floor and is situated on a 3.22 acre shared lot. This highly visible space has frontage and signage along Bruce B. Downs Boulevard and a view of Campus Lake. A unique opportunity to design and build your ideal professional or medical office space in the heart of the USF Medical Market. The 2nd floor is perfect for the single user to take the entire space of 8,200 SF for a flagship location. 176 parking spaces with a 5.72 / 1000 parking ratio.

****Landlord offering \$40 per SF in tenant improvement allowance for 2nd floor shell space**

Estimated CAM: \$6.92

Initial estimated monthly rent: \$16,602 (includes base rate + CAM + sales tax)

LOCATION OVERVIEW

Located on the corner of Bruce B Downs Boulevard and Campus Hill Drive adjacent to the VA Medical Center and in close proximity to Moffitt Cancer Center, Florida Hospital, Shriners Hospital, and All Children's Hospital. Property is less than one-half mile north of E. Fowler Avenue on the west side of Bruce B Downs Boulevard.

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Available Spaces

| | | | |
|--------------------|---------------------|--------------------|----------|
| Lease Rate: | \$16.00 SF/YR (NNN) | Total Space | 8,200 SF |
| Lease Type: | NNN | Lease Term: | |

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|-----------|-----------------|---------------|------------|-----------|------------|---|
| 2nd Floor | Office Building | \$16.00 SF/YR | NNN | 8,200 SF | Negotiable | Initial estimated monthly rent: \$16,602 (includes base rate + CAM + sales tax) |

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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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2nd Floor - 1,500 SF up to 8,200 SF



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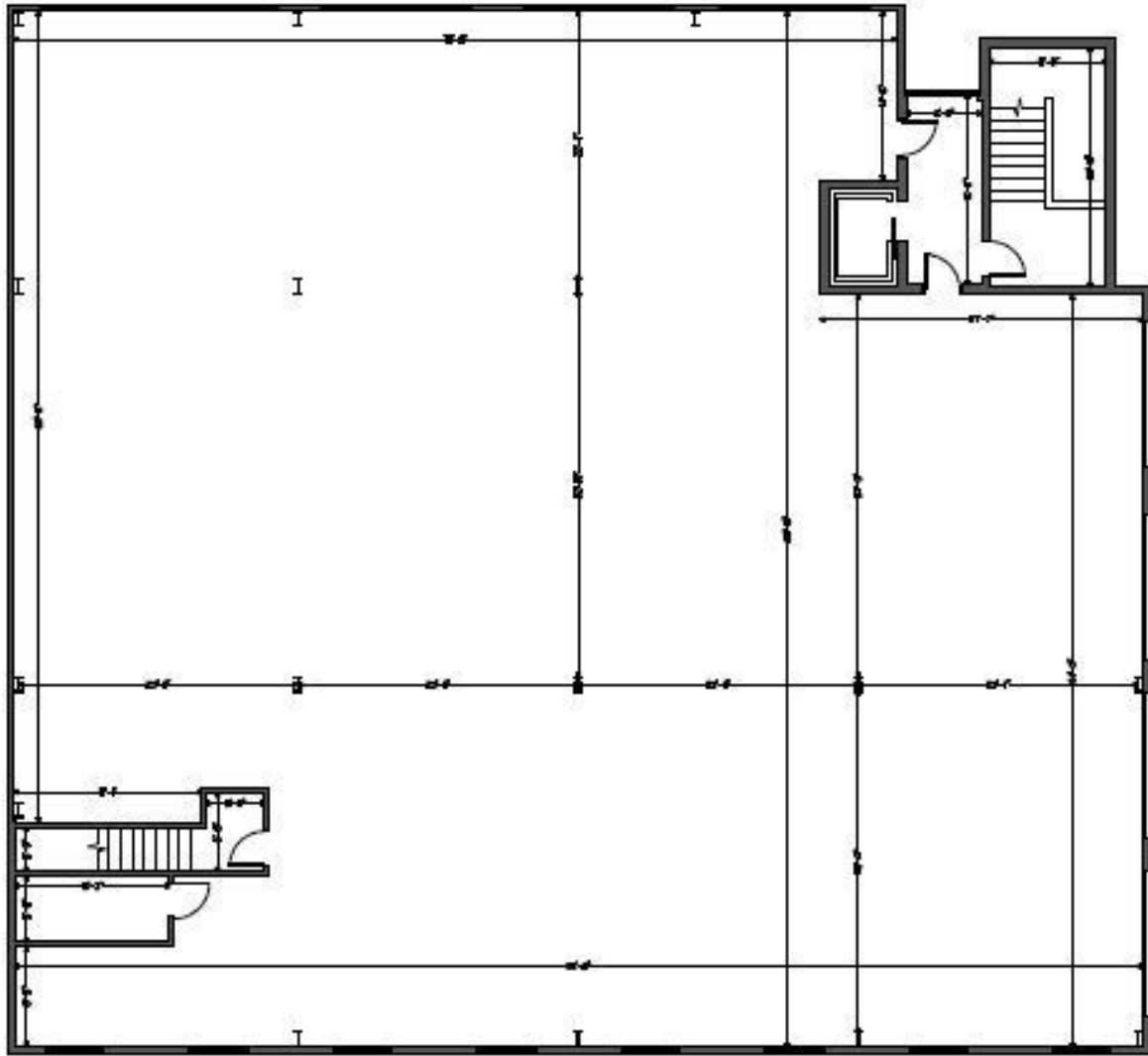




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Floor Plan - 2nd Floor - 8,200 SF





USF Area Bruce B Downs Medical Office

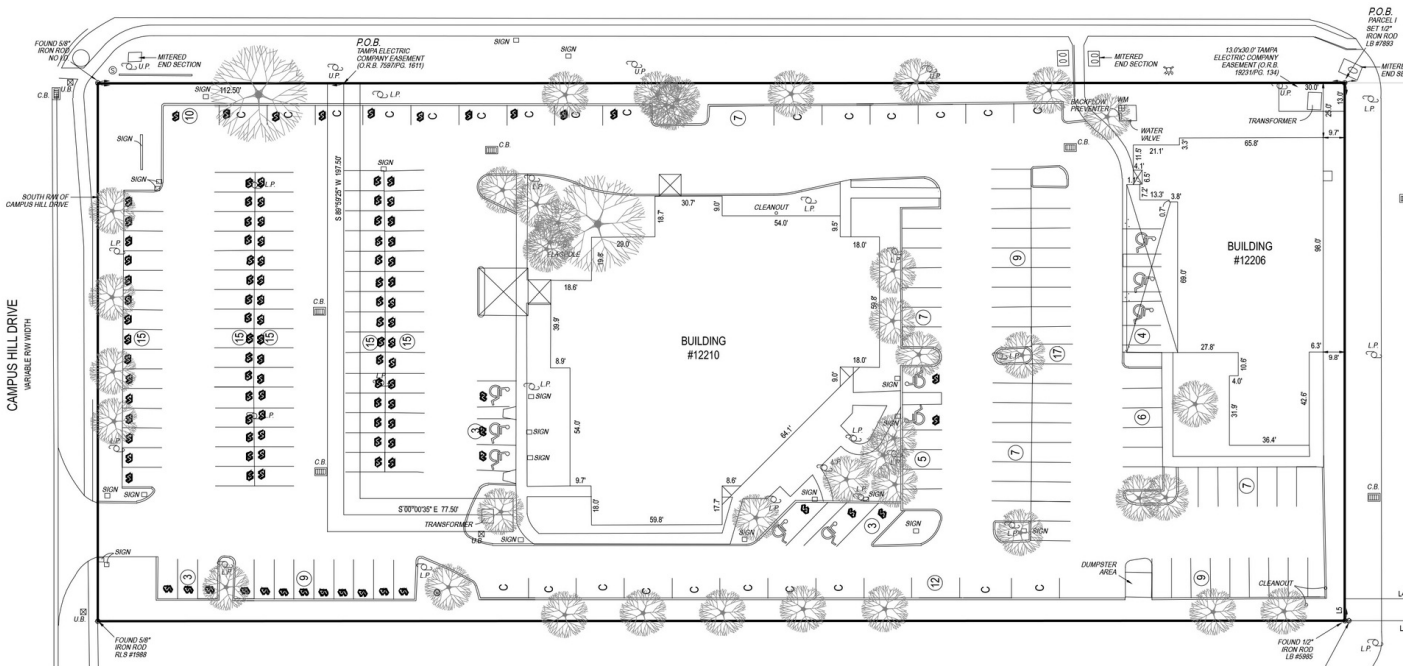
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Parking Plan



BRUCE B. DOWNS BOULEVARD (F)

VARIABLE RW WIDTH



| PARKING TABLE | |
|---------------------|------------|
| VA PARKING | 98 |
| VA ADA | 7 |
| VA TOTAL | 105 |
| NON VA PARKING | 68 |
| NON VA ADA | 3 |
| NON VA TOTAL | 71 |
| TOTAL | 176 |

| PARKING RATIO | |
|--------------------------|-------------|
| TOTAL BUILDING SF | 30,740 |
| TOTAL PARKING SPACES | 176 |
| RATIO PER 1000 SF | 5.72 |

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BRUCE B. DOWNS - NEW PARKING PLAN

SCALE: 3/16" = 1'-0"

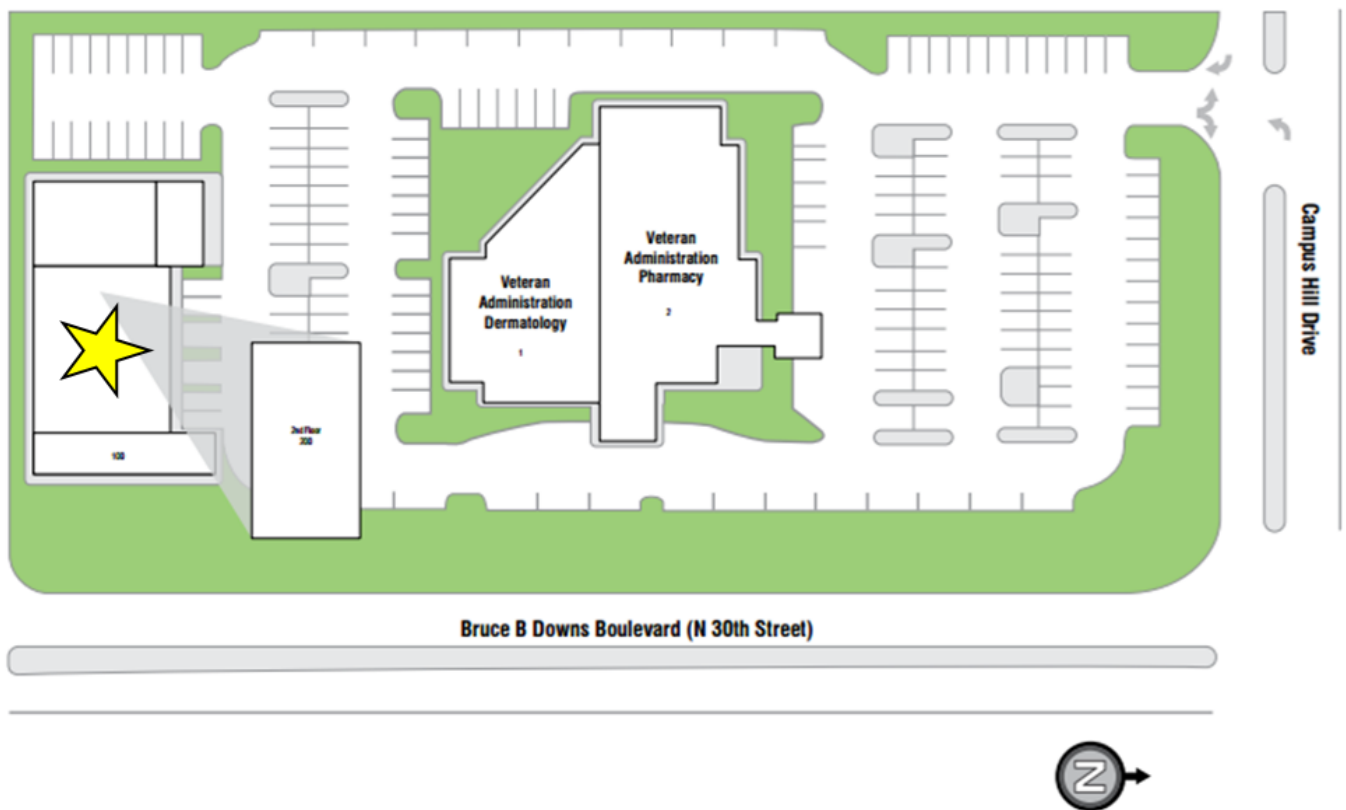




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Site Plan

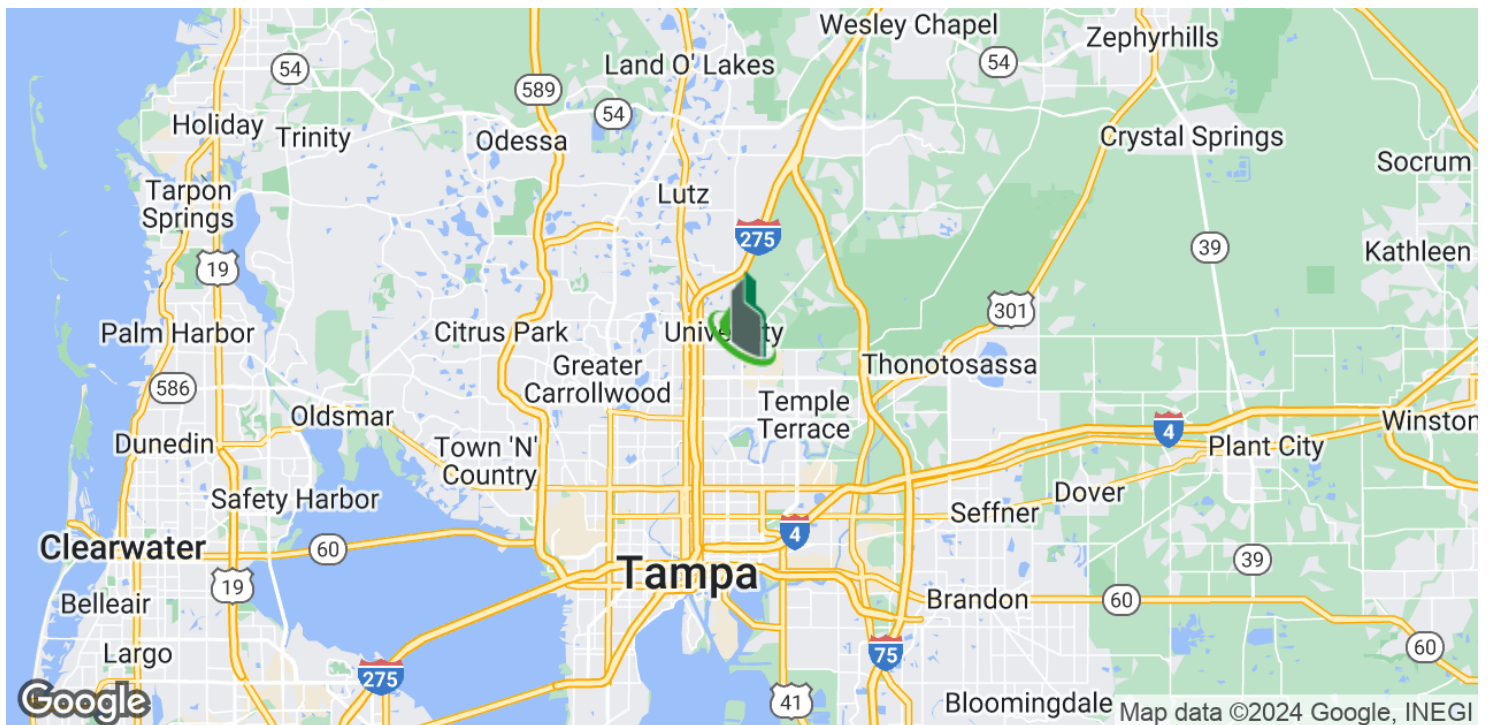
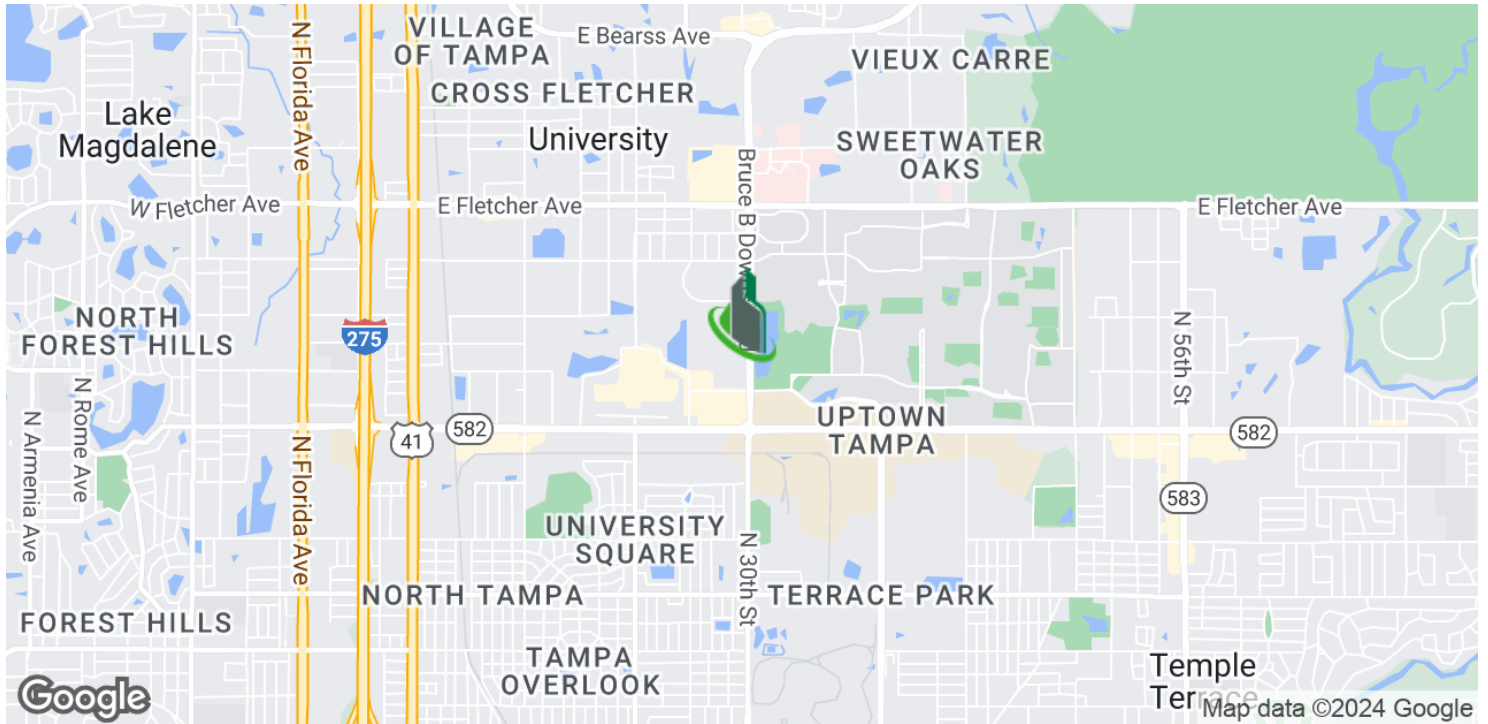




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Location Maps



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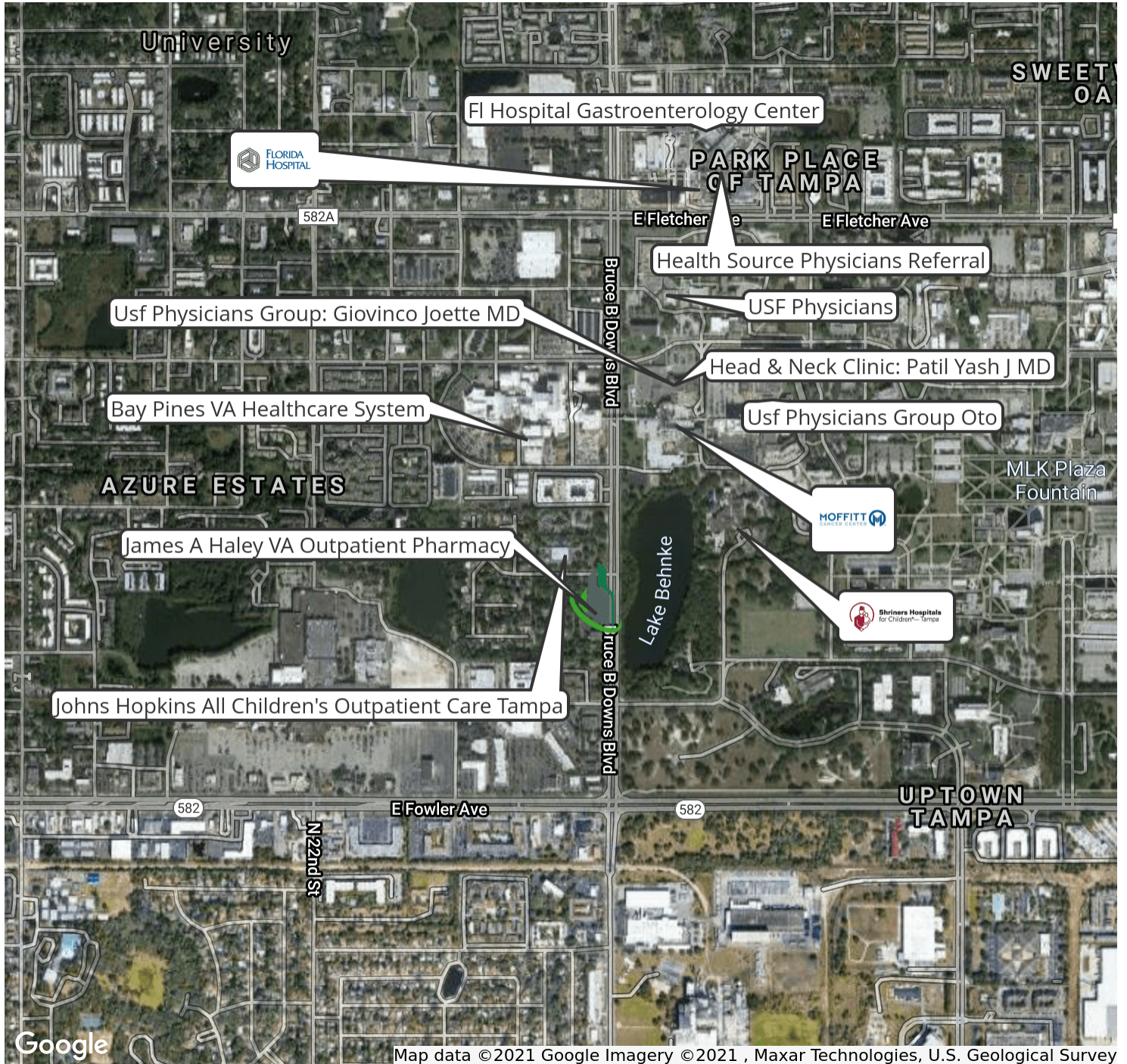




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Surrounding Medical Facilities

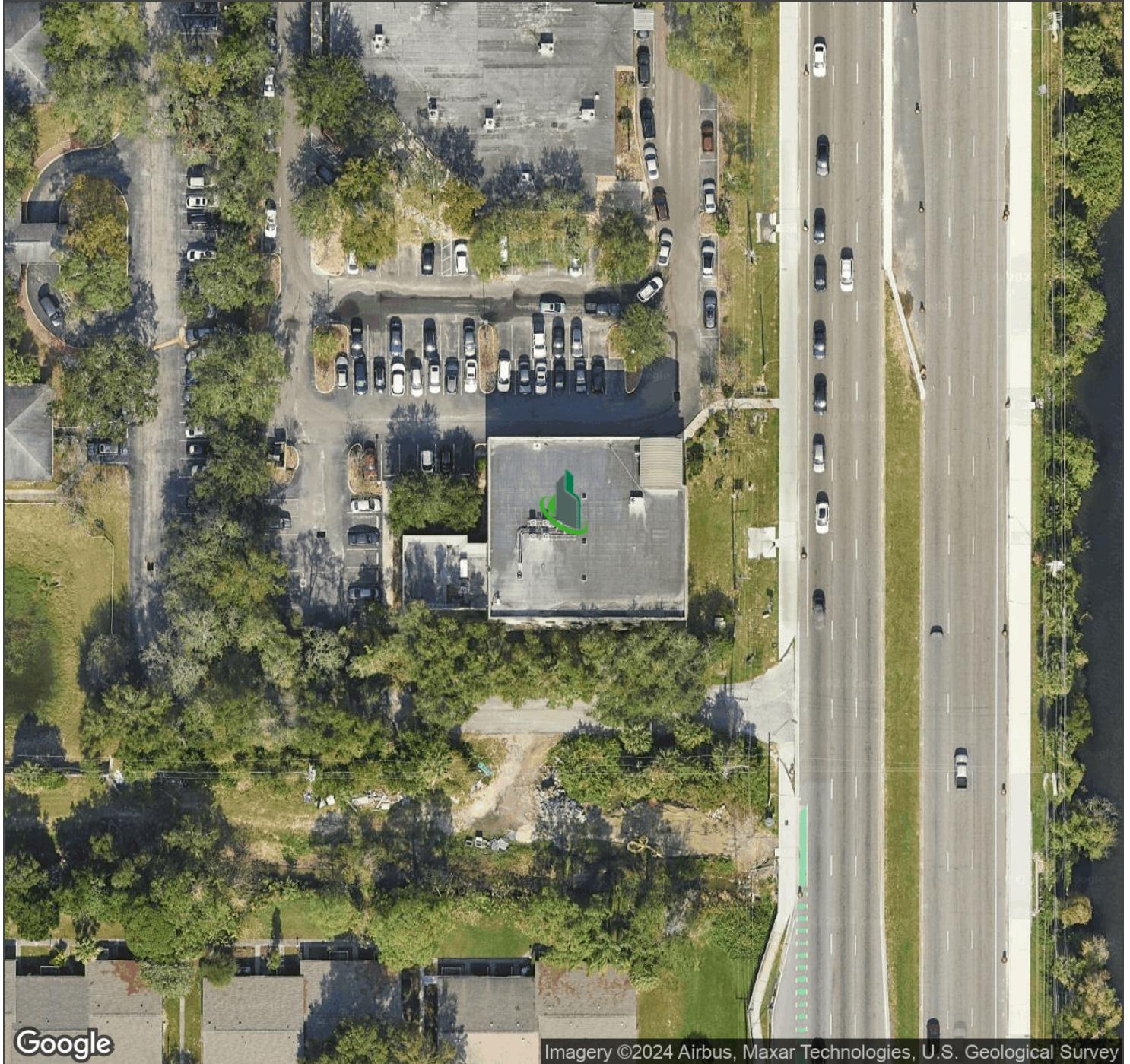




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Aerial Map



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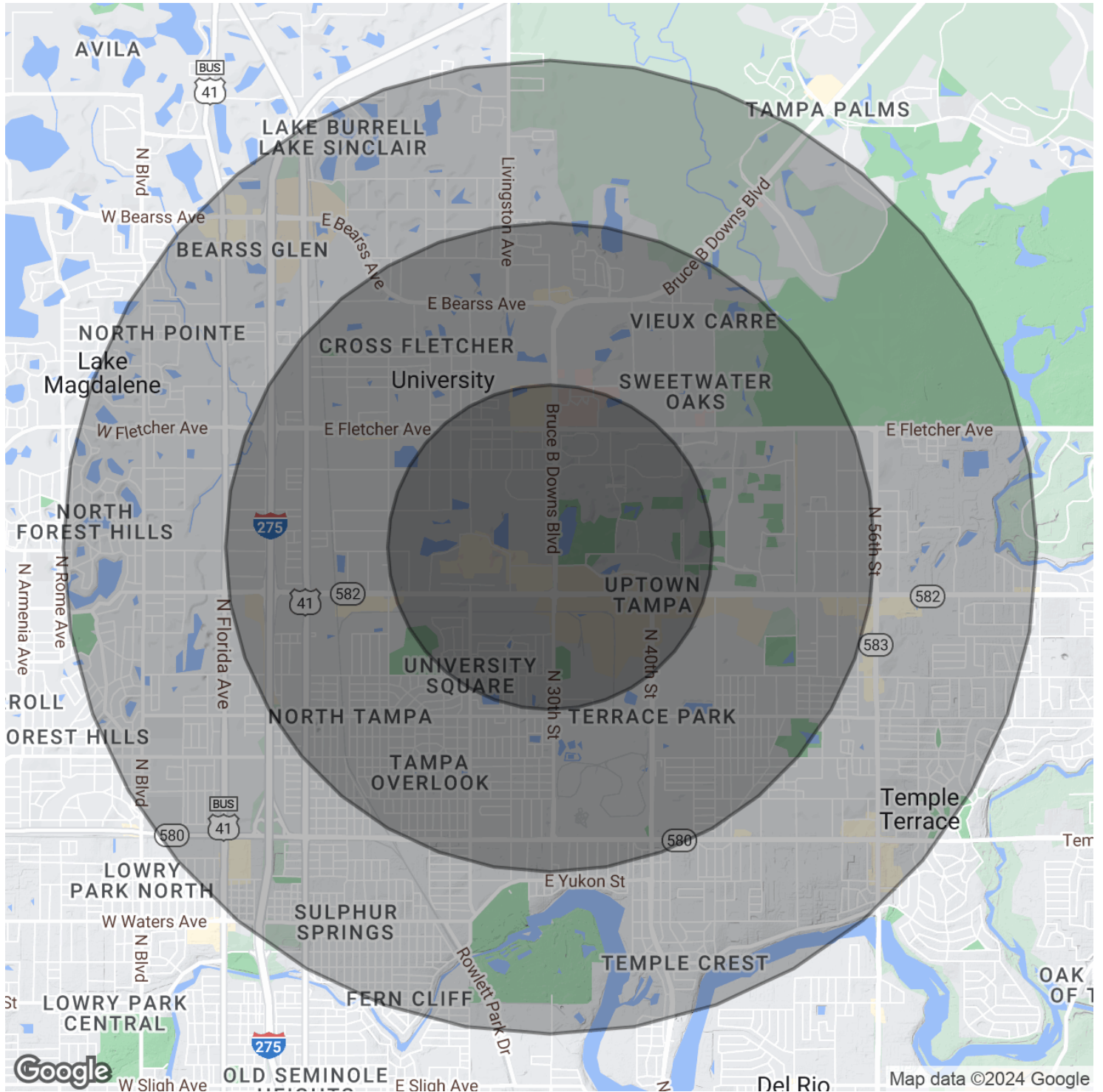




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Demographics Map & Report



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Demographics Map & Report

POPULATION

| | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 16,893 | 67,786 | 124,660 |
| Average age | 30.1 | 29.0 | 31.0 |
| Average age (Male) | 27.6 | 28.0 | 30.3 |
| Average age (Female) | 32.8 | 30.1 | 31.8 |

HOUSEHOLDS & INCOME

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 5,848 | 25,453 | 47,807 |
| # of persons per HH | 2.9 | 2.7 | 2.6 |
| Average HH income | \$32,367 | \$34,233 | \$40,354 |
| Average house value | \$160,449 | \$162,507 | \$166,508 |

ETHNICITY (%)

| | 1 MILE | 2 MILES | 3 MILES |
|----------|--------|---------|---------|
| Hispanic | 26.9% | 27.4% | 25.6% |

RACE

| | 1 MILE | 2 MILES | 3 MILES |
|------------------------------------|--------|---------|---------|
| Total Population - White | 9,621 | 37,291 | 71,452 |
| % White | 57.0% | 55.0% | 57.3% |
| Total Population - Black | 5,710 | 22,327 | 39,307 |
| % Black | 33.8% | 32.9% | 31.5% |
| Total Population - Asian | 410 | 2,329 | 3,974 |
| % Asian | 2.4% | 3.4% | 3.2% |
| Total Population - Hawaiian | 5 | 19 | 49 |
| % Hawaiian | 0.0% | 0.0% | 0.0% |
| Total Population - American Indian | 139 | 412 | 1,129 |
| % American Indian | 0.8% | 0.6% | 0.9% |
| Total Population - Other | 618 | 3,417 | 5,437 |
| % Other | 3.7% | 5.0% | 4.4% |

TRAFFIC COUNTS

| | |
|-----------------------------------|------------|
| Bruce B Downs Blvd & Fletcher Ave | 44,000/day |
|-----------------------------------|------------|

* Demographic data derived from 2020 ACS - US Census

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