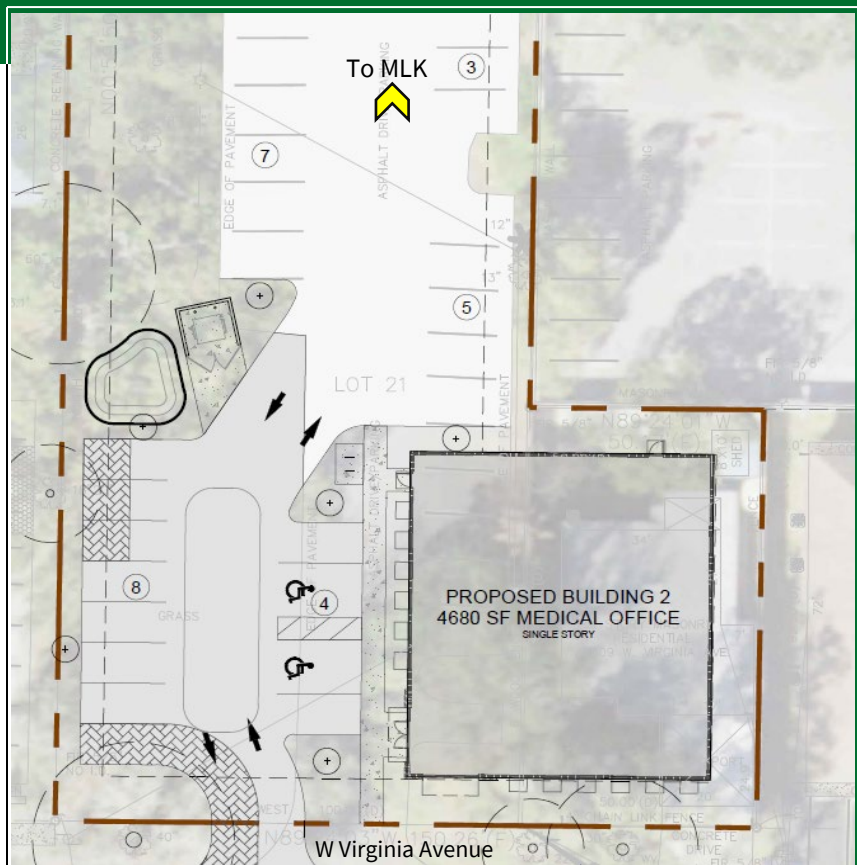


# 2809 W Virginia Avenue

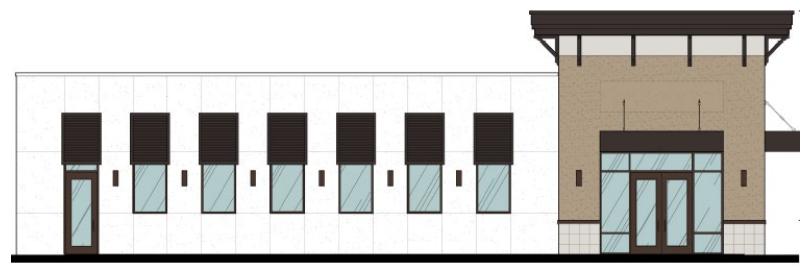


## Property Highlights

- Brand new, 4,680 SF, single-story medical office building for lease
- 65' X 72' interior space
- Subdivisible, but one tenant is preferred
- Ingress/egress off MLK and W Virginia Ave
- 27 parking spaces

## Area Highlights

- Site adjacent to St. Joseph's Hospital, named one of America's best for 5 years in a row
- Most prominent medical corridor in Tampa Bay. The medical office cluster contains all types of specialties with near zero vacancy, especially in single tenant buildings
- Culturally diverse neighborhood with close proximity to Raymond James Stadium, Steinbrenner Field, Westshore Business District, Downtown Tampa and Tampa International Airport



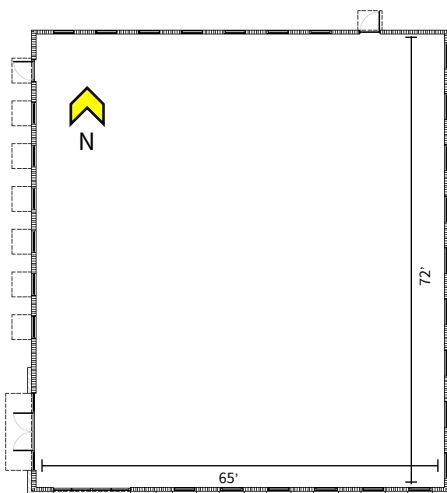
West elevation

## Area Map



Demographics	1 Mile	3 Mile	5 Mile
Population	15,417	134,410	301,127
Households	6,309	54,278	123,090
Median age	42	39	39
Average HH income	\$58,587	\$70,720	\$82,988
Average HH size	2.4	2.3	2.4

## Space Plan



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