



215 N. 11th St.

Property Details:

- Zoning CD-1; Channelside District 1
- USES Fitness / Restaurant/ Office?
- Bldg SF 12,228 total sf (80' Front x 120' Deep Plus 1,600sf Bonus Area
- Land SF 15,681 Total sf; 113' x 117'+
- Avail. Immediately Avail
- Rate **Gross Lease \$6/sf As-Is**
- Terms 3-5+ Years; potentially shorter
- Special 10,000 sf Bldg w/ 2k sf Patio
Former Fitness Club w/ Spa Tub

**Channelside 12,000+/- sf Bldg
S. Of Kennedy on 11th St. Across
from The Slade Condominiums**

**\$6114/mos (+ Sales Tax)
Lease/ Option?**

Channelside District 12,000 sf block construction former private “under the radar” club with small onsite parking area and ability to go vertical for anyone truly wanting to reach for the stars. Whether a potentially perfect smaller natural fitness facility or area GYM, Restaurant or Unique Artistic Showroom/Recreational or Mixed Use Bldg, the location is top notch, the bldg is pretty impressive too; 100% AC'd, 100% Sprinkled, 3 Phase power, Natural Gas, 15+ person Spa Tub, natural gas Sauna Room, Showers, multi-stalled restrooms, 14' ceiling heights, on-site 8-10 car parking lot, street parking...come with your ideas. Owner can put on a new roof, NEW AC's, windows and/or do partial build to suit depending on user needs and history/ credit. Nearby large developments w/in a block include: Grand Central with 392 residential units and 72k sf of office space and houses Powerhouse Gym expanding to over 29k sf. The Slade Condominiums with 280 units (and neighboring property to 215), The Ventana with 84 residences, Channelside Lofts, The Meridian Lofts, The Towers of Channelside with 255 units, The Victory Lofts, and numerous others... Channelside District is seconds from Downtown Tampa's business and cultural venues. Harbour Island and Davis Islands are nearby, as is historic Ybor City and S. Tampa's charming Hyde Park Village and Bayshore Blvd. And getting around is easy whether your favorite form of transportation is walking, riding a bicycle or taking the trolley. Forget about wasted time commuting and enjoy excellent dining, entertainment and nightlife within walking distance; Florida Aquarium, St. Pete Times Forum, Theaters, Museums...



Rick Noll
(813) 477-4517
Commercial Realtor
& Relocation
Specialist Since '98

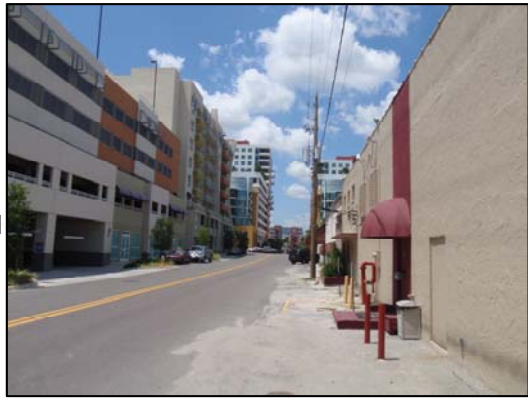
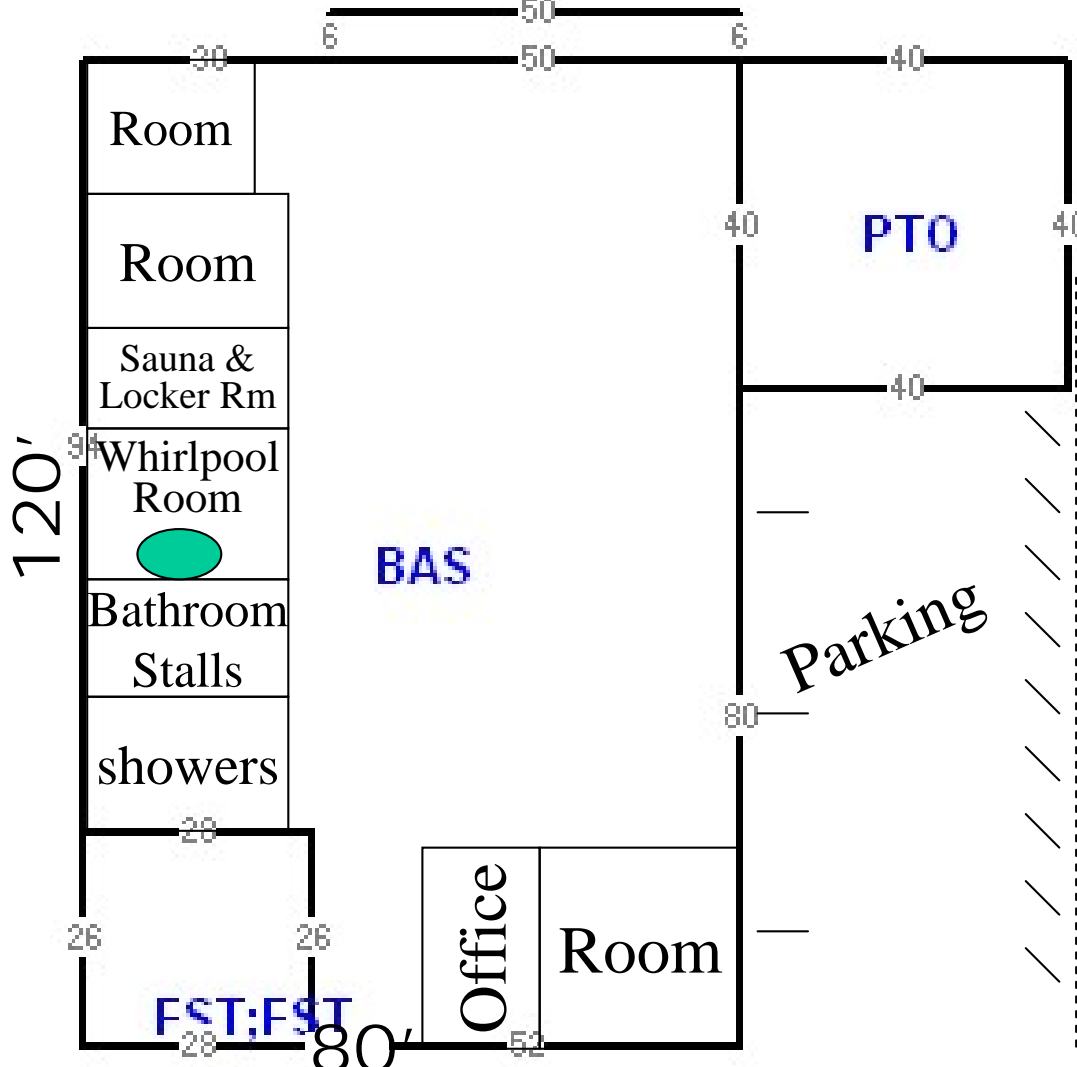
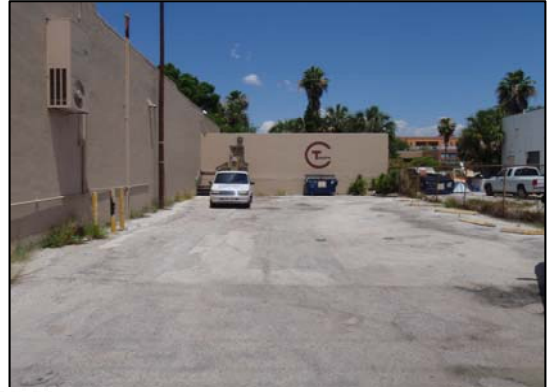


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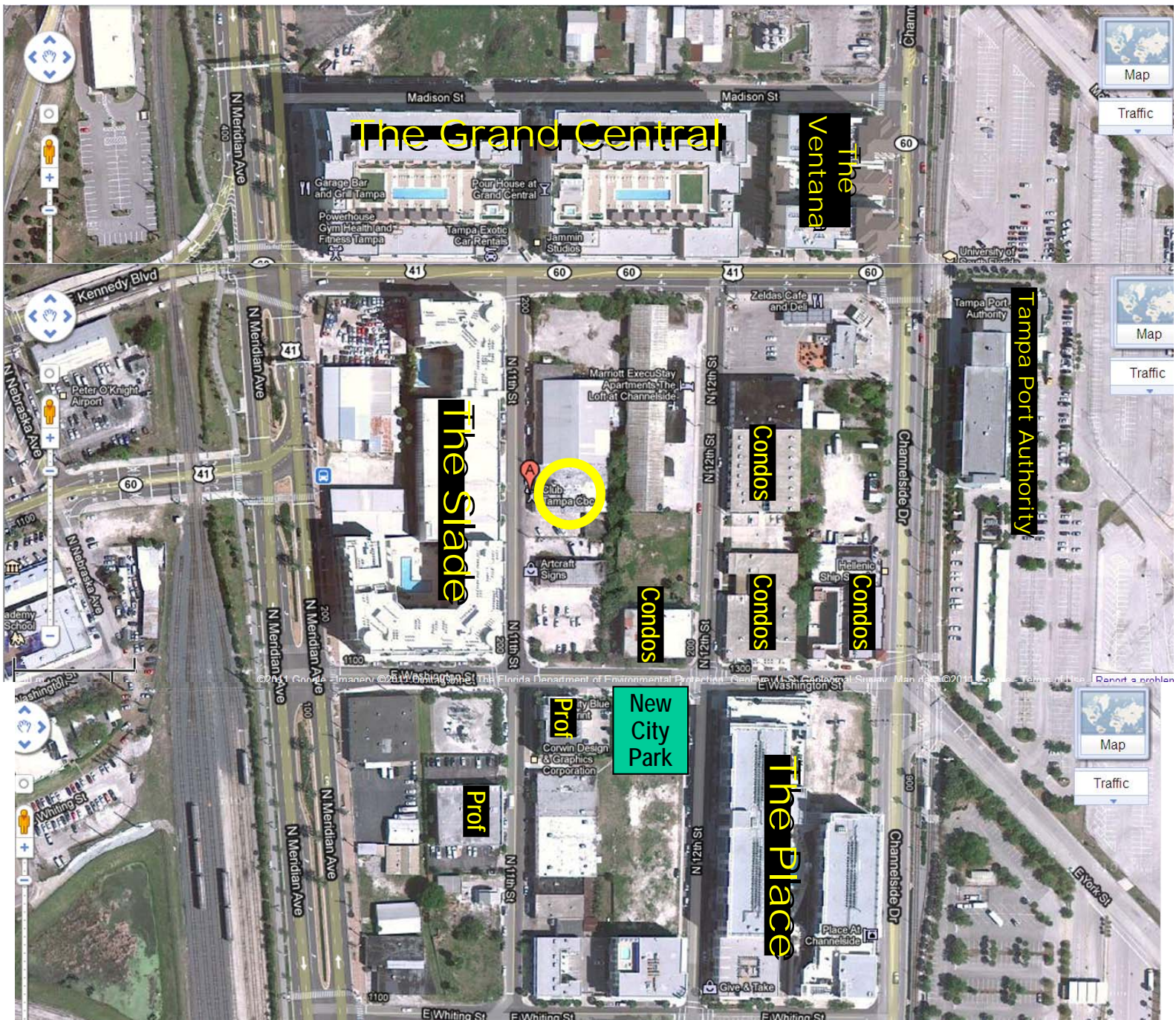


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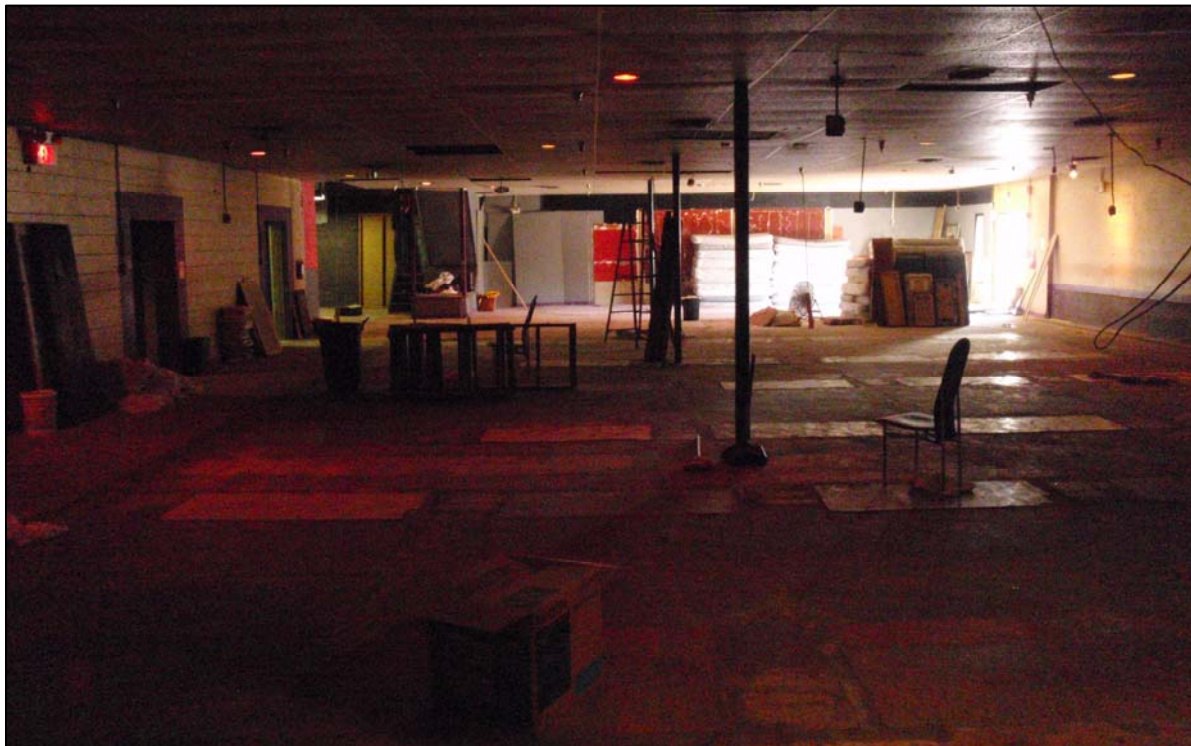


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Top Section is 3 Blocks Surrounding Site
 Bottom is only 1 Block More to the South (just expanded)





Open Room
40-50' Wide
w/ Front
Reception
Area and
Private
Offices.

