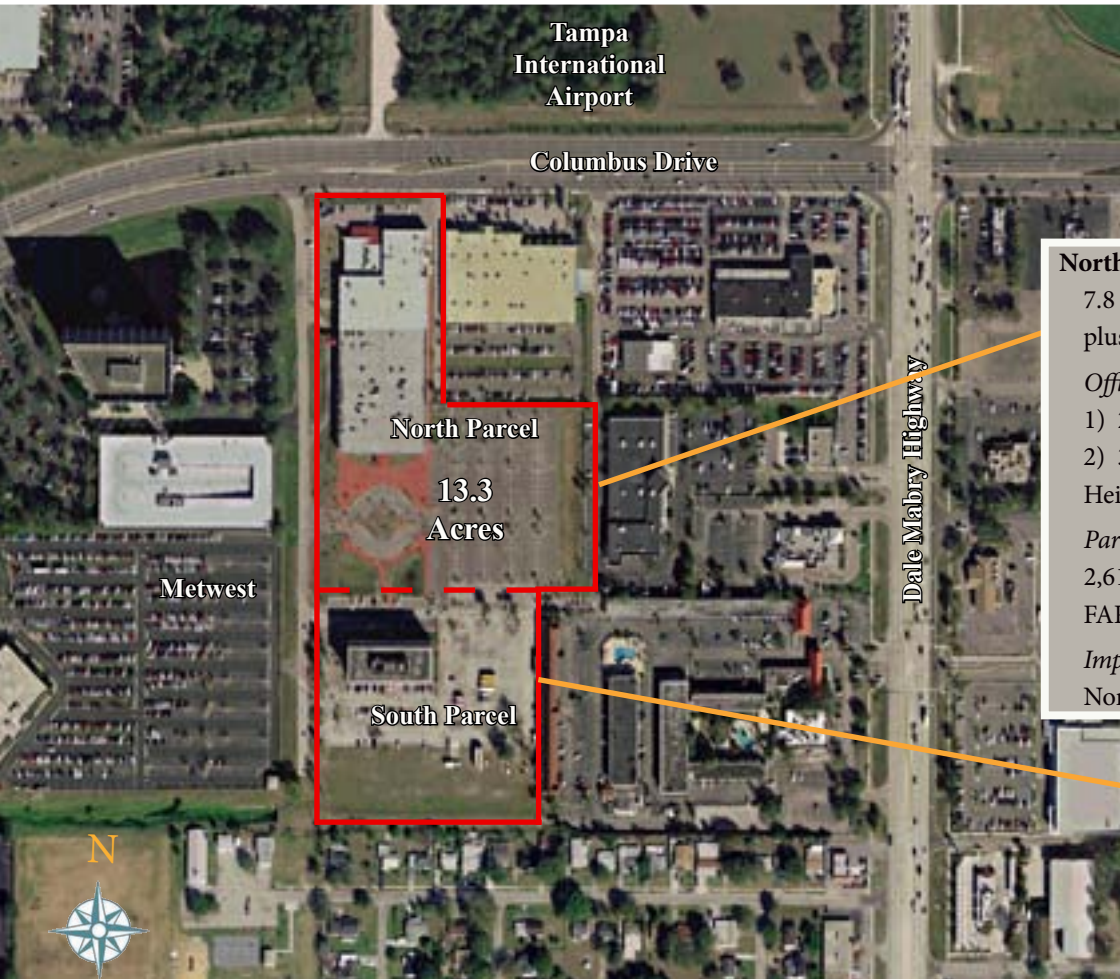


# FOR SALE: Tampa, FL - Large Religious and Educational Campus or Development Opportunity



## SITE DESCRIPTION

**SITE SIZE:** 13.3 acres comprised of two parcels

**LOCATION:** Southeast quadrant of Columbus Avenue (Boy Scout Blvd.) and North Grady Avenue

**LAND USE:** Urban mixed use 100 (3.5 FAR)

## ZONING INFORMATION

### North Parcel:

7.8 acres zoned PD (Planned Development) for 653,000 sf of office in two buildings, plus a parking structure with (4/1,000) 2,612 parking spaces.

#### Office Buildings:

- 1) 278,000 SF 125' height (north building)
- 2) 375,000 SF 125' height (south building)

Height subject to FAA and HCAA approval

#### Parking Structure:

2,612 spaces in nine floors (4/1,000 - southeastern portion of northern parcel. FAR for PD is 1.9. Max FAR is 2.0.

#### Improvements:

North parcel is improved with 94,000 sf building, utilized as a church.

### South Parcel:

5.4 acres with zoning of OP-1 (Office Professional). FAR is 3.0. This is mixed use zoning which allows multifamily residential at 24 units per acre.

#### Height:

OP-1 is 30 feet. For each two feet of building height over 30', side and corner yard setbacks, need to increase by one foot.

#### Parking:

FAR is 3.0., FAR can increased to 3.5 when 50% of parking is in principle struture.

#### Improvements:

South parcel is improved with 54,000 sf two story office building.

The Church's two properties are situated in areas of significant development. In light of strong market interest in the properties, and to keep the Church's expansion options open, Without Walls International Board of Directors decided that the time was right to list both properties. The church's current intent is to use the proceeds of the sale to build a more focused, functional church facility to meet the needs of its congregation.

*For additional information:*

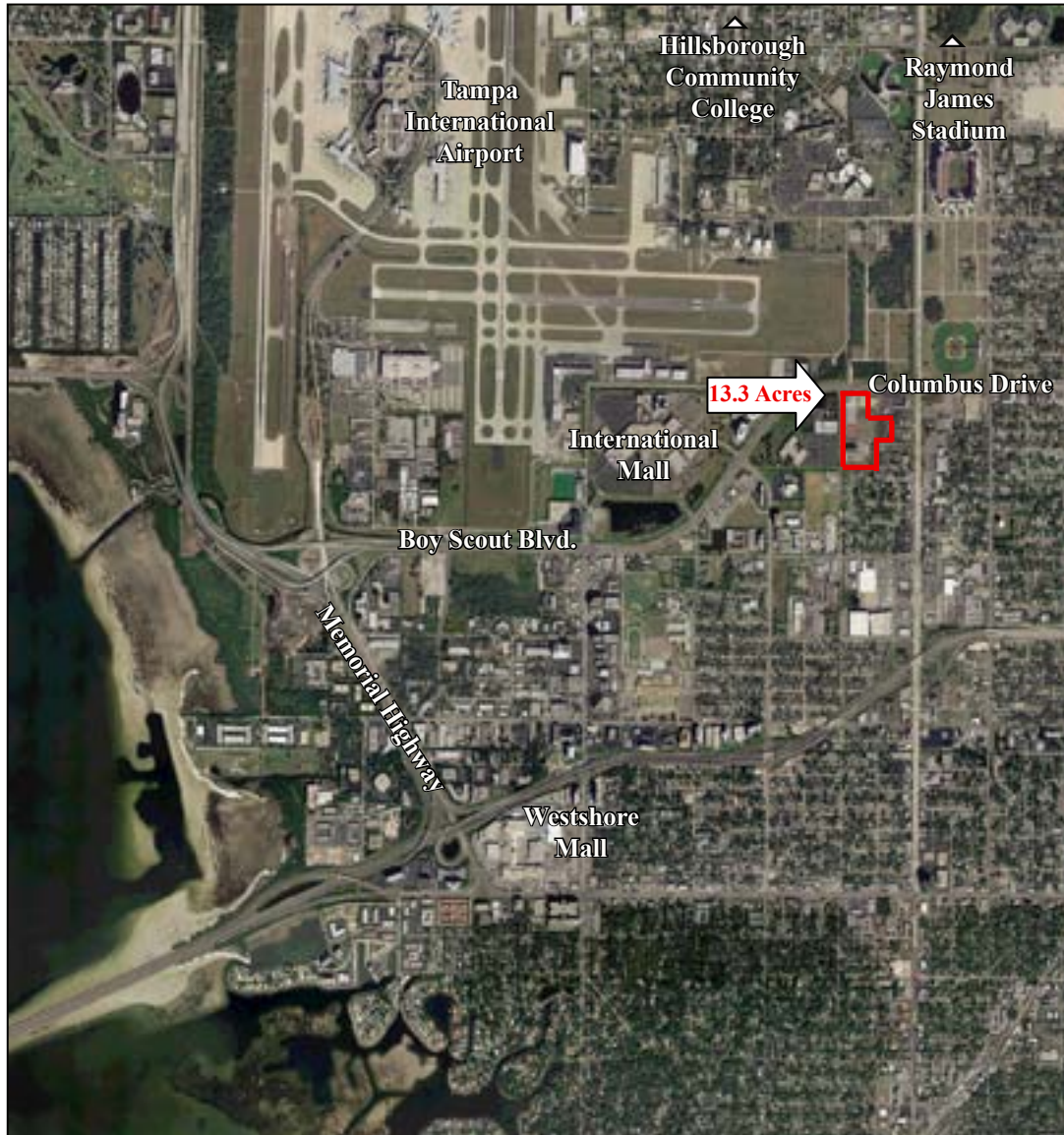
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## WESTSHORE FACTS

### Office:

11.6 million sf office - Florida's largest office market

### Hotel:

6,683 hotel rooms in 31 hotels

### Retail:

Two regional malls: International Plaza & Westshore Plaza. 4.79 million sf total retail and 250+ restaurants

### Employment:

99,352 employees in 4,000 businesses

### Transportation:

Tampa International Airport is 5-7 minutes, three major highways pass thru Westshore, and a 30 minute drive to 75% of the Tampa Bay area residential neighborhoods

### Distances:

One mile to I-275, 1/2 mile to International Plaza, 3.5 miles to Tampa International Airport terminal building and 3.9 miles to Tampa CBD.

### Contiguous to the Metwest project:

The proposed project is planned for -

Hotels:	270 rooms
Office:	700,000 sf
Retail/Restaurants:	75,000 sf

Currently, Metwest has 250,000 sf of office under construction.

Co-listed by:



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. You and your legal advisors should conduct your own investigation of the property and transaction.