



FOR SALE

Office Space for Lease

8315 N Saulray Street, Tampa, FL 33604



FOR MORE INFORMATION:

John Barkett

727.388.3669

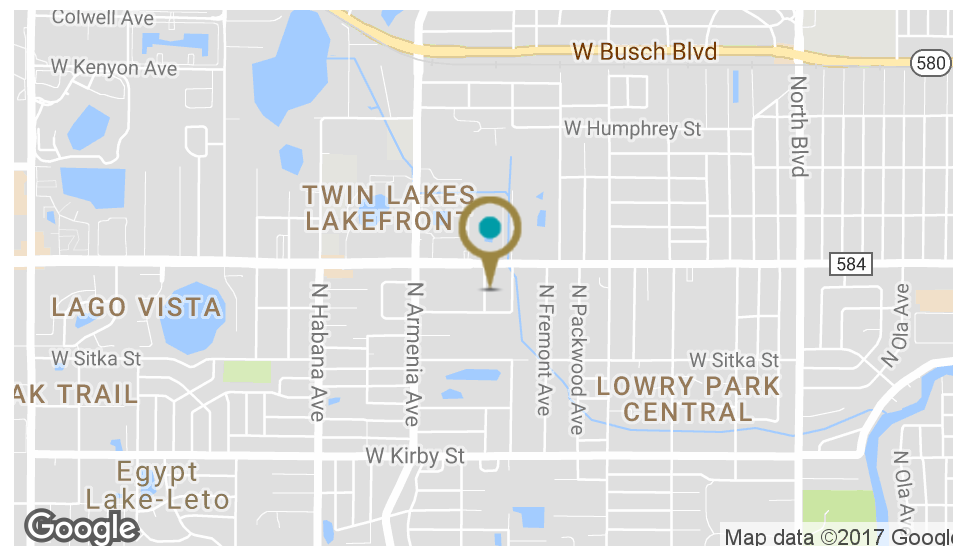
john@barkettrealty.com



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PROPERTY SUMMARY

Available SF:	3,427 SF
Lease Rate:	\$3,000 per month (MG)
Lot Size:	35,440 SF
Building Size:	3,427 SF
Building Class:	C
Year Built:	1974
Parking:	10 spaces, including 1 handicapped

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PROPERTY OVERVIEW

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PROPERTY HIGHLIGHTS

- Excellent location
- Close to I-275, 10 minutes to downtown Tampa
- Move in ready



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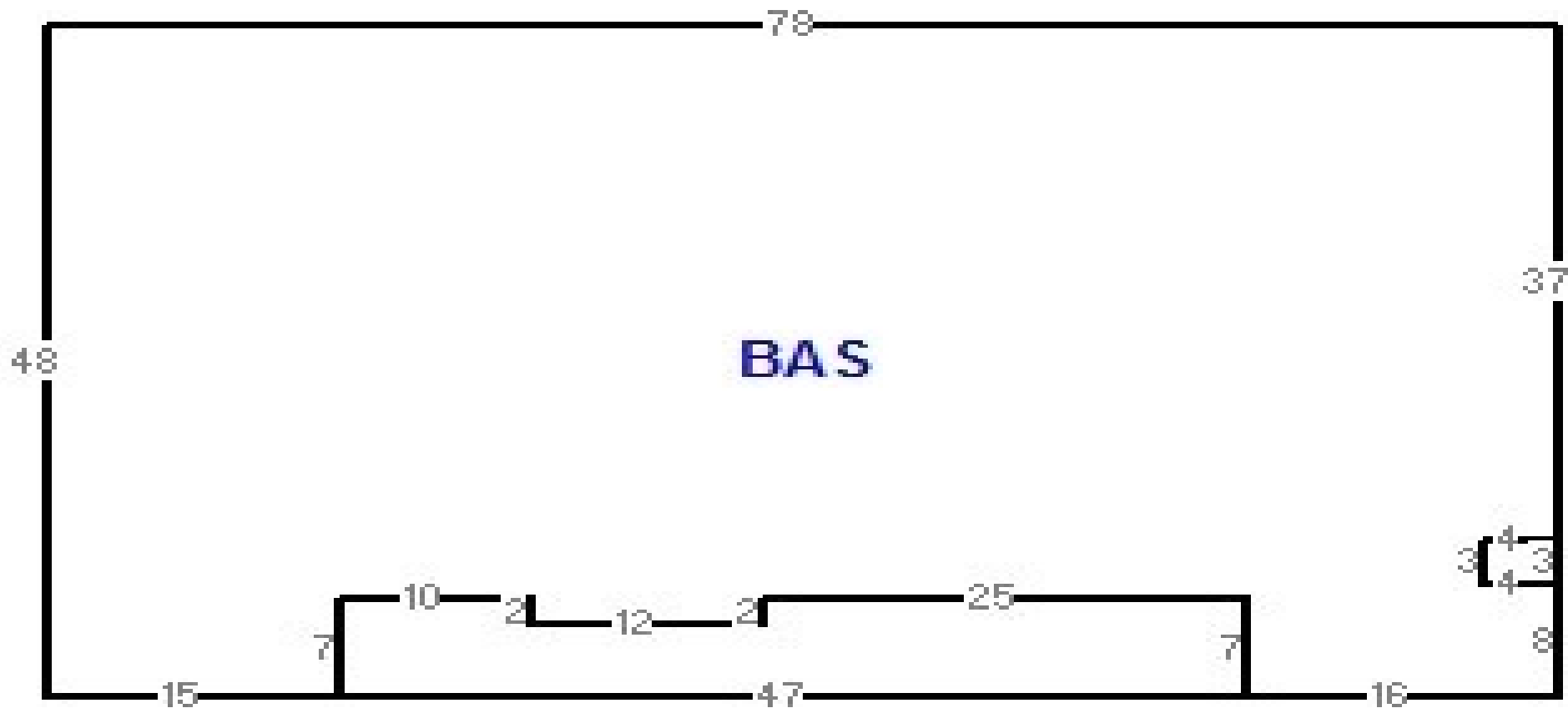
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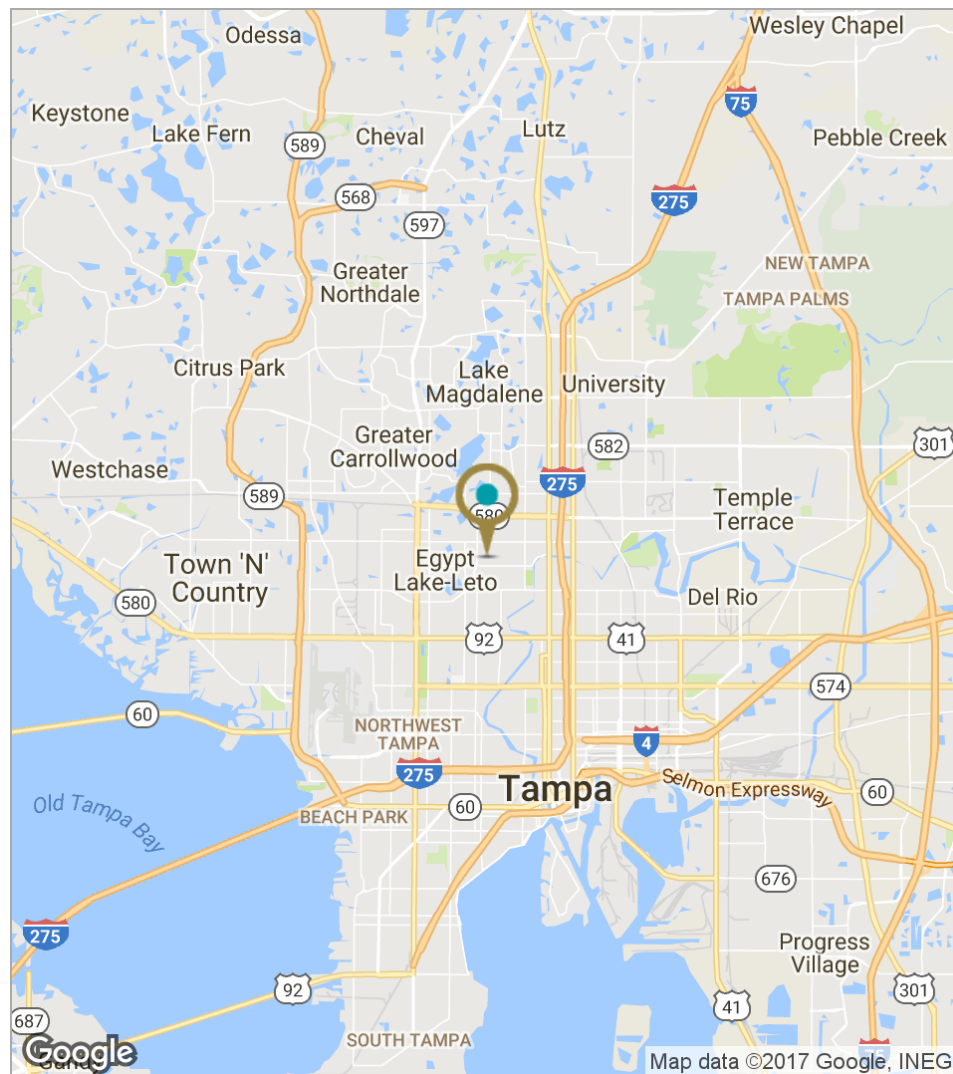
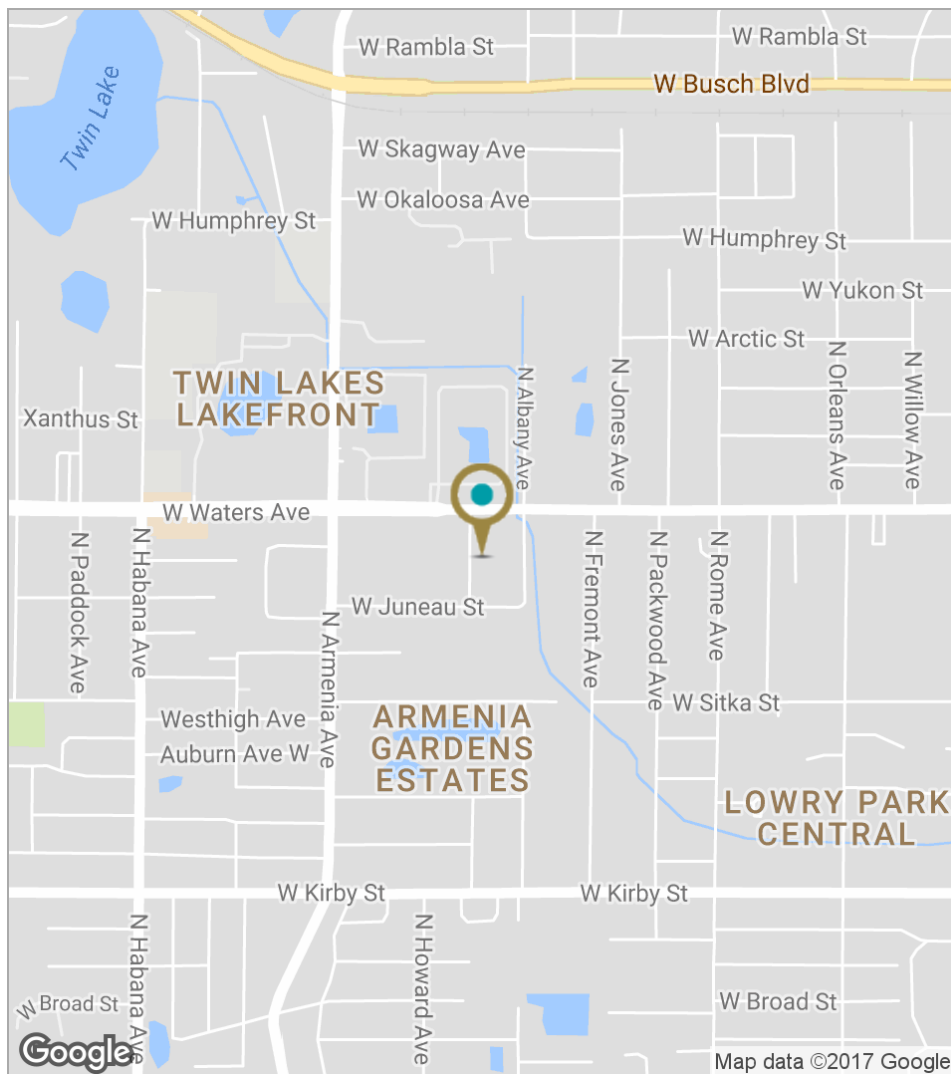
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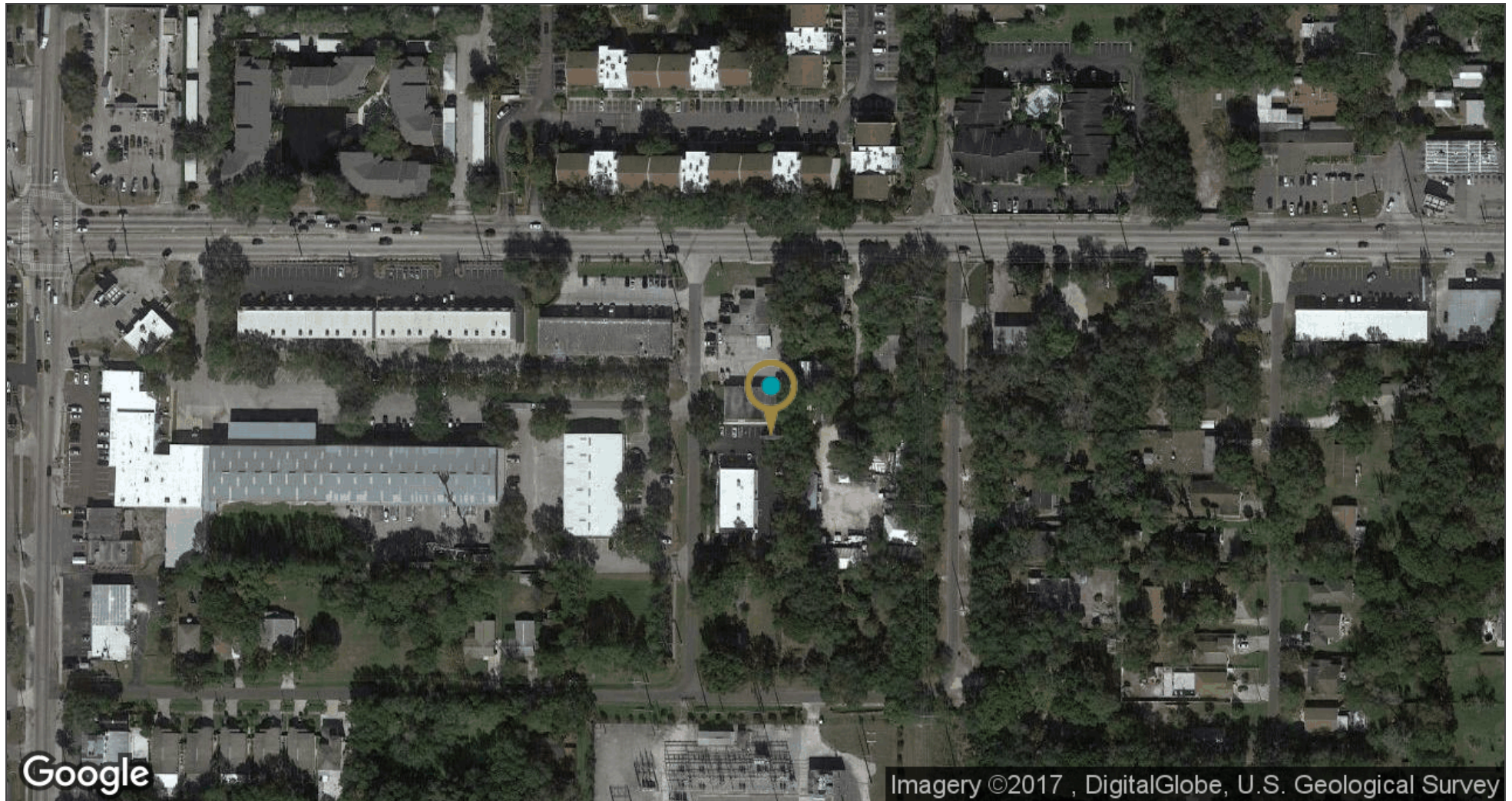
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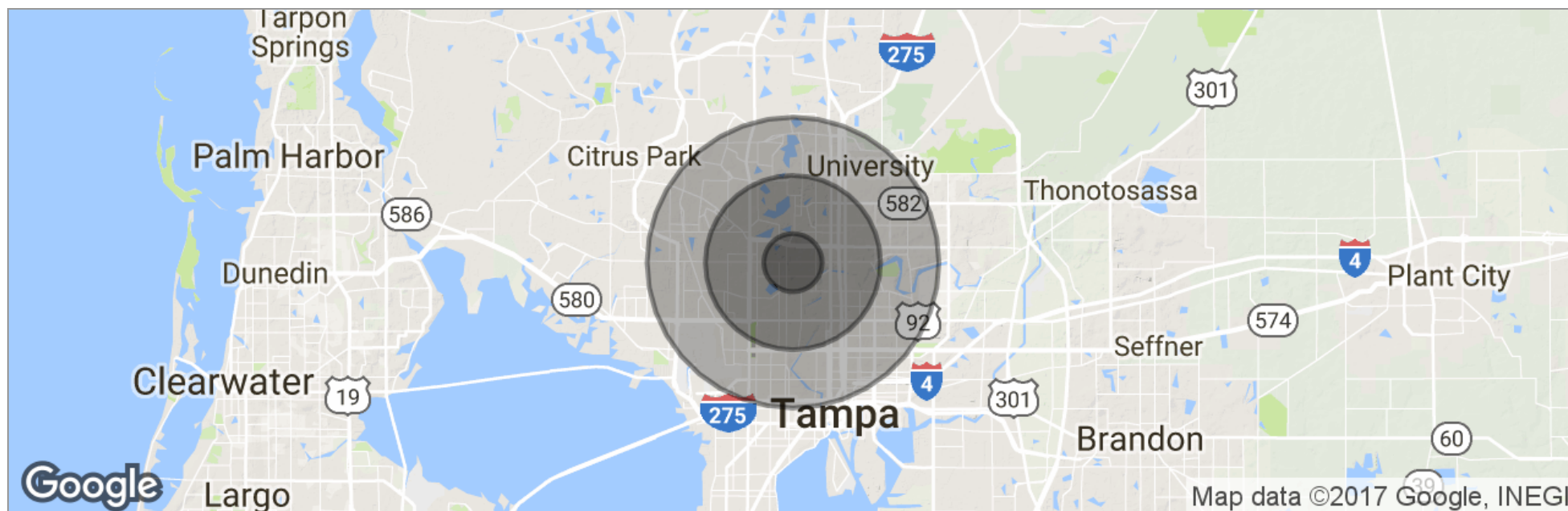
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	1 Mile	3 Miles	5 Miles
Total Population	16,148	128,673	310,167
Population Density	5,140	4,551	3,949
Median Age	34.5	35.9	35.7
Median Age (Male)	35.3	34.9	34.2
Median Age (Female)	34.6	37.0	37.2
Total Households	6,339	51,039	121,565
# of Persons Per HH	2.5	2.5	2.6
Average HH Income	\$47,712	\$50,976	\$49,423
Average House Value	\$150,562	\$205,205	\$201,743

* Demographic data derived from 2010 US Census

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JOHN BARKETT

Broker/Owner



615 9th Street N
St. Petersburg, FL 33701

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john@barkettrealty.com

Professional Background

As an established Tampa Bay area real estate specialist for nearly two decades, John Barkett, MAI has personally been involved in numerous transactions of office buildings, retail centers, warehouses, hotels/motels, apartment complexes and vacant land as well as a multitude of residential properties from bungalows to mansions. He assists Sellers and Buyers as well as Landlords and Tenants with real estate sales and leasing concerns from simple to complex by leveraging his three decades of both commercial and residential real estate experience (including 10 years in NYC) as well as by utilizing his vast connections and interpersonal skills. His passion for and extensive knowledge of local and surrounding real estate markets blends with his high regard for the basic principle of time and effort. Some things just require more of it and he is willing to do what it takes to make his clients successful. His analytical background and ongoing valuation business including expert testimony in both district and federal courts provides valuable information allowing the presentation of an extensive view of the current market. John's differentiator is his ability to assess commercial properties, understanding their current value, development potential and long term value. These skills afford John the opportunity to develop long-term relationships while growing and managing his clients' portfolios

Education

In addition to holding the Member of the Appraisal Institute (MAI) designation, John is also a Florida State Certified General Appraiser as well as a Florida State Licensed Real Estate Broker specializing in the sale, leasing and development of commercial real estate. John holds a Bachelor of Science Degree in Business Administration (Business Management) from Western New England University (WNEU) as well as a Masters Degree from New York University (NYU) in Real Estate Valuation and Analysis.

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