

PRIME WATERFRONT - FOR SALE SEALED OFFER

HILLSBOROUGH COMMUNITY COLLEGE DISTRICT ADMINISTRATIVE OFFICES AND THE CORPORATE TRAINING CENTER

39 COLUMBIA DRIVE, TAMPA, FL, 33606 (DAVIS ISLANDS)



Land Area: 3.39+/- acres (147,885 +/- square feet)

Water Frontage: 311+/- Feet along Seddon Channel

Combined Building Sizes: 84,041 +/- gross square feet (77,105+/- rentable square feet)

- District Administrative Office: 72,197 +/- square feet (65,261 +/- rentable square feet) / Eight (8) stories
- Corporate Training Center: 11,844 square feet +/- / One (1) story

Tax District: City of Tampa

Zoning: RS-60 (Residential Single Family District)

Minimum Offer Amount: \$18,000,000

Sealed Offers Due: Tuesday, May 19, 2020 at 2:00 PM EST

For more information, please contact:

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Licensed Real Estate Broker

Property Overview:

ADDRESS	39 Columbia Drive, Tampa, FL 33606
LOCATION	Situated at the southeast corner of Columbia Drive and Arbor Place on Davis Islands, a unique downtown Tampa neighborhood, in Hillsborough County, Florida
TAX DISTRICT	City of Tampa
FOLIO NUMBER	196285-0075
LAND AREA	3.39 +/- acres, or 147,885 +/- square feet (<i>According to Survey</i>)
ZONING	RS-60, Residential, Single-Family District, by the City of Tampa
FUTURE LAND USE	P/SP, Public/Semi-Public, by the City of Tampa
BUILDING SIZE / STORIES	District Administrative Office: 72,197 +/- square feet (65,261 +/- rentable), Eight (8) stories Corporate Training Center: 11,844 +/- square feet, One (1) story
BUILDING CLASS / CONDITION	Class C Office / Average Condition
CONSTRUCTION	Masonry
YEAR BUILT	District Administrative Office: 1959 (Renovated 1991) Corporate Training Center: 1971
WATER FRONTAGE	311 +/- Feet along Seddon Channel
RETENTION	Off-Site
PARKING	149 surface parking space (1.8 spaces per 1,000 SF) Twelve (12) spaces on the south side of the site currently utilized by the City of Tampa
ACCESS	The site has two driveways providing access from Columbia Drive and one circular driveway providing access from Columbia Drive to Arbor Place.
TRAFFIC COUNTS	Davis Boulevard - 24,165 (AADT) / Columbia Drive - N/A
EVACUATION ZONE	Zone A
FLOOD ZONE	Zone AE

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Building Information & Capital Improvements

ADMINISTRATIVE BUILDING

This 8-story building was constructed as a dormitory in 1959, but was completely renovated and remodeled in 1991 which included the addition of a second elevator and a restroom column. The building is on a concrete slab and has a concrete frame with glass curtain wall and decorative concrete and limestone-finished panels. The floors and roof consist of poured concrete panels.

The interior finish consists of ceramic tile in the first-floor hallway and all of the bathrooms, vinyl tile flooring in break rooms and storage rooms, and carpeted floors throughout the balance of the building. The walls are painted sheetrock and the ceilings are a combination of 2' x 2' and 2' x 4' acoustical tile panels with recessed luminous ceiling panels. The entire building is sprinklered by a wet system. The windows are treated with hurricane film and some of the windows have vertical blind treatments.

The first floor has a 10' ceiling height, but floors 2 through 8 have 7.5' ceiling heights. The first-floor lobby includes a receptionist desk with a granite countertop. The ground floor also has the District Board of Trustees' Meeting Room, restrooms, a kitchenette, conference room, offices, and mailroom. There are two bathrooms on each floor adjoining the elevator landings, with the exception of the eighth floor where there is an additional bathroom in the President's Executive Suite. Throughout, the interior doors are solid wood in either wood or metal framing. There are two 8-stop 2,500-pound capacity elevators, one interior stairwell, and two exterior stairwells. There are balconies on the north and south elevations of the eighth floor and balconies at each of the stair landings on the east and west elevations.

The mechanical system consists of two chillers with two air handlers on each floor. The chillers in this building also serve the Corporate Training Center building. The chiller plant is one and one-half floor in height and is situated on the northeast corner of the structure.

THE CORPORATE TRAINING CENTER

This is a 1-story building that was also completely renovated and remodeled in 1991. This is a concrete block structure with fixed glass aluminum windows in aluminum frames. The roof is pre-cast concrete panels with a built-up, neoframe, single-ply membrane. The flooring in the lobby and entrance hallway is tiled and the balance of the building is wall-to-wall carpeting. There are two bathrooms with tile floors and tile walls. There are offices on the west perimeter, while the remainder consists of large corporate meeting rooms, a lecture room with theater-style seating, a kitchenette, and a recording studio. There are 7' ceiling heights in the hallways. The interior doors are solid wood in metal framing.

COMPLETED PROJECTS (since 2010) COST

1st Floor Reception Area	\$45,000
Chiller 1 Replacement & VAV Installation	\$761,833
Chiller 2 Replacement	\$303,139
5th Floor AHU Replacement	\$94,027
TCTC AHU Replacement	\$154,149
7th Floor AHU Replacement	\$114,648
Parking Lot Seal/Stripe	\$12,975
6th & 8th Floor AHU Replacement	\$239,615
Exterior Envelope Repairs / Renovations	\$951,438
TCTC Women's Restroom Enhancement	\$31,296
GWSC 1st Floor Kitchen/Conference Room Flooring	\$19,155
Restroom/Lobby Tile Updating	\$28,575
1st, 2nd, 3rd, & 4th Floors AHU Replacement	\$475,765
Cooling Tower Repairs	\$32,345
Miscellaneous Painting/Carpet Updates	\$70,000
President's Office Renovation	\$70,059
Board Room Renovation	\$66,500
GWSC ADA Sidewalk Enhancement	\$33,500
TCTC Hallway Carpet	\$4,731
GWSC Roof Enhancement	\$108,752
GWSC Elevator Modernization	\$355,765

**TOTAL CAPITAL EXPENDITURES
\$4,004,291**

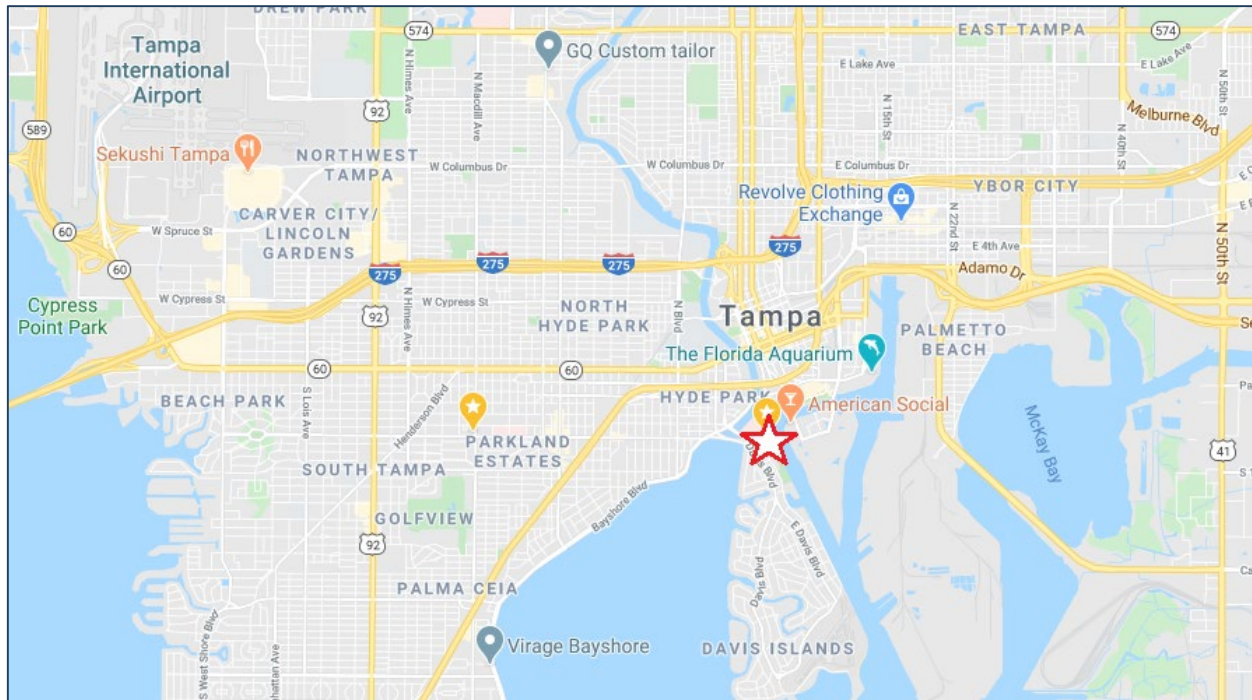
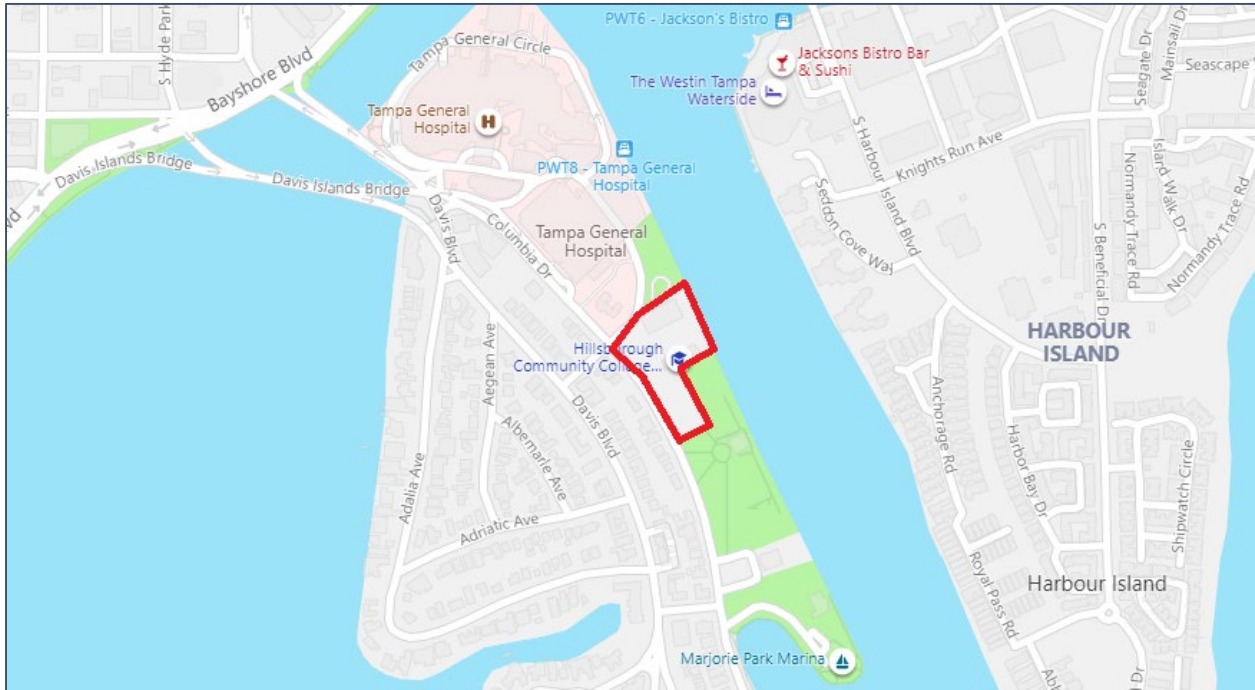
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Location Maps



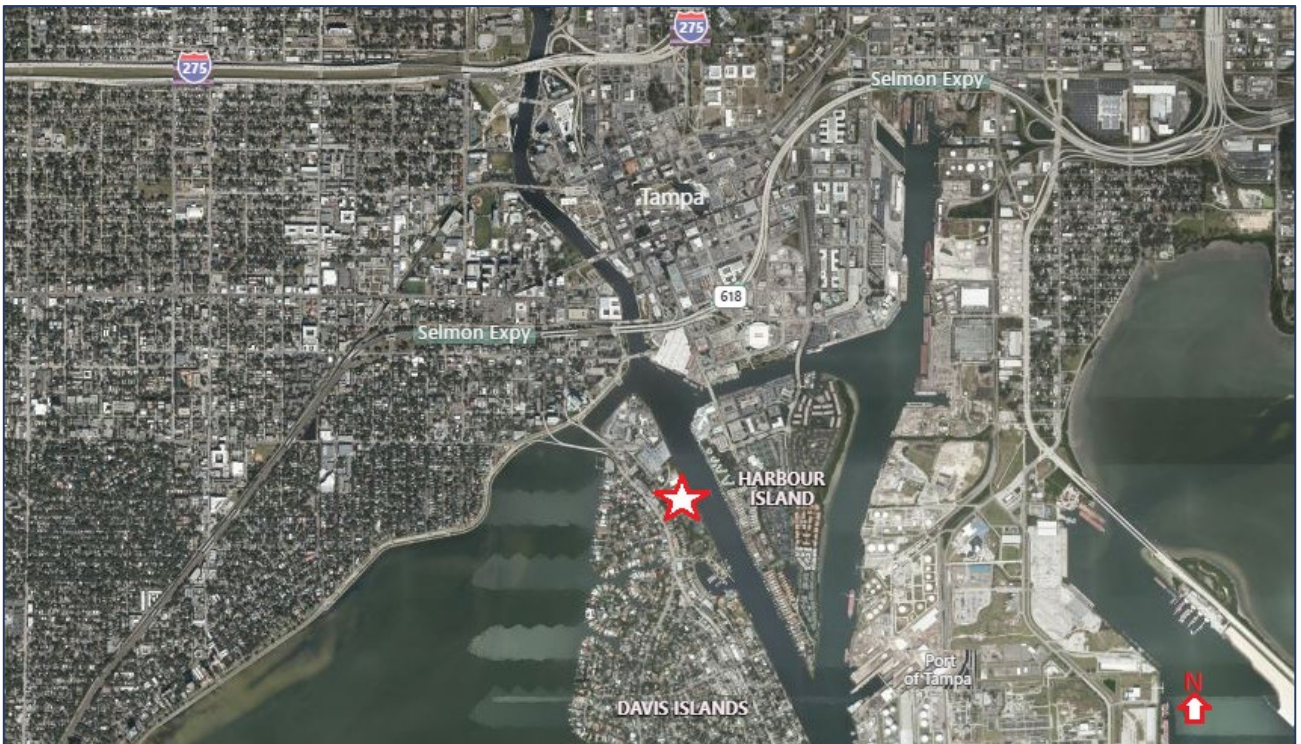
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Aerial Maps



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Building Photos



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Site Data:

The site is an irregular-configured parcel of land, but is somewhat L-shaped. The site dimensions, starting on Columbia Drive and going clockwise, are approximately 550.00' x 198.22' x 198.90' x 311.12' x 187.47' x 304.50' x 120.19'. The area of the site is estimated at 3.39 acres.

PARCEL SIZE / DIMENSIONS

The site has 550 feet of frontage on the east side of Columbia Drive, 198± feet on the south side of Arbor Place, and 311.12 feet of frontage on the west side of Seddon Channel. Columbia Drive is a two-lane local street that is the easterly most road running down the waterfront on Davis Islands.

ACCESS

The site has two driveways providing access from Columbia Drive and one circular driveway providing access from Columbia Drive to Arbor Place.

PARKING LOT AND CIRCULAR DRIVEWAY

Site improvements include an asphalt-paved parking lot and circular driveway that serves The Corporate Training Center. Twelve (12) spaces on the south side of the site are currently utilized by the City of Tampa for workers and guests of the Sandra W. Freedman Tennis Complex. There are 149 parking spaces, which equates to a parking ratio of 1.8 spaces per 1,000 square feet of rentable building area. There is also street parking on Columbia Drive.

Between the two buildings is a landscaped courtyard which could provide for additional parking. Other site improvements include good landscaping and concrete sidewalks. The parking lot north of and adjacent to The Corporate Training Center is currently utilized by HCC; however, it is owned by the City of Tampa.

TOPOGRAPHY & DRAINAGE

The site has sea level topography and is about one foot above the adjoining road grades, at about 6' M.S.L. to 8' M.S.L. Moving from west to east, the site appears to lose elevation.

FLOOD DATA

According to the Federal Insurance Administration Flood Hazard Boundary Map Community Panel Number 12057C0362H is located in Flood Zone AE, a federally designated flood prone hazard area.

UTILITIES

The subject site is serviced with all public utilities by the City of Tampa. Electricity is provided by Tampa Electric Company, and telephone service is provided by Verizon Florida, Inc.

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Site Data:

The subject property is zoned RS-60, Residential Single Family District, by the City of Tampa. This district provides areas for primarily low density single-family detached dwellings similar to those provided for in the RS-150, RS-100 and RS-75 single-family districts, but with smaller minimum lot size requirements. Permitted uses are limited to: facilities of 6 or fewer residents, dwellings - single-family detached, daycare/nursery (limited to five children), public golf course, public use facility, and temporary film production. Special uses are permitted after review from either the zoning administration or a city council review.

ZONING (RS-60)

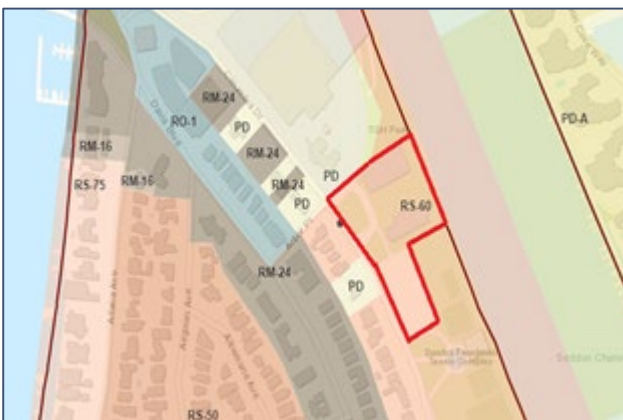
- Minimum Lot Area 6,000 square feet
- Minimum Width N/A
- Maximum FAR 0.50
- Maximum Building Coverage 1 unit per lot
- Maximum ISR N/A
- Maximum Height 35 feet
- Parking Required N/A

The subject property is "grandfathered" in to be used as a school/administrative building for Hillsborough Community College. The subject would need to be rezoned in order to converted to another use.

FUTURE LAND USE (P/SP)

The subject property is located in a P/SP, Public/Semi Public, land use plan. Buildings with this land designation tend to be fairly large floorplates, multi-story structures containing meeting rooms, classrooms, offices and research space. This designation provides for public and quasi-public uses, including government buildings, parking structures, transportation and utility facilities, and other compatible public, quasi-public, and special uses.

ZONING MAP



FUTURE LAND USE MAP



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Neighborhood Information:

This waterfront property is located on Columbia Drive on Davis Islands and fronts on Seddon Channel, opposite Harbor Island.

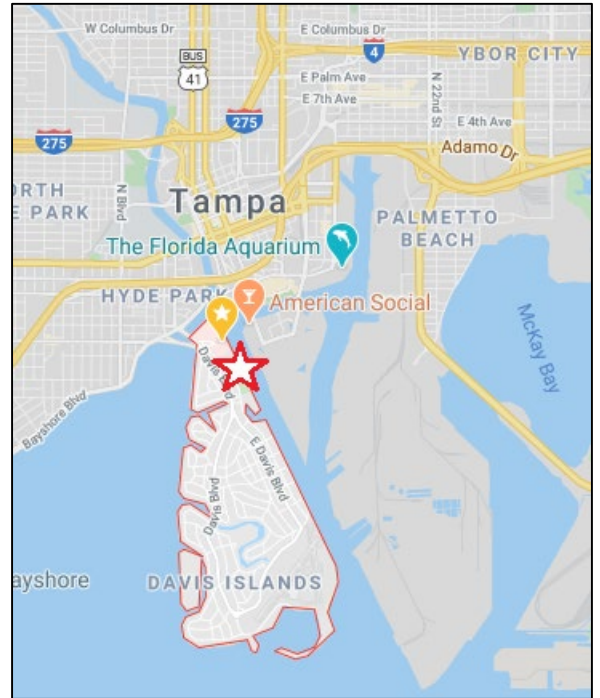
Davis Islands consists primarily of single-family residential development, offering prime waterfront and non-waterfront homes. Other major developments on Davis Islands include Tampa General Hospital and the Peter O. Knight Airport, which is an executive airport located on the south tip of the islands.

In addition to single-family residences, Davis Islands is considered a desirable area for apartment dwellers offering an abundance of multi-family housing consisting primarily of small apartment complexes ranging from 4 to 30 units. There are also many duplexes in the area.

Davis Islands is a nearly 100% built-out, established neighborhood that is desirable to prospective homeowners, retailers, and office users. This is due to the aesthetically appealing location on Hillsborough Bay and the close proximity to the employment centers of downtown Tampa and the Westshore Business District.

The neighborhood is one of the highest-quality residential neighborhoods in Tampa. The location is in close proximity to Tampa General Hospital and the Central Business District.

North of the subject property, on the north side of Arbor Place, are the Ronald McDonald House and the Tampa General Hospital campus. Adjacent to the south side of the property is the City of Tampa Sandra W. Freeman Tennis Complex at Marjorie Park.



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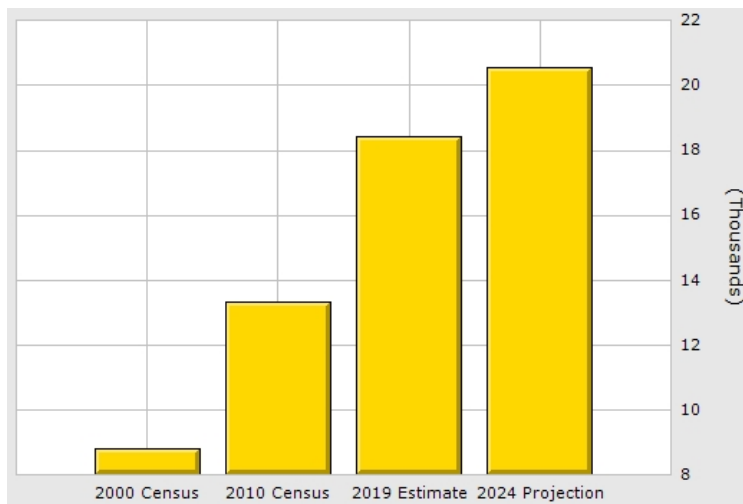
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Demographic Summary:

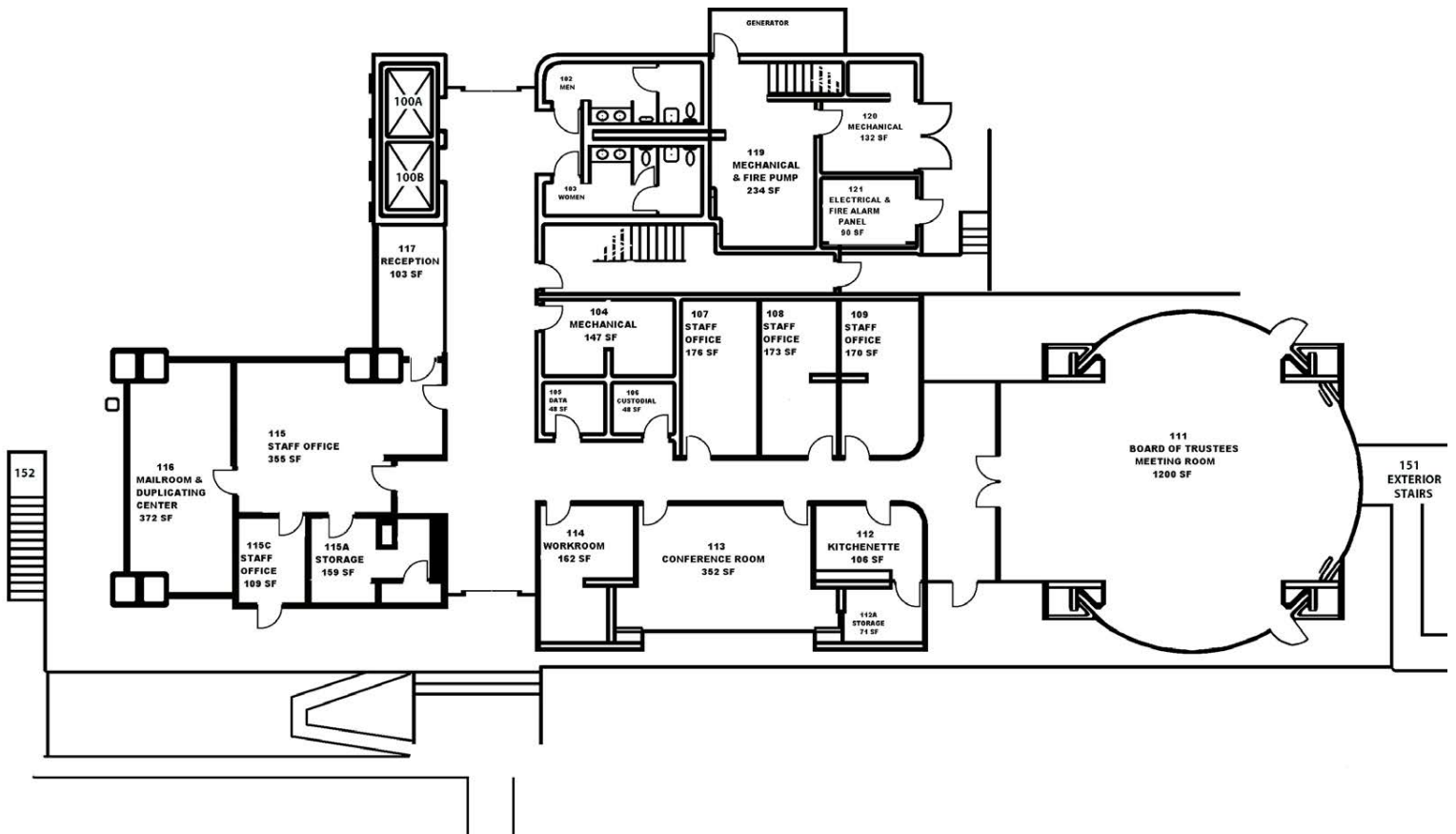
Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	18,425	99,598	245,638
2024 Population:	20,548	109,754	270,555
Pop Growth 2019-2024:	11.52%	10.20%	10.14%
Average Age:	36.40	38.00	38.30
Households			
2019 Total Households:	9,246	45,159	103,351
HH Growth 2019-2024:	13.11%	10.60%	10.11%
Median Household Inc:	\$81,151	\$55,740	\$52,879
Avg Household Size:	1.60	2.10	2.30
2019 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$391,320	\$279,715	\$221,678
Median Year Built:	2002	1973	1971

Population 1-Mile Radius



Source: CoStar 2020

Floor Plan - 1st Floor District Administrative Office



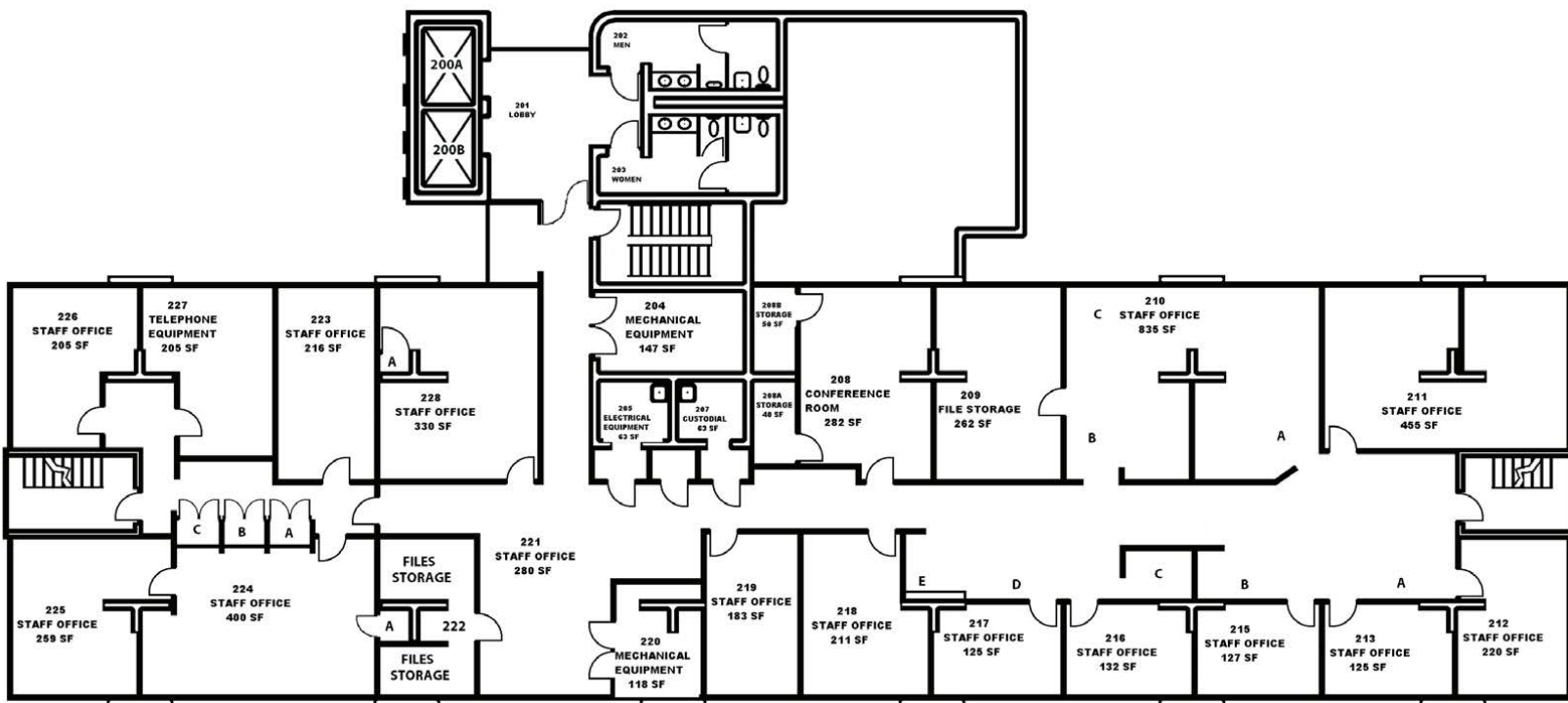
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Floor Plan - 2nd Floor District Administrative Office



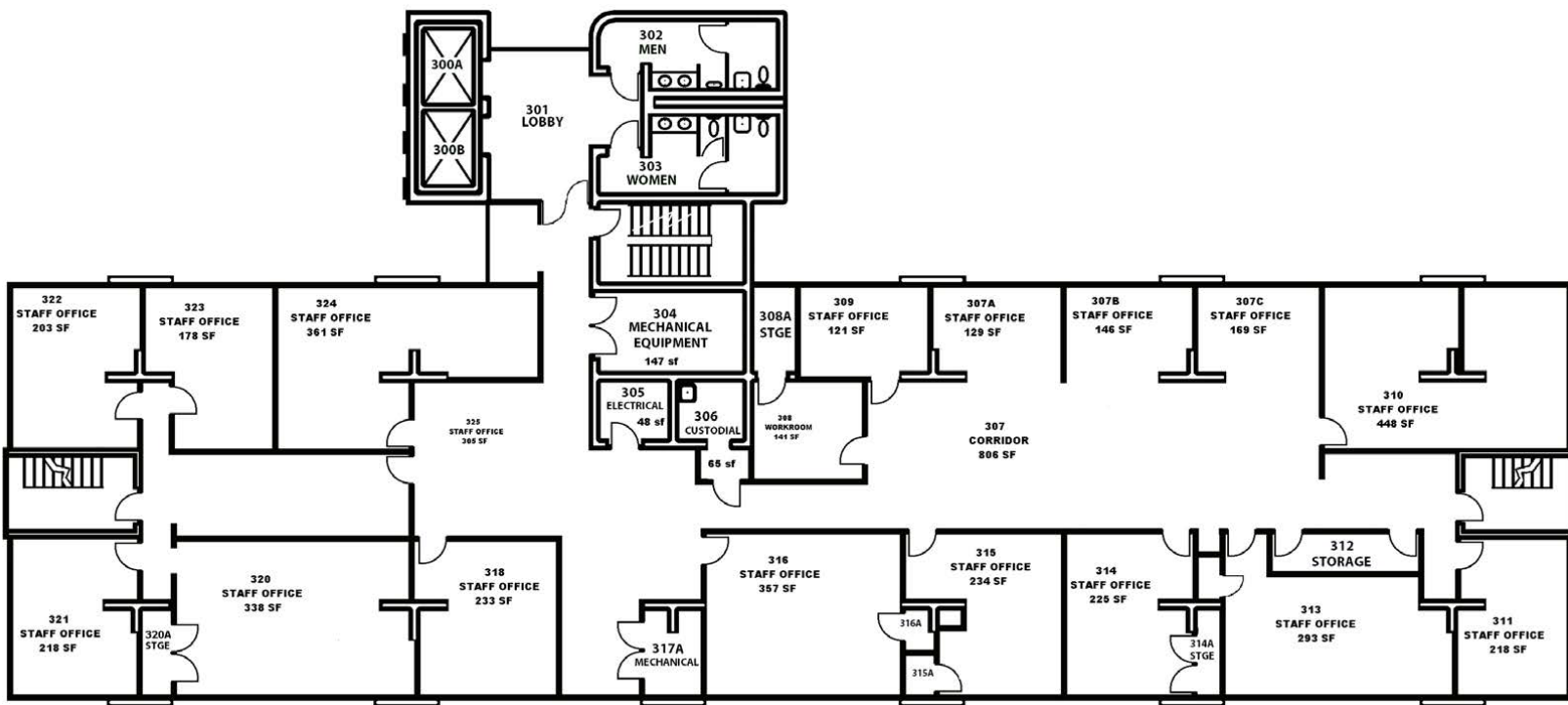
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Floor Plan - 3rd Floor District Administrative Office



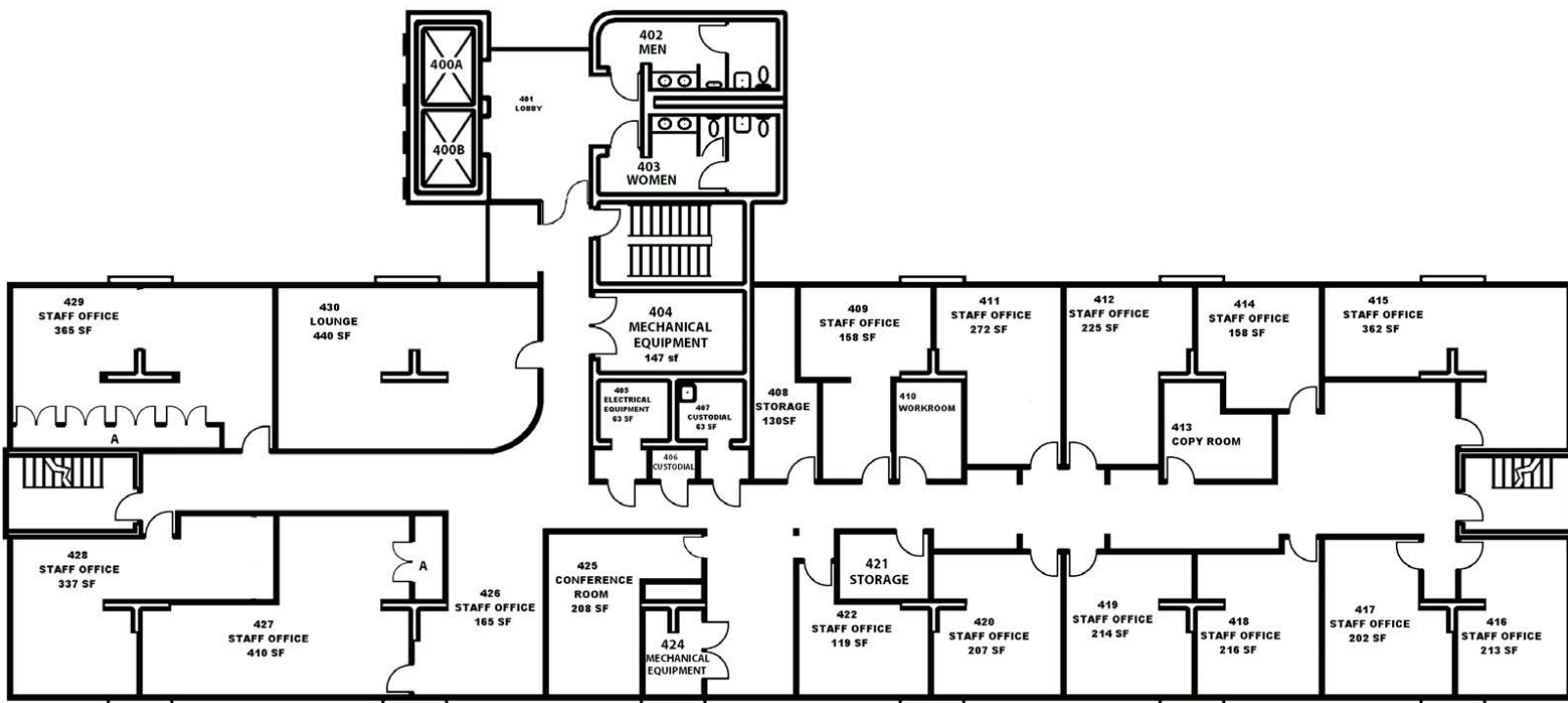
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Floor Plan - 4th Floor District Administrative Office



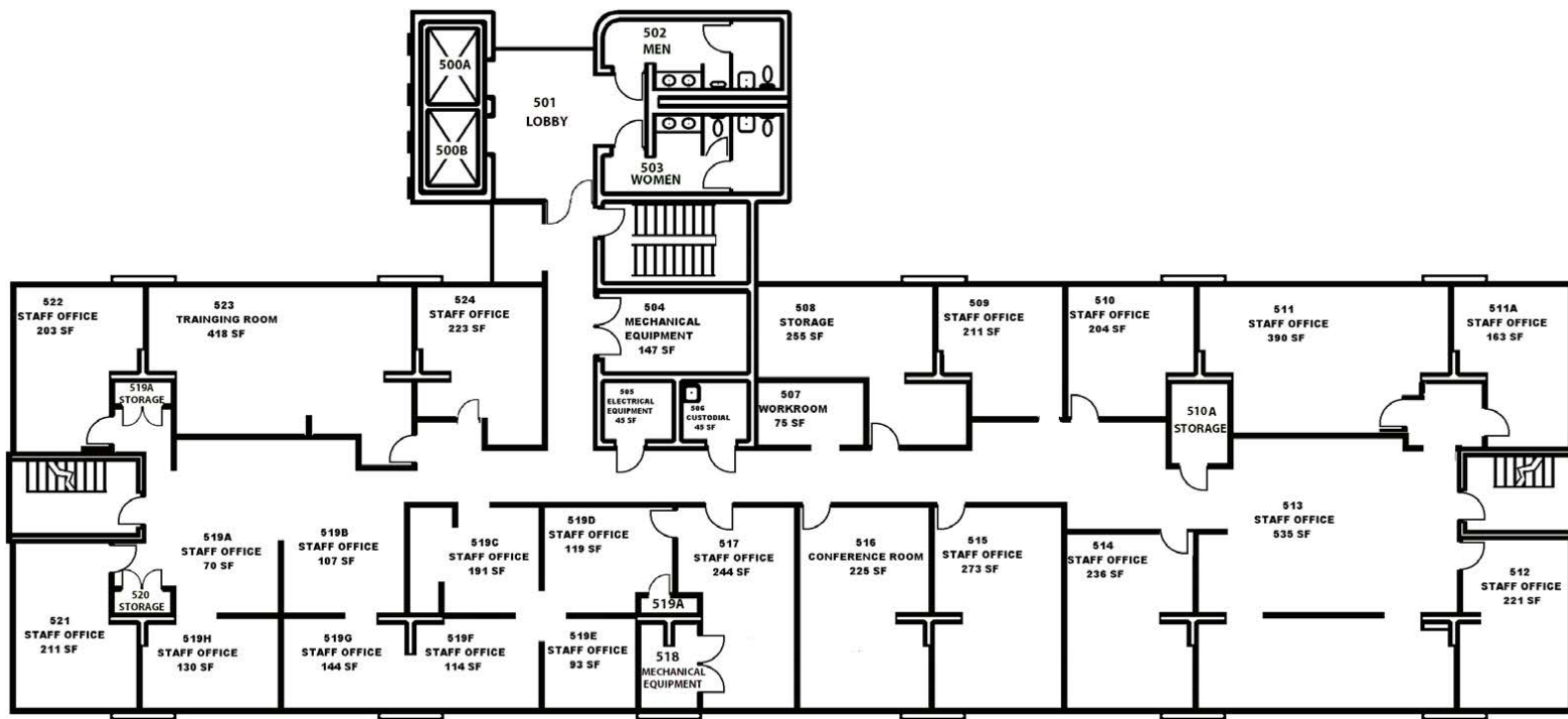
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Floor Plan - 5th Floor District Administrative Office



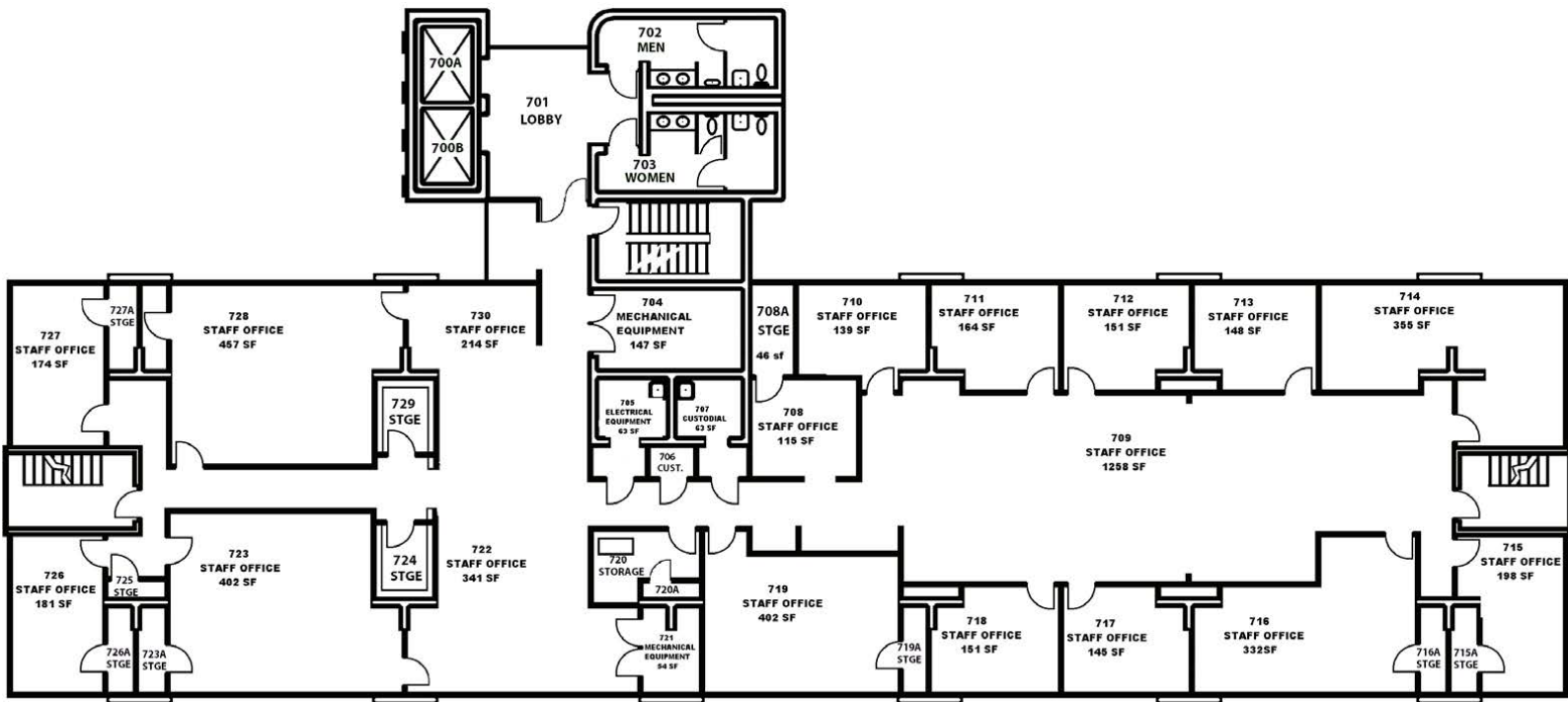
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Floor Plan - 7th Floor District Administrative Office



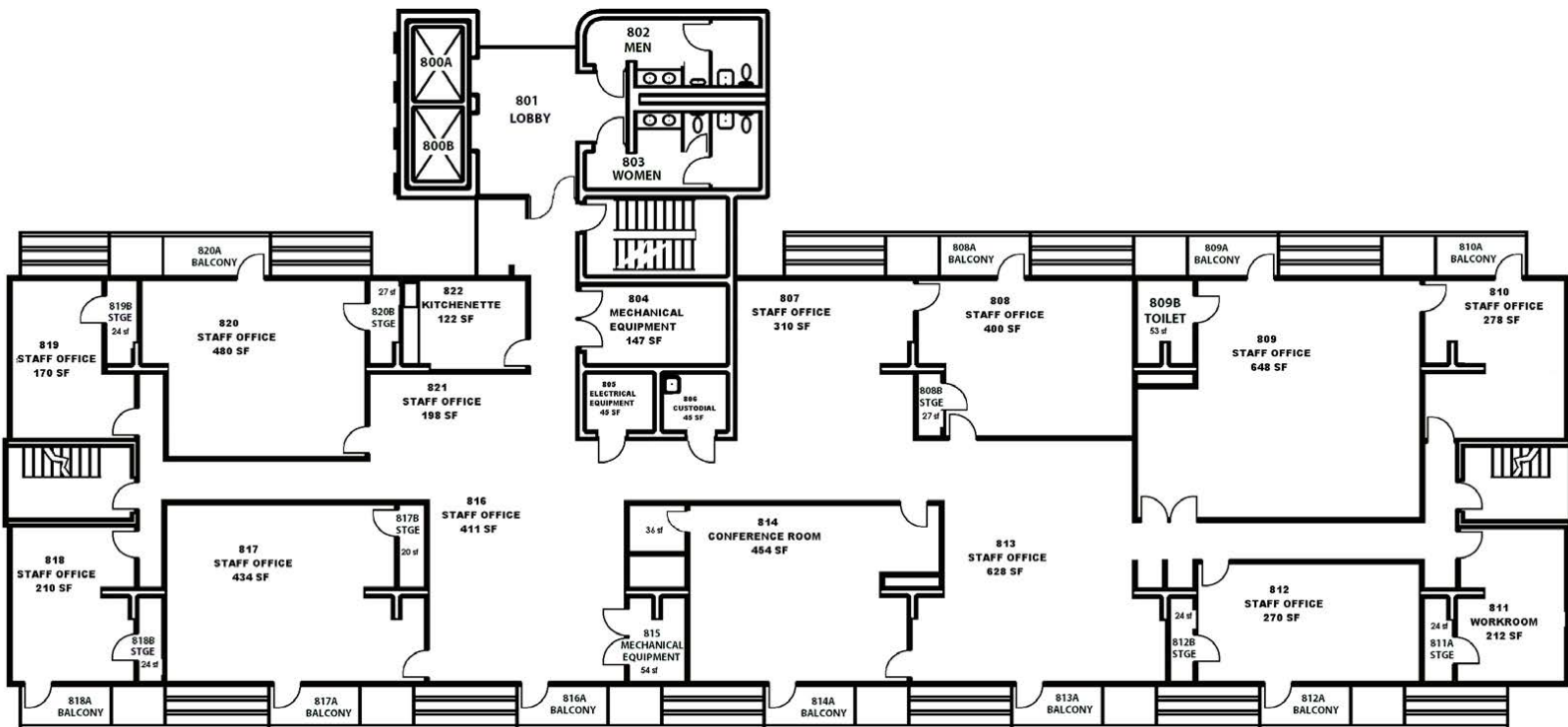
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Floor Plan - 8th Floor District Administrative Office



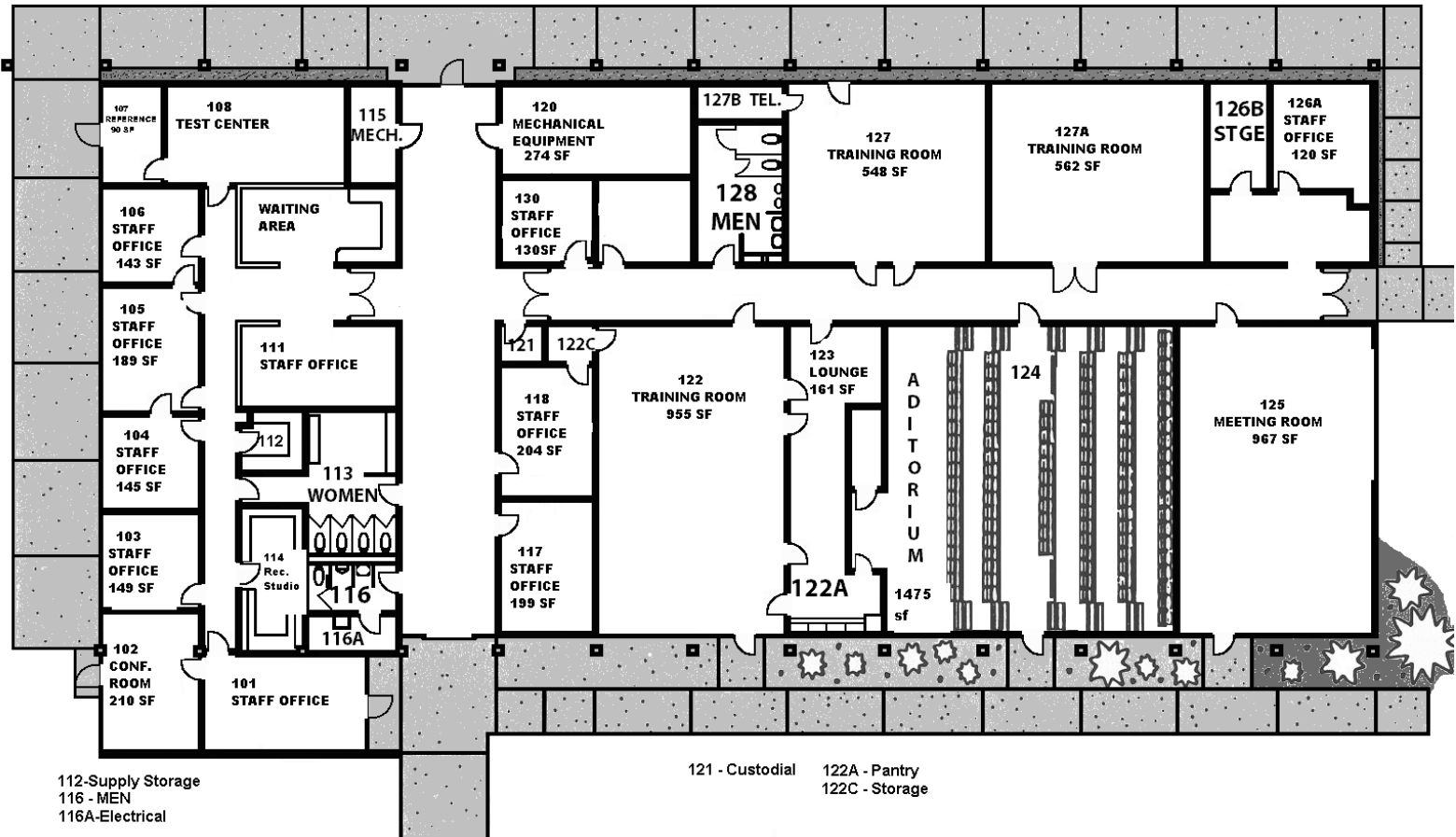
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Floor Plan - The Corporate Training Center



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Columbia Drive looking north



Columbia Drive looking south



On-site parking - Administration Building in background



Circle access drive off Arbor Place - Corporate Training Center and Administration Building in background



West and south elevations of Administration Building



East and north elevations of Administration Building ground floor and exterior stairwell



North elevation of Administration Building



Northerly gated access drive and west and south elevations of Administration Building



Lobby and Reception Desk – 1st Floor



Board Room – 1st Floor



Exterior view of chiller room



Interior room of chiller room



Administration Building roof before renovation



Administration Building roof view
northeasterly of downtown Tampa



View northeasterly of Harbour Island



View south on Seddon Channel



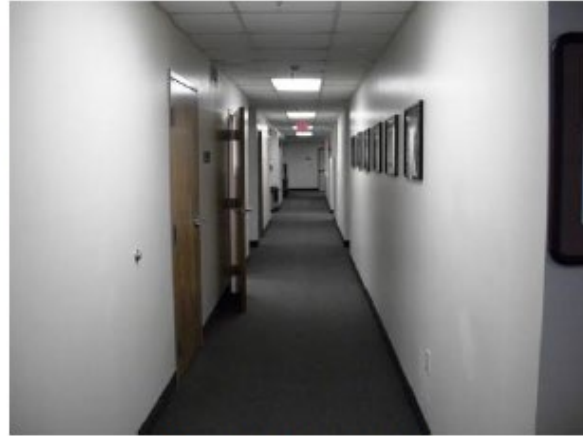
Typical elevator landing



Typical open office area



Typical Men's Restroom



Typical office corridor



Employee Break Room – 4th Floor



President's Office – 8th Floor



8th Floor conference room



View of the Corporate Training Center roof



Corporate Training Center looking northeast from circular driveway



North elevation of Corporate Training Center and access to gated City parking lot



South elevation of Corporate Training Center and landscaped courtyard



Typical classroom



Kitchenette/break room



Corporate Training Center lobby

Summary

Property Highlights	<ul style="list-style-type: none"> • Prime water frontage of 311 feet • High-quality residential neighborhood • Walking distance from Tampa General Hospital • One hundred forty-nine (149) parking spaces (1.8 / 1,000 SF) • Auditorium, conference rooms, & training rooms • Over \$4 million in renovations in the past eight (8) years
Location	Situated at the southeast corner of Columbia Drive and Arbor Place with frontage on the west side of Seddon Channel, Davis Islands, Tampa, Hillsborough County, Florida. City of Tampa Tax District
Size	<ul style="list-style-type: none"> • Combined Building Sizes: 84,041 +/- gross square feet (77,105 +/- rentable square feet) • District Administrative Office: 72,197 +/- square feet (69,261 +/- rentable) / Eight (8) stories • Corporate Training Center: 11,844 square feet +/- / One (1) story
Zoning	RS-60, Residential, Single-Family District, by the City of Tampa, Hillsborough County
Future Land Use	P/SP, Public/Semi-Public, by the City of Tampa
Traffic Counts	Davis Blvd: 24,165 (AADT - 2018) Columbia Dr: N/A (AADT - 2018)
Sealed Offer Information	Please visit www.myhillsboroughlands.com/hcc or HCC's purchasing website for more information on the property, including the a) Offer Specifications and Offer Form; and b) Agreement for Purchase and Sale and Deposit Receipt. Offers must be submitted in accordance with the Offer Specifications and Offer Form and not outside of those requirements
Minimum Offer Amount	\$18,000,000
Sealed Offer Due	Tuesday, May 19, 2020, at 2:00 PM EST

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