



Office Building For Lease

South Tampa Office Suite (Sublease)
3410 Henderson Blvd Ste 200, Tampa, FL 33609

For More Information:
813-254-6756 | EXT 73
Michael Braccia, P.A. | mike@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	1,860 SF
Lease Rate:	\$1,000 - 2,950 per month (Full Service)
Lot Size:	47,834 SF
Zoning:	CG - General Commercial
Market:	Tampa-St Petersburg-Clearwater
Traffic Count:	8,600

PROPERTY OVERVIEW

South Tampa office suites available for sublease in an easily accessible and highly visible building adjacent to Mavilo Jewelers on Henderson Boulevard just east of Dale Mabry Highway and just south of Kennedy Boulevard. The spaces available are a sub-suite to Suite 200, which is occupied by a financial planners office. The spaces are separated by its own door yet enjoys the common entryway and shared use of the lobby and waiting room where a staff member from the financial firm can direct your guests into your suite. The available suites include designated parking areas specific to Suite 200 and boasts shared use of a large 12 person conference room and a break room available for use in this small boutique financial services office. All rates are full service.

* See Available Spaces tab for details
SF is an estimate and includes common areas

LOCATION OVERVIEW

Located in Tampa at the triangular intersection of W. Henderson Blvd., W. De Leon St and S Glen Ave. Close to Dale Mabry Highway, Kennedy Blvd and I-275 offering easy access to surrounding areas.

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 200	Office Building	\$2,950 per month	Full Service	1,200 SF	Negotiable	Initial estimated monthly rent: \$2,950 Full Service plus applicable sales tax SF is an estimate and includes common areas
Suite 1	Office Building	\$1,000 per month	Full Service	200 SF	Negotiable	Initial estimated monthly rent: \$1,000 Full Service plus applicable sales tax SF is an estimate and includes common areas
Suite 2		\$1,300 per month	Full Service	220 SF	Negotiable	Initial estimated monthly rent = \$1,300 (includes base rate + sales tax) SF is an estimate and includes common areas

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 3		\$1,500 per month	Full Service	240 SF	Negotiable	Initial estimated monthly rent = \$1,500 (includes base rate + sales tax) SF is an estimate and includes common areas

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Additional Photos



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Additional Photos



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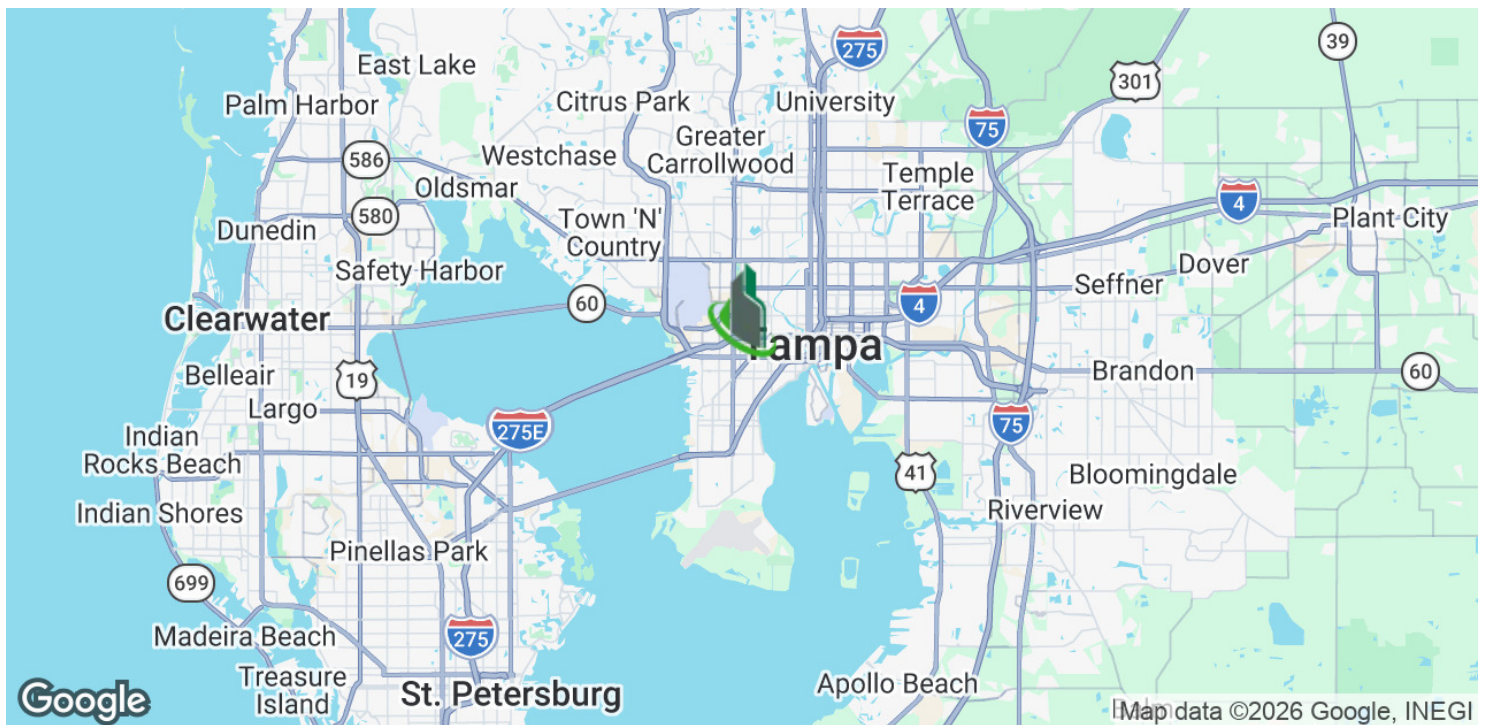
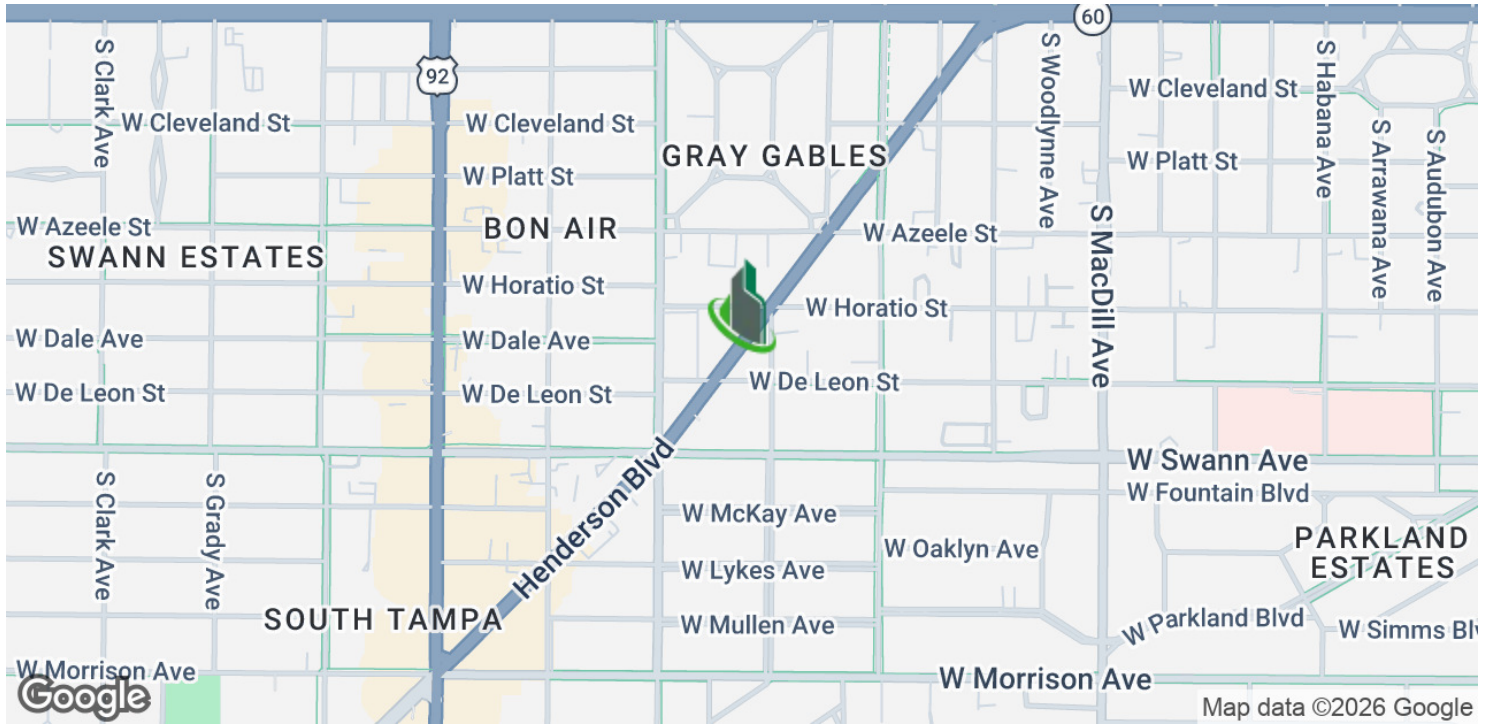
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Location Map



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Retailer Map



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Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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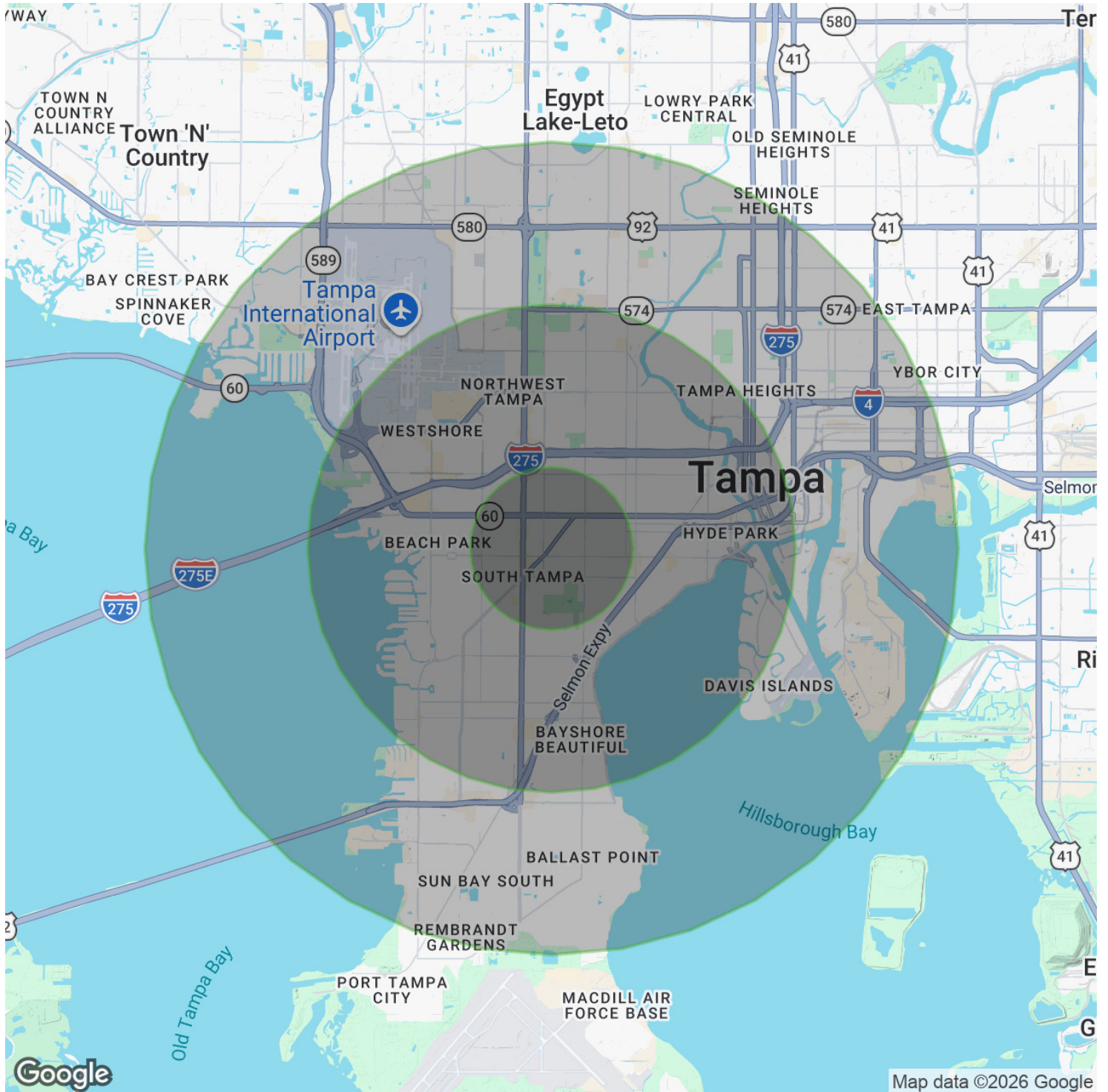




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,429	90,736	197,369
Average Age	40.3	38.5	37.6
Average Age (Male)	38.2	37.1	36.3
Average Age (Female)	41.8	39.8	39.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,239	39,685	86,985
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$91,191	\$88,019	\$74,084
Average House Value	\$578,971	\$440,347	\$343,809

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	22.1%	22.3%	27.4%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	12,112	70,274	147,913
% White	90.2%	77.4%	74.9%
Total Population - Black	552	14,387	33,626
% Black	4.1%	15.9%	17.0%
Total Population - Asian	429	2,137	5,748
% Asian	3.2%	2.4%	2.9%
Total Population - Hawaiian	0	69	144
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	85	582	1,783
% American Indian	0.6%	0.6%	0.9%
Total Population - Other	63	1,932	4,504
% Other	0.5%	2.1%	2.3%

TRAFFIC COUNTS

W Henderson Blvd & W De Leon St	8,600/day
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* Demographic data derived from 2020 ACS - US Census

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