



MILLENNIUM OFFICE BUILDING

1218 MILLENNIUM PARKWAY
BRANDON, FL 33511

David Kinnard
Advisor
C: 813.417.2586
david.kinnard@svn.com



Property Summary

MILLENNIUM CENTER



Sale Price **\$2,350,000**

OFFERING SUMMARY

Building Size:	13,060 SF
Available SF:	12,500 SF
Lot Size:	9,084 SF
Year Built:	2003
Renovated:	2012
Zoning:	BMS-TC2
Market:	Tampa/St. Petersburg
Submarket:	East Tampa
Video:	View Here

PROPERTY OVERVIEW

1218 Millennium Parkway is an amazing office building located in the Millennium Center office park in Brandon. The office park is built around mature oak trees and is completely shaded by the canopy of the oaks. The park setting is unique to Tampa Bay and is unlike anything in Brandon. You feel miles away from the city yet you are minutes from accessing the major highways near Brandon. Another factor that separates this office park from others in the area is the ample parking available for clients and employees. The building is 3 stories and has 12,400 gross leasable square feet of office. The building was originally built for Brighthouse in 2007 and used as a high tech office and call center. In 2012 the building was sold to a family medical practice and was converted from general office use to medical office use.

PROPERTY HIGHLIGHTS

- Easy Access from Selmon Expressway and I-75
- Plenty of parking
- Beautiful park setting
- Restaurants and shopping in the immediate vicinity

Property Description

MILLENNIUM CENTER



LOCATION OVERVIEW

How would you like your office building located directly off of the Selmon Expressway? Having a building with such amazing access to the Selmon Expressway and I-75 is an added benefit to employees and customers coming to you from all directions of Tampa Bay. The building is 1.16 miles from the easternmost access point to the Selmon Expressway and 2.35 miles from the I-75 on-ramp.

In addition to the convenient highway access, the building is located in the center of all of the shopping and dining amenities Brandon has to offer. Westfield Mall is 1 mile to the east and the restaurants on Highway 60 are a quick 2 miles to the north. In addition, there are medical services in the immediate area, including Tampa General, HCA and Florida Medical.

SITE DESCRIPTION

The Millennium Center Office Park is a 6.5-acre planned office park. The park was designed with aesthetics and quality of life in mind, the buildings and roads were built around the mature oak trees. When you enter the park, you enter under the shade of the canopy of oaks that are throughout the park. All of the parking in the lot is shared and plentiful.

FIRST FLOOR

As you enter the building through the double doors you enter a waiting room with 25+ person seating capacity. There are two reception areas on either side of the room. Adjacent to the reception area to the left is an administrative office. The 13 offices/exam rooms are around the perimeters of the building. Built into the interior of the floor is a break room, 2 nurses stations for every three exam rooms and 2 bathrooms and data center. Two of the offices were converted into a pharmacy.

SECOND FLOOR

As with the first floor, the 20 exam rooms/offices are around the perimeter of the building. In addition to the offices, there is a conference room, extended provider workstation, 2 bathrooms, and 2 nurses stations.

THIRD FLOOR

This space is open for a call center, storage, and a large break room.

Property Details

MILLENNIUM CENTER

SALE PRICE

\$2,350,000

LOCATION INFORMATION

Building Name	Millennium Office Building
Street Address	1218 Millennium Parkway
City, State, Zip	Brandon, FL 33511
County/Township	Hillsborough
Market	Tampa/St. Petersburg
Submarket	East Tampa
Cross Streets	Pauls Drive
Nearest Highway	I-75
Nearest Airport	Tampa International Airport

BUILDING INFORMATION

Building Size	13,060 SF
NOI	-\$94,027
Cap Rate	-4.0%
Price / SF	\$179.94
Year Built	2003
Last Renovated	2012
Building Class	B
Number Of Floors	3
Gross Leasable Area	12,500 SF
Load Factor	Yes
Free Standing	Yes

PROPERTY DETAILS

Property Type	Office
Property Subtype	Medical
Zoning	BMS-TC2
Lot Size	9,084 SF
Submarket	East Tampa

PARKING & TRANSPORTATION

Parking Ratio	6.85
Number Of Spaces	85
Parking Description	Parking

UTILITIES & AMENITIES

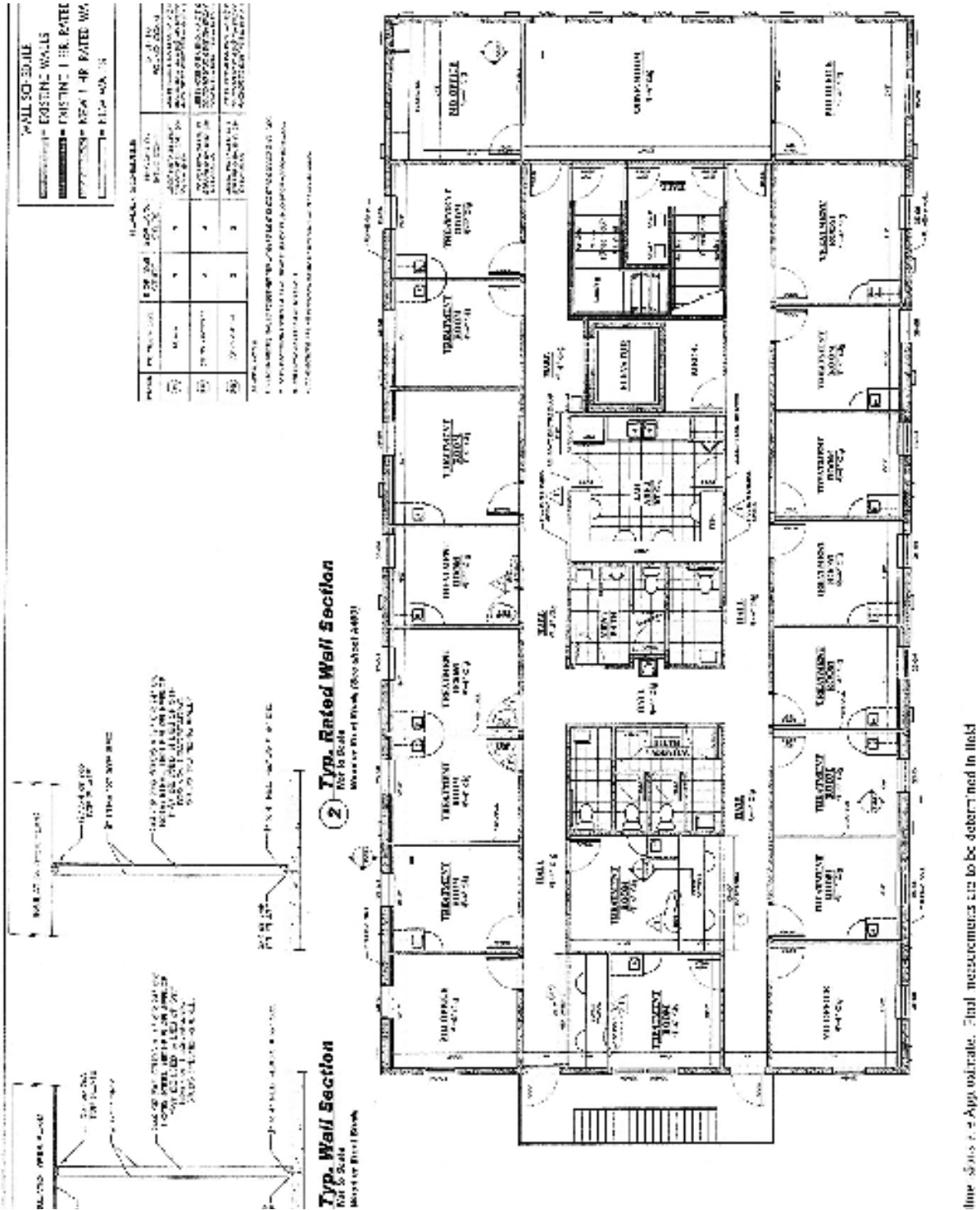
Number Of Elevators	1
Exterior Description	The exterior of the building is travertine tile from the foundation to the roofline. The columns and window lintels and sills are masonry, not styrofoam. The association fees are \$757 per month and include water.
Interior Description	The interior of the building is tiled with travertine stone throughout the first and second floors. There is also wainscoting with travertine stone on the walls in the waiting room.
Utilities Description	The building is on well and septic.

TAX INFORMATION

Taxes	\$39,816.00
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Floor Plans 2nd Floor

MILLENNIUM CENTER

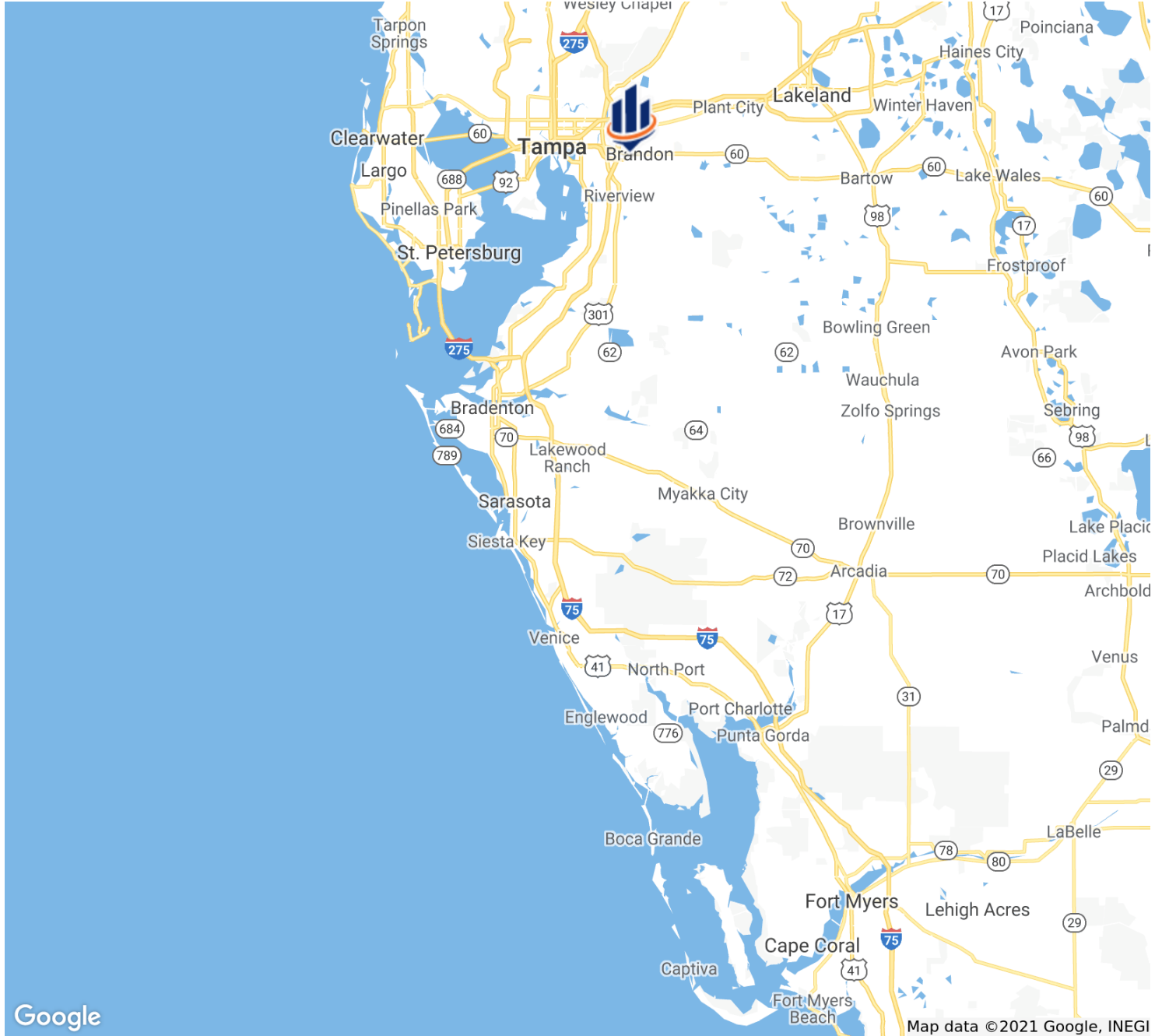


Additional Photos

MILLENNIUM CENTER



Medical Services Map



Brandon Town Center

MILLENNIUM CENTER

BRANDON TOWN CENTER DEVELOPMENT

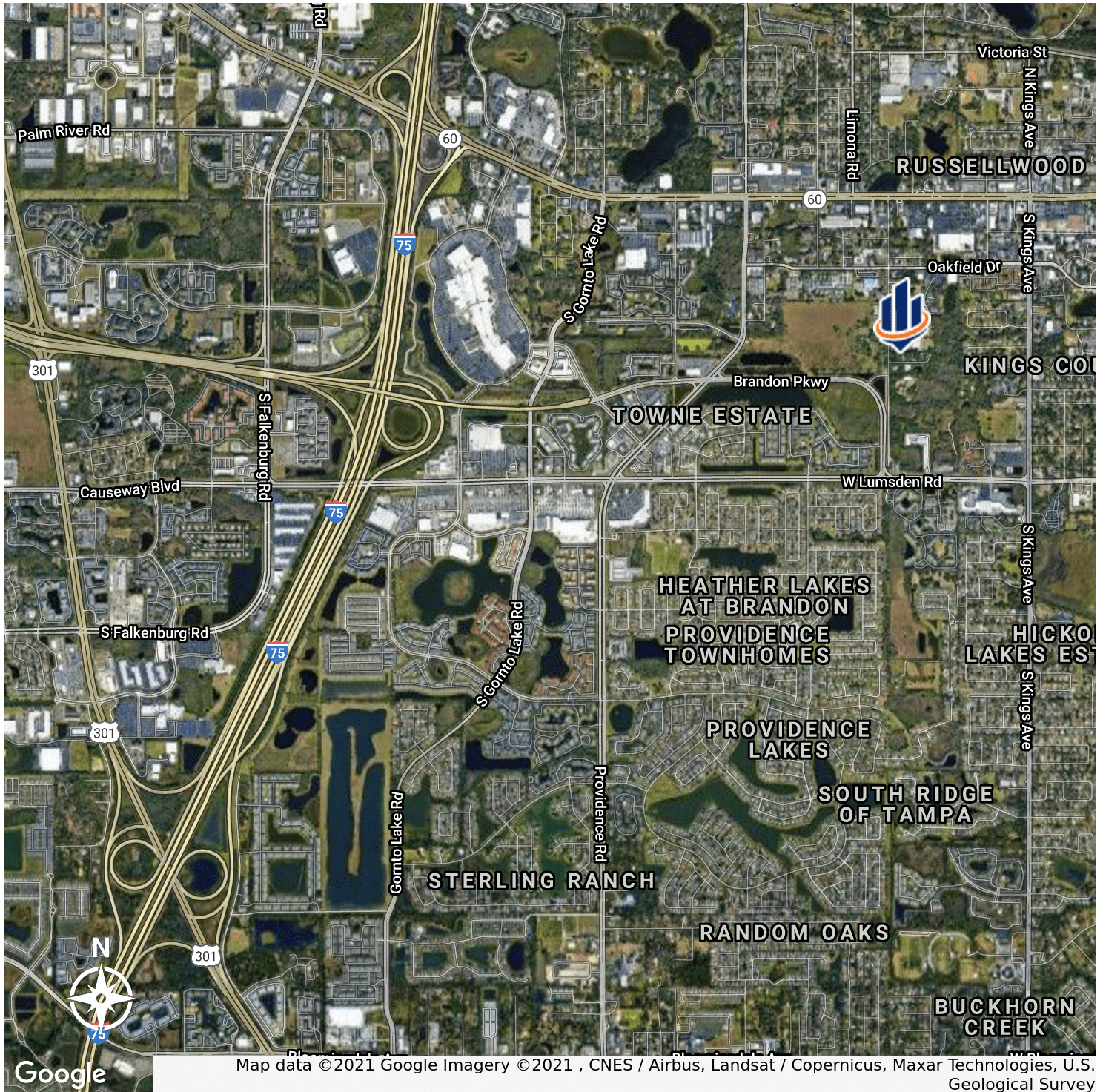
Brandon Town Center is a mixed-use development project that has been approved west of the Millennium Building. The 55 acres on the corner of Brandon Parkway and Lakewood Drive will have a 660-unit apartment community and 75,000 square feet of mixed-use commercial on the parcel.

"Tampa's multifamily market is fundamentally sound and one of the top annual rent-grown metros in the nation. A Booming economy and robust population gains have consistently fueled strong multifamily demand," said Brett Forman, president, and CEO of Trez Forman, in a statement. "With employment growth far outpacing the national average and future job projections expected to remain elevated, multifamily demand should remain high."



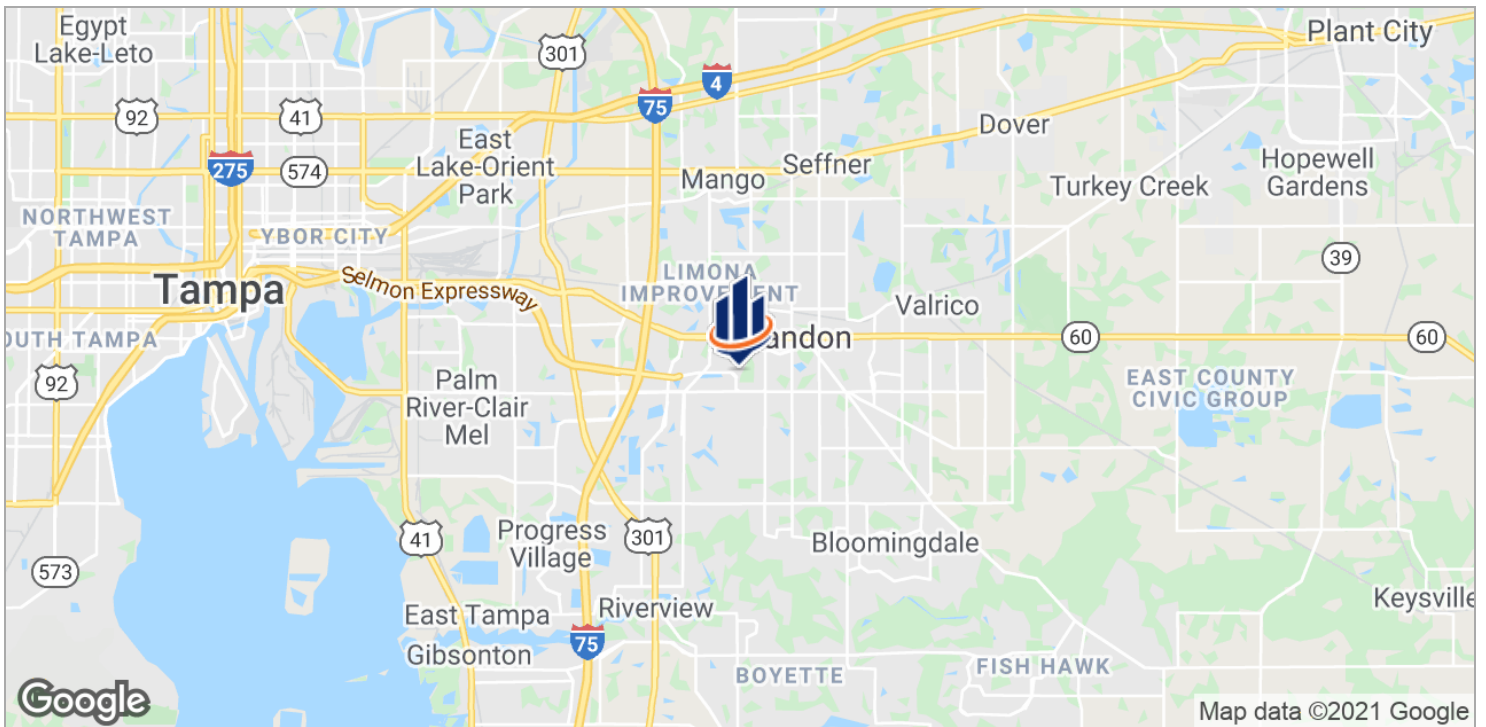
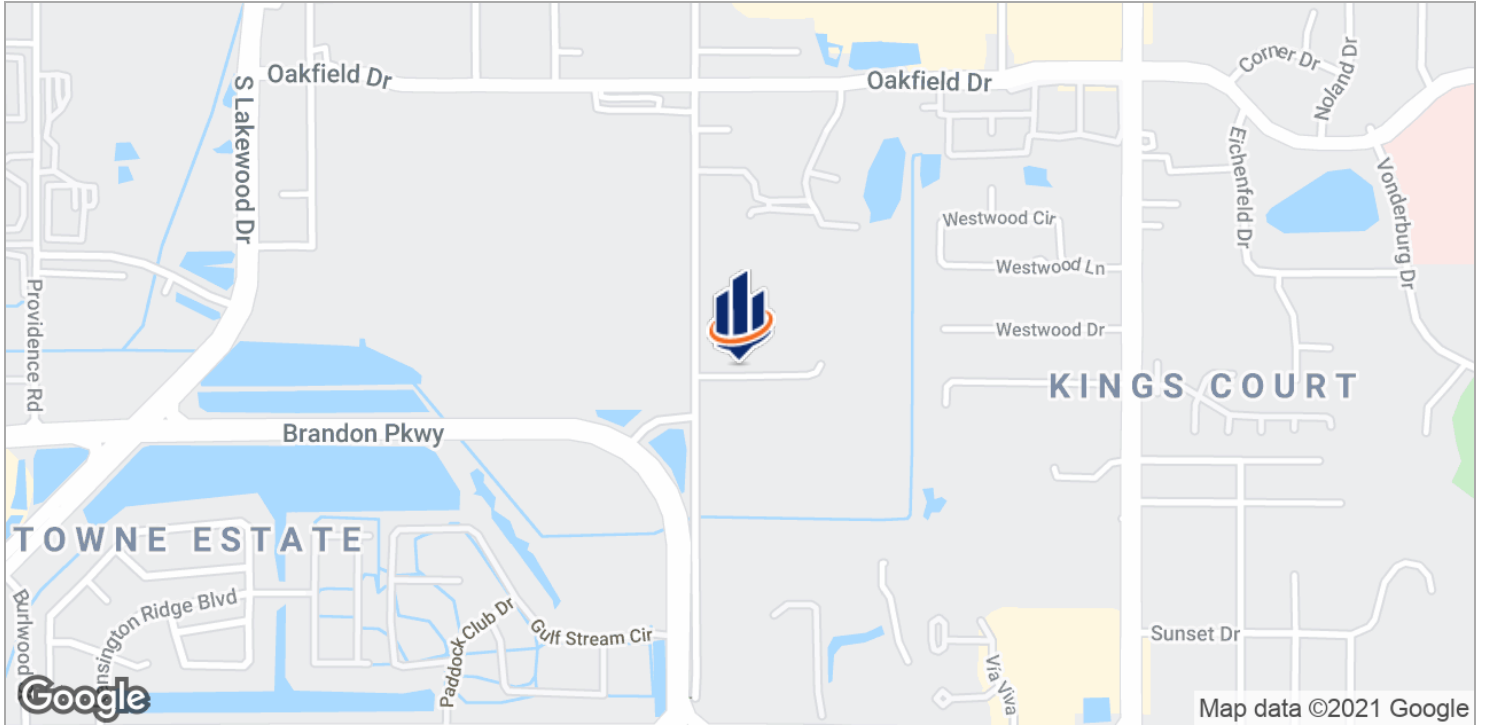
Aerial Maps

MILLENNIUM CENTER

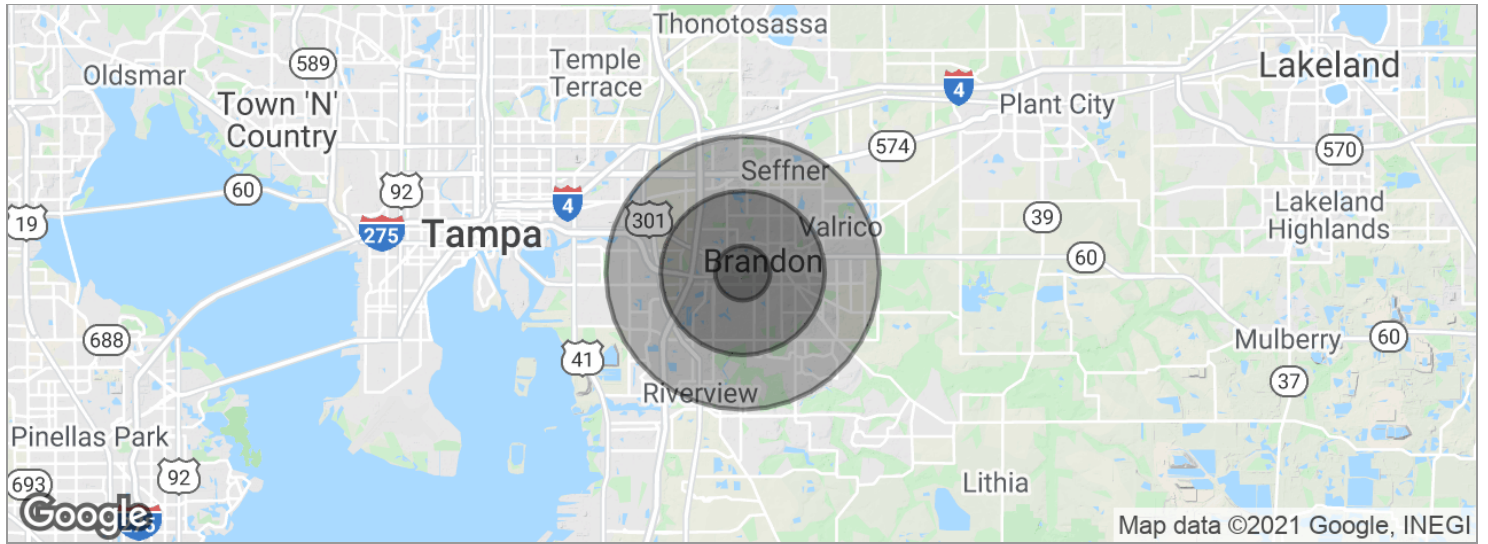


Location Maps

MILLENNIUM CENTER



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,187	88,683	199,526
Median age	33.1	34.0	35.6
Median age [Male]	31.2	33.5	34.6
Median age [Female]	34.4	34.4	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,140	34,567	74,778
# of persons per HH	2.5	2.6	2.7
Average HH income	\$55,662	\$64,207	\$67,552
Average house value	\$242,648	\$208,069	\$223,156

* Demographic data derived from 2010 US Census