



Office Building For Lease

Kennedy Boulevard Professional Office

**3630 W Kennedy Blvd, Tampa, FL 33609**

**For More Information:**

813-254-6756 | EXT 33

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

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





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### Executive Summary



#### OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	\$13.95 SF/yr (NNN)
Lot Size:	16,200 SF
Year Built:	1970
Building Size:	6,524 SF
Renovated:	2006
Zoning:	CG - Commercial General
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	27,500

#### PROPERTY OVERVIEW

This 2,000 SF office suite on the 2nd floor is available in a freestanding, 6,524 SF professional office building on busy Kennedy Boulevard. Also home to a law firm and title agency, the building offers a comfortable and tastefully decorated ground floor lobby and waiting area with a friendly receptionist to direct clients to your space. Parking ratio of 4 per 1,000 SF. Two large, ground floor shared-use conference rooms capable of accommodating 10-12 people each, common, ground floor kitchen area and restroom facilities to the rear of the building. The private portion of the suite is located on the second floor and has its own waiting area, as well as four private offices, one of which has a private restroom, and each with its own open adjoining work area, ideal for assistants or paralegals. Electric, water, sewer, garbage, maintenance, and janitorial are included under the CAM fee which is currently estimated at \$8.00 / SF. Landlord will draft lease as full-service for tenant convenience.

Initial estimated monthly rent: \$3,914 (includes base rate + CAM + sales tax)

#### LOCATION OVERVIEW

Located on W. Kennedy Boulevard in the heart South Tampa, just east of Dale Mabry Highway, with easy access to downtown Tampa and the Westshore Financial District.

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### Available Spaces



LEASE RATE:	-	TOTAL SPACE:	2,000 SF
LEASE TYPE:	NNN	LEASE TERM:	-

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
3630 W Kennedy Blvd	Office Building	\$13.95 SF/yr	NNN	2,000 SF	Negotiable	Initial estimated monthly rent: \$3,914 (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](http://www.baystreetcommercial.com)

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2nd Floor



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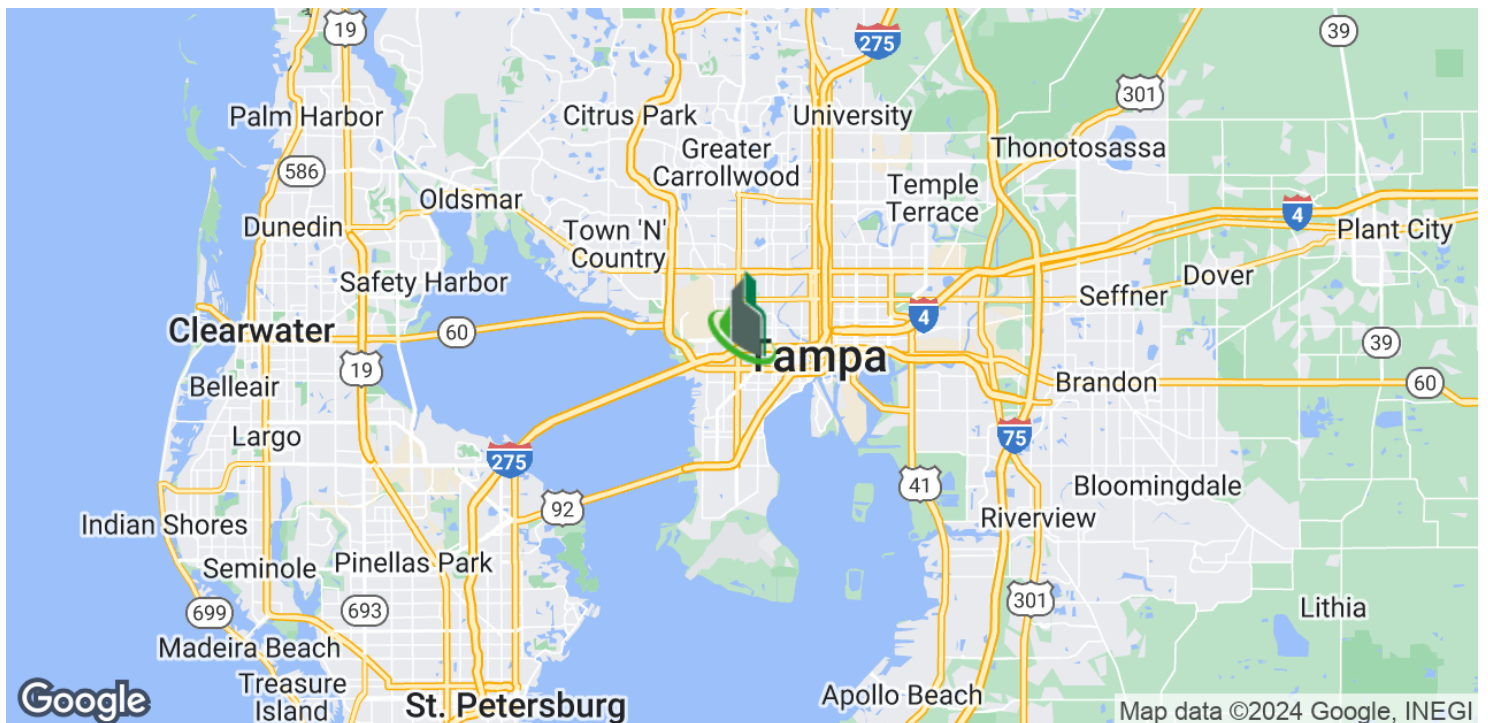
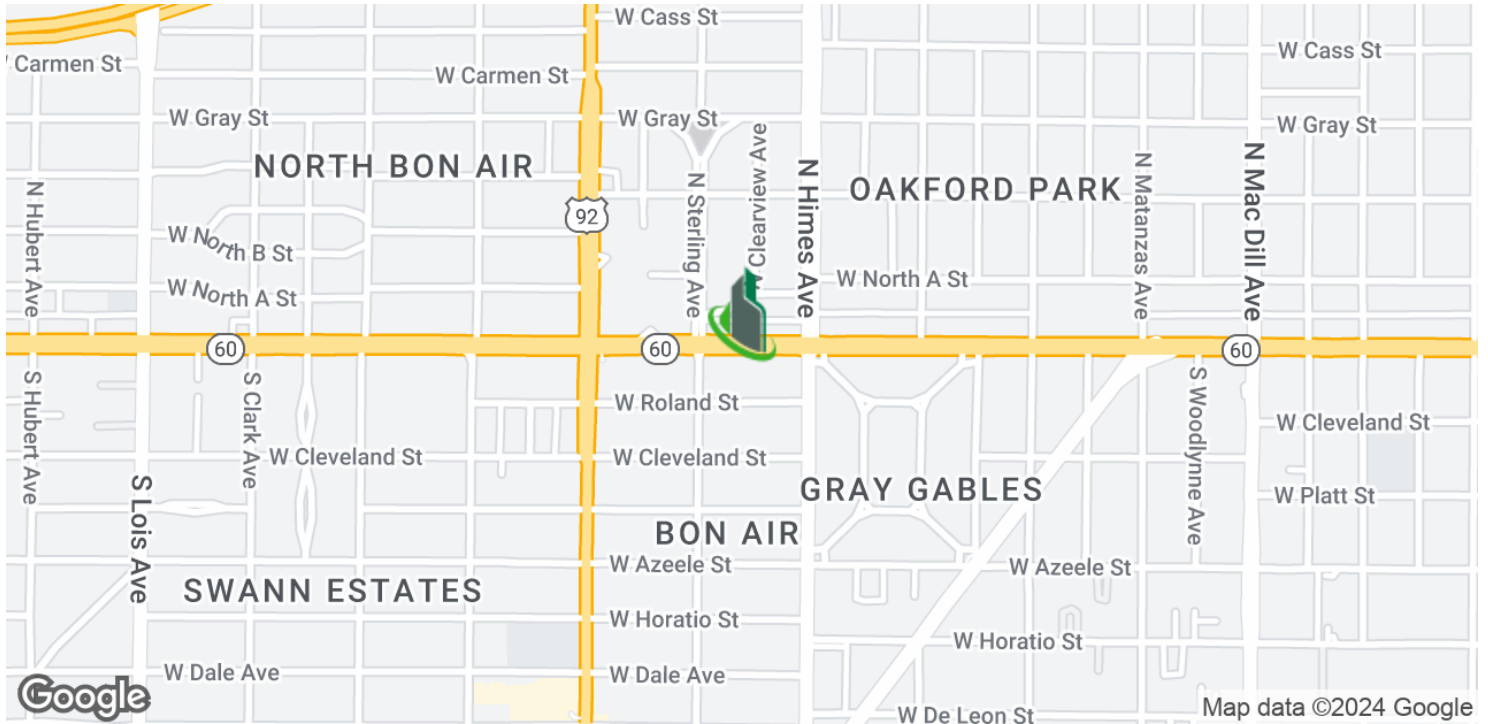




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Location Map



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Retailer Map



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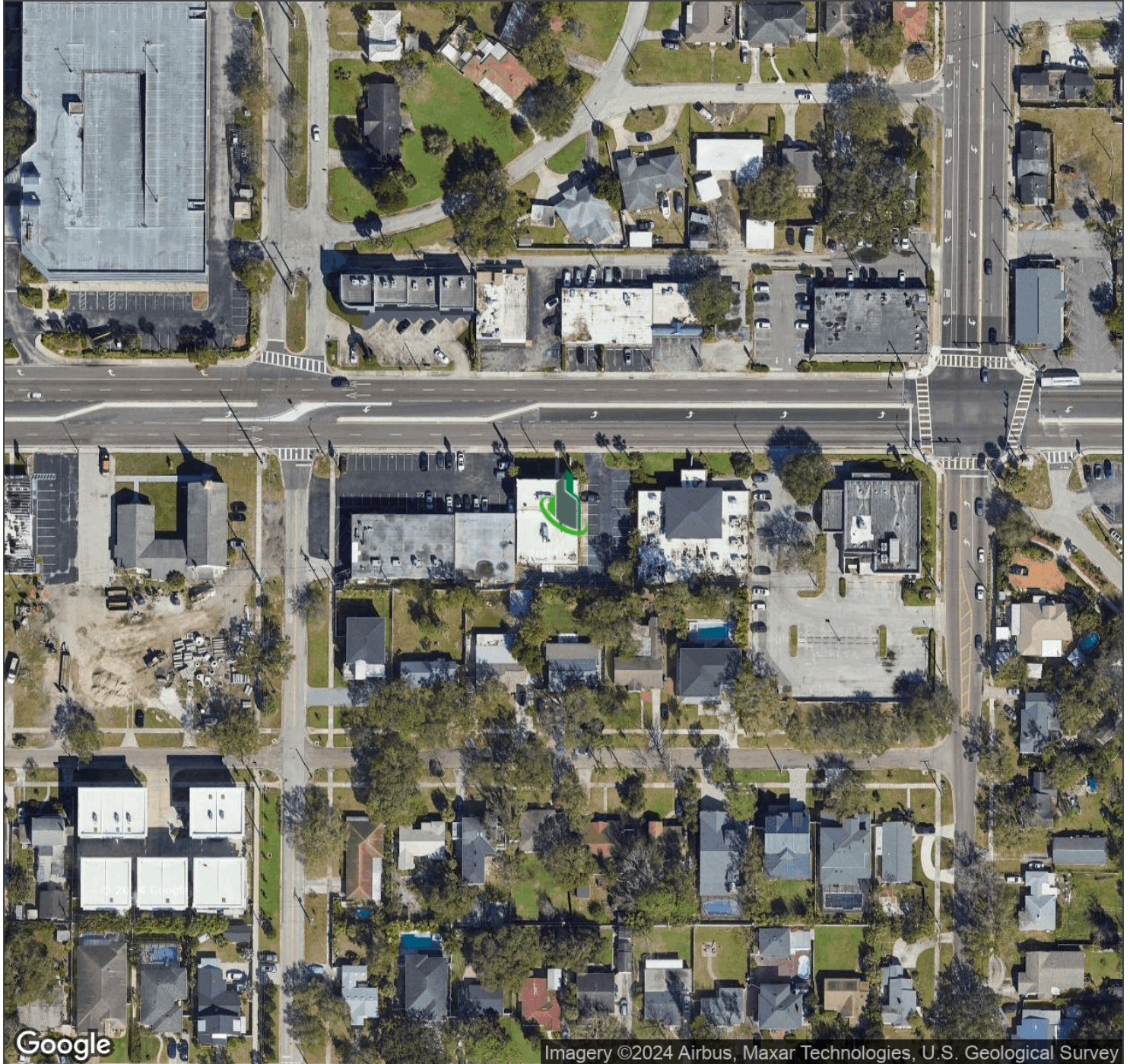




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Aerial Map



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### Demographics Map & Report

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,559	89,048	206,609
Average Age	41.2	38.1	37.6
Average Age (Male)	39.1	36.7	36.2
Average Age (Female)	43.2	39.3	39.0

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,964	38,768	90,302
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$73,354	\$85,079	\$73,676
Average House Value	\$510,273	\$418,852	\$342,134

#### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	27.9%	24.4%	29.2%

#### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	10,870	68,318	156,484
% White	86.6%	76.7%	75.7%
Total Population - Black	816	14,764	33,526
% Black	6.5%	16.6%	16.2%
Total Population - Asian	494	1,964	5,882
% Asian	3.9%	2.2%	2.8%
Total Population - Hawaiian	0	69	115
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	94	671	1,723
% American Indian	0.7%	0.8%	0.8%
Total Population - Other	98	1,959	4,965
% Other	0.8%	2.2%	2.4%

#### TRAFFIC COUNTS

W Kennedy Blvd & Dale Mabry Hwy	27,500/day
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*\* Demographic data derived from 2020 ACS - US Census*

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