

SALE or LEASE

211 N. Meridian Ave
Tampa, FL 33602

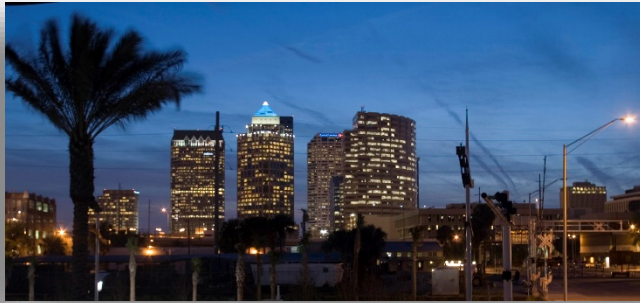
\$2,625,000

\$11 PSF/Yr NNN

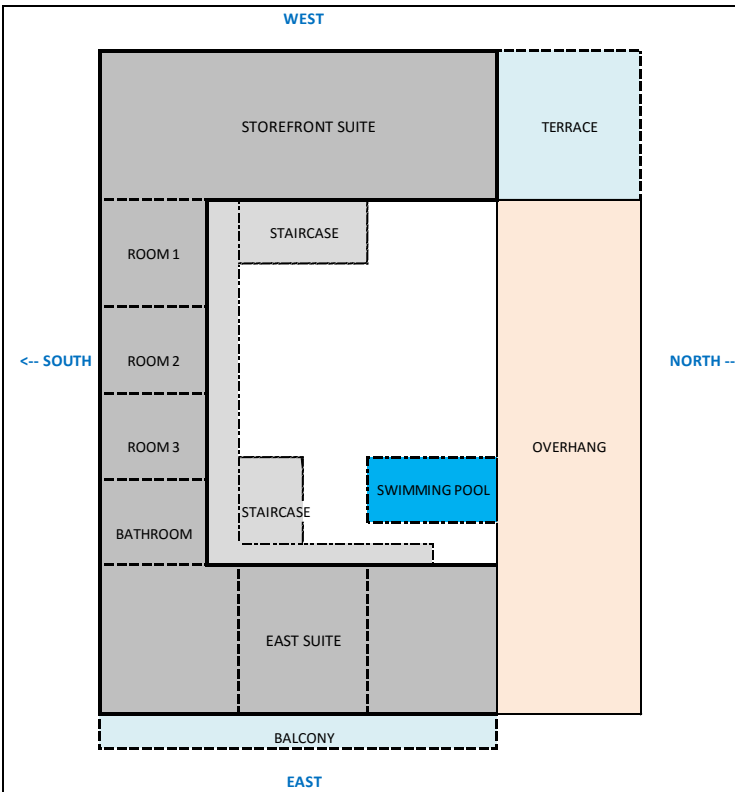
- Tampa's Downtown Channel District
- Crosstown Expressway, I-275, I-4
- 17,000 sf (0.4 ac) lot
- 4,000 sf Loft
- 7,000 sf Flex space
- Terrace and Balcony
- Ceilings: 9-23 ft

Great opportunity for a creative developer, business office, New York style residence(s), restaurant, bar, club or an innovative retailer.

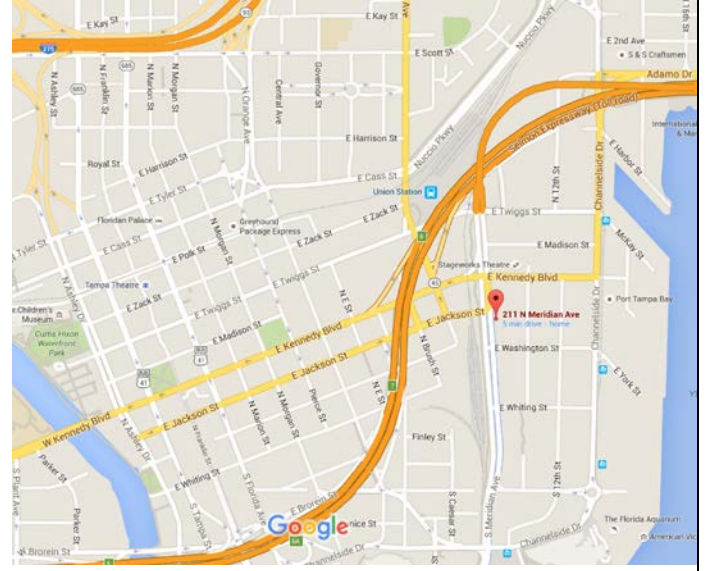
www.211Meridian.com | (813) 472-7772



Owner is seeking ideas for the best use of the property and will consider a sale, lease or a joint venture

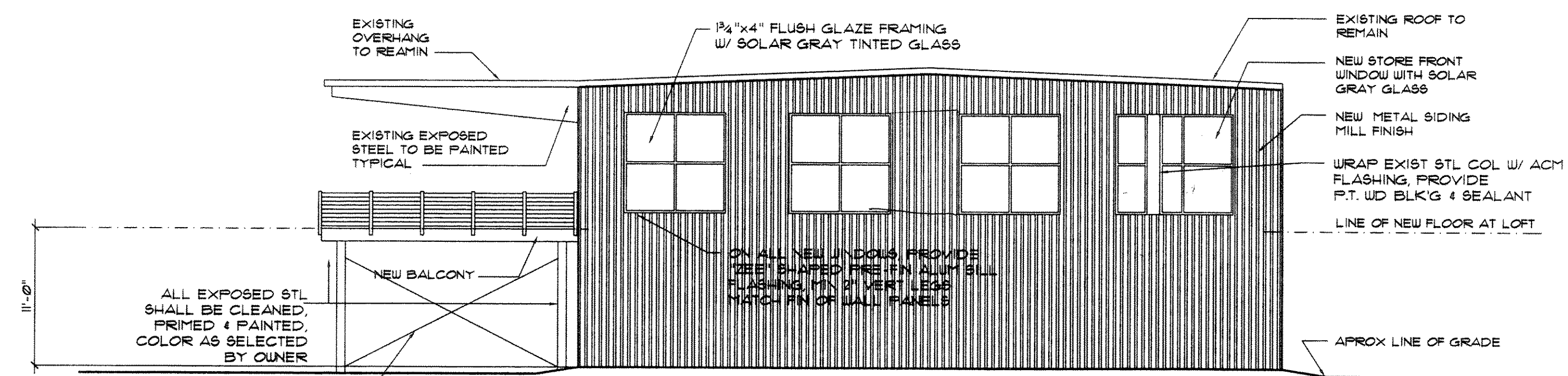


Built in 2002 as a New York style loft residence, the property is now nestled between a condo complex and a soon-to-be built hotel. Large Meridian Avenue storefront provides fantastic views of downtown skyline and head-on exposure to incoming one-way traffic on Jackson Street. Enjoy Tampa and Go Bolts!

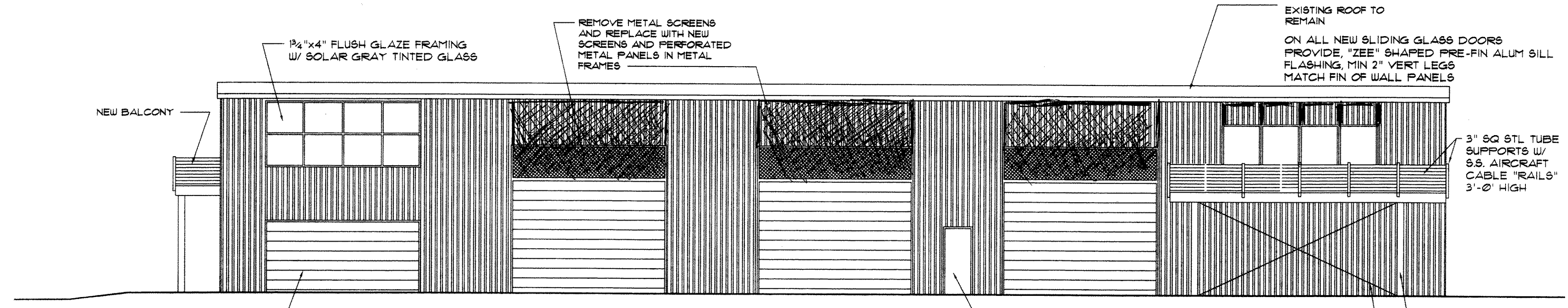


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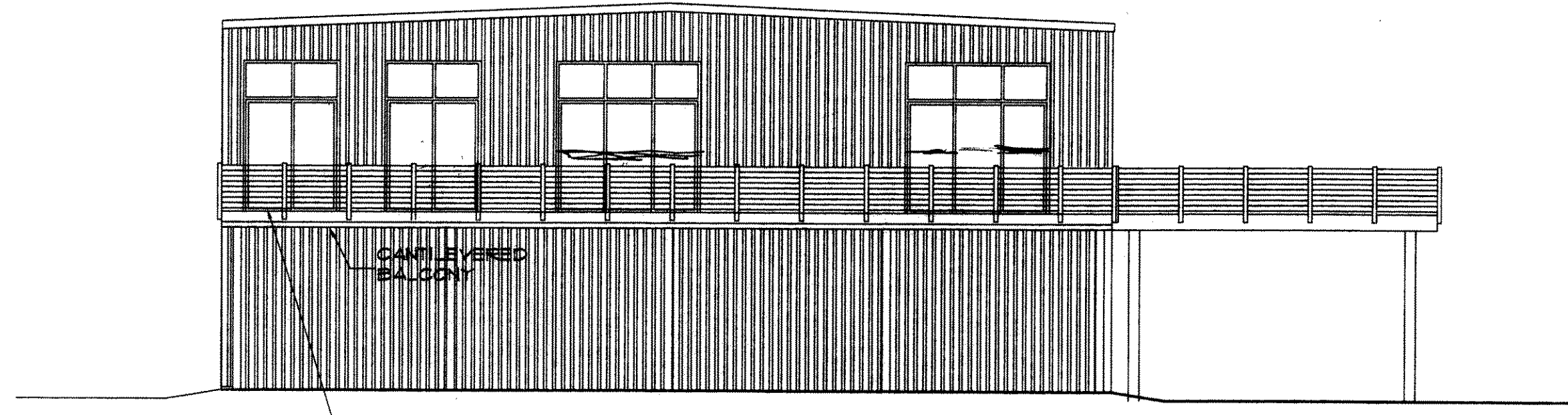
NOTE:
 BASE BID: EXIST EXTERIOR WALL PANELS TO REMAIN
 PANELS TO REMAIN
 ALT #1: REMOVE EXIST WALL PANELS, INSTALL NEW PRE-FIN ACM PANELS IN STRICT ACCORDANCE W/ MANUF PRINTED INSTRUCTIONS. COLOR AS SELECTED BY OWNER



WEST ELEVATION
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



EAST ELEVATION
 SCALE: 1/8" = 1'-0"

THE BECK GROUP
BECK INTEGRATED SERVICE

BRIAN D. WOLFE, AIA
 FL LICENSE NO. AR 0010417
 813 288-3880 FAX 813 288-5198
 5100 W. KENNEDY BOULEVARD, SUITE 150
 TAMPA, FLORIDA 33609

PROJECT NAME

RICHARD & KIM MARKHAM

TAMPA, FL

CONSULTANT

SHEET TITLE

EXTERIOR ELEVATIONS

SEAL

DATE
 SEPT 18, 2000

REVISIONS

SHEET NO.

ISSUED FOR CONSTRUCTION

PROJECT NAME

RICHARD & KIM
 MARKHAM

TAMPA, FL

CONSULTANT

SHEET TITLE

GROUND FLOOR PLAN
 FOUNDATION PLAN
 FOUNDATION DETAIL
 COLUMN SCHEDULE

SEAL

DATE

SEPT 18, 2000

REVISIONS

SHEET NO.

A-1
 2 OF 9

COLUMN SCHEDULE

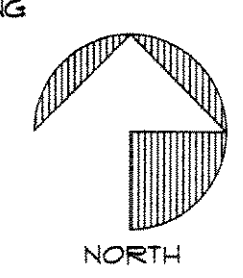
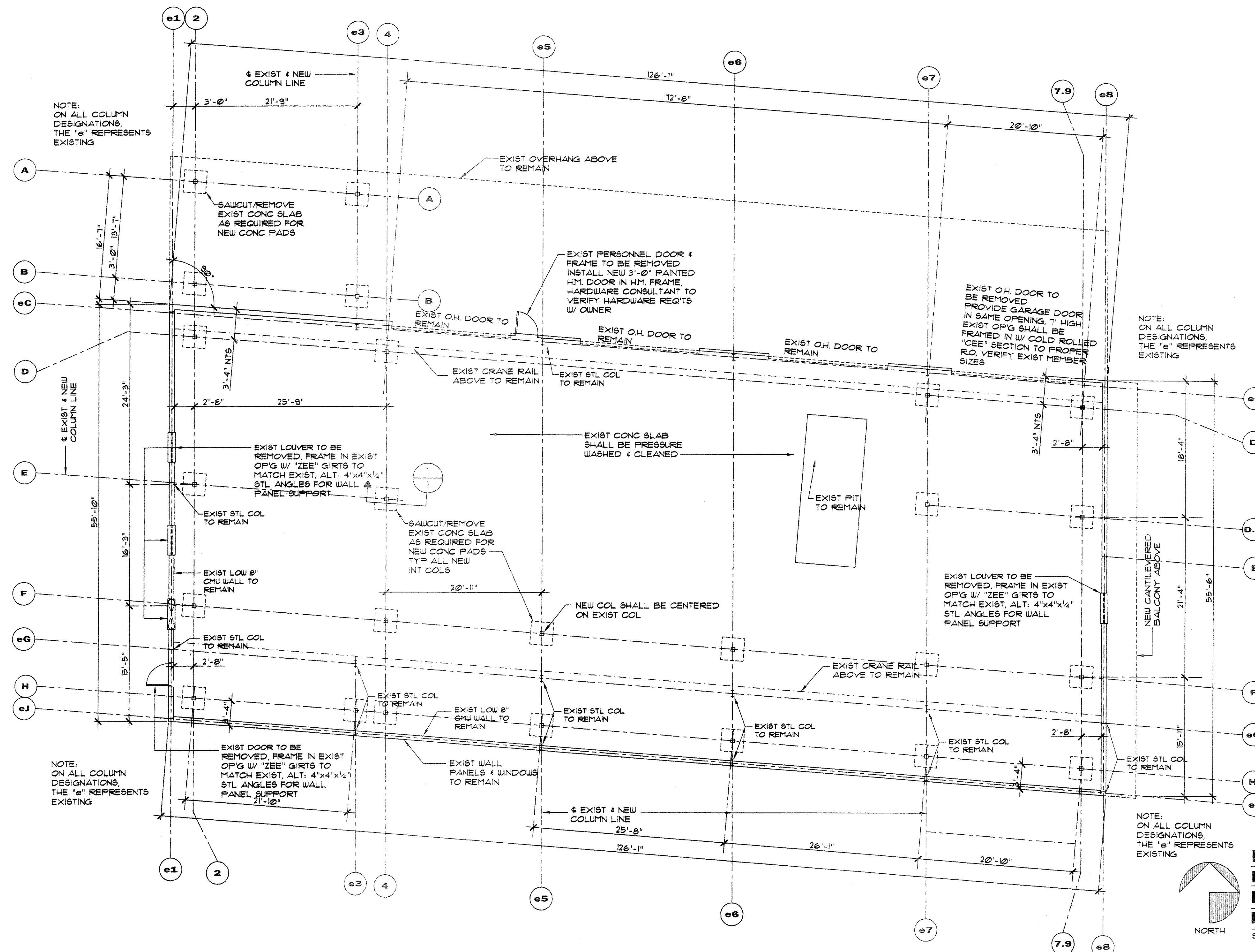
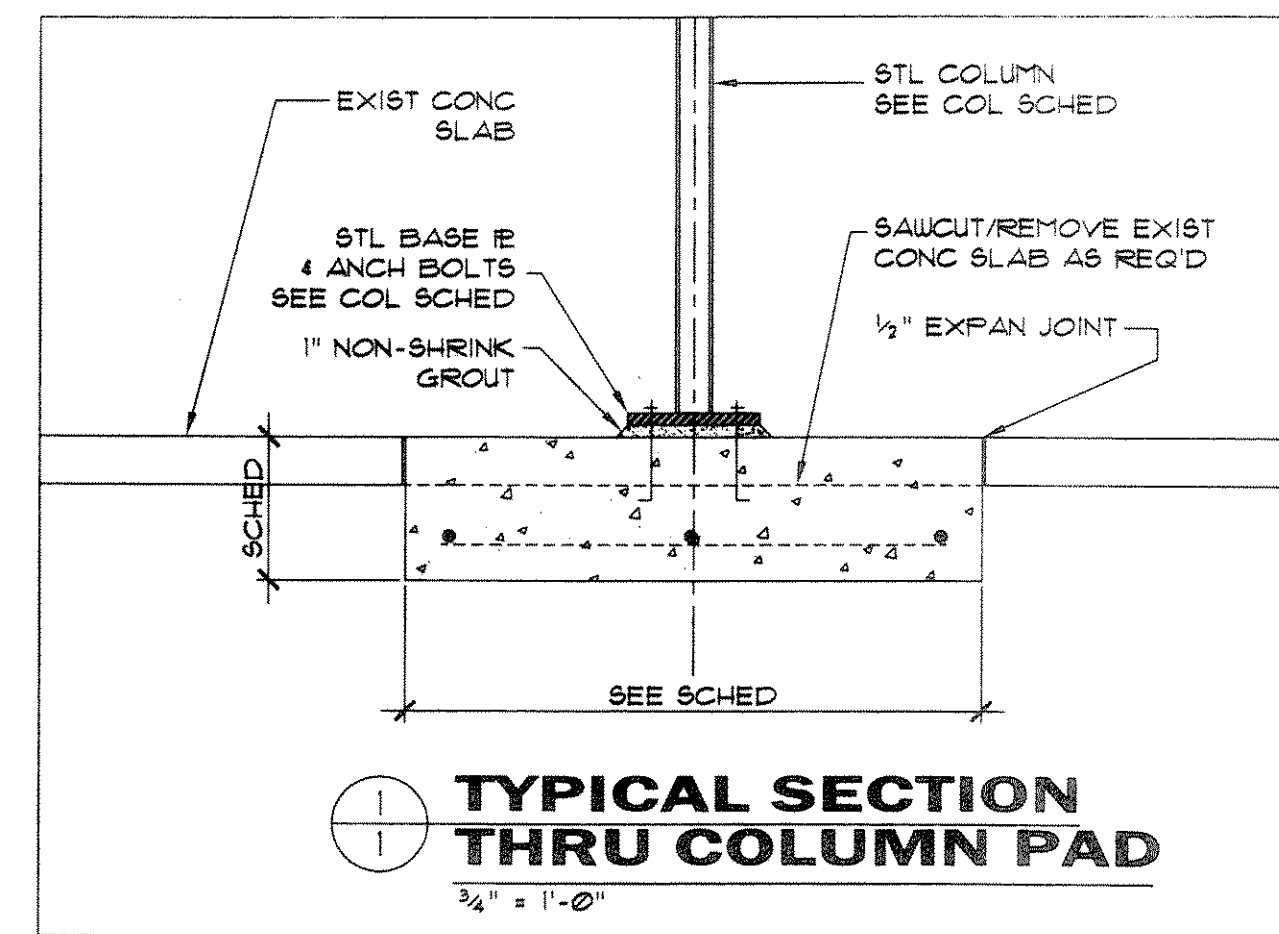
LOCATION	COLUMN	BASE IR	FOOTING
A-2 B-2 H-2 F-e6	A-e3 B-e3 F-e5	T8 3x3x 5/16"	8"x8"x1/2" w/ (4) 3/4" ANCH BOLTS 3'-0"x3'-0"x1'-0" w/ (3) 5/8 E.W.
D-1.9 D-4 F-2 H-e5 H-1.9	D-2 E-2 H-4 D-e7 H-e7	T8 3x3x 3/16"	8"x8"x3/8" w/ (4) 3/4" ANCH BOLTS 3'-6"x3'-6"x1'-0" w/ (3) 5/8 E.W.
D.9-1.9 F-1.9 H-e6	F-4	T8 3x3x 3/16"	8"x8"x3/8" w/ (4) 3/4" ANCH BOLTS 4'-0"x4'-0"x1'-0" w/ (4) 5/8 E.W.
F-e1 E-2		T8 3x3x 1/4"	8"x8"x3/8" w/ (4) 3/4" ANCH BOLTS 4'-0"x4'-0"x1'-0" w/ (4) 5/8 E.W.
D.9-e1		T8 3x3x 5/16"	8"x8"x3/8" w/ (4) 3/4" ANCH BOLTS 4'-6"x4'-6"x1'-0" w/ (4) 5/8 E.W.

STRUCTURAL NOTES

FLOOR LIVE LOAD: 40 PSF
 PARTITION LOAD: 20 PSF
 DESIGN CONCRETE STRENGTH IN 28 DAYS: 3000 PSI
 STRUCTURAL STEEL: 36 KSI
 STEEL COLUMNS: 46 KSI
 ASSUMED SOIL BEARING PRESSURE: 2000 PSF

GENERAL NOTES:

- UNLESS OTHERWISE NOTED, DIMENSIONS ARE GIVEN TO FACE OF STUD, & FACE OF CMU, TYPICALLY.
- WHERE NEW CONSTRUCTION ABUTS EXIST. CONSTRUCTION THAT IS TO REMAIN, ALL ADJACENT MATERIALS & FINISHES SHALL BE REPAIRED & REFINISHED AS REQUIRED.
- WHERE EXISTING CEILING, WALLS & FLOORS HAVE BEEN DAMAGED DUE TO DEMOLITION & NEW CONSTRUCTION UNDER THIS CONTRACT, CONTR. SHALL REPAIR & REFINISH AS REQ'D. TO LIKE NEW FINISH.
- EXISTING CONDITIONS SHALL BE FIELD MEASURED/VERIFIED PRIOR TO CONSTRUCTION.



EXISTING AND PROPOSED FIRST FLOOR PLAN FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"

ISSUED FOR CONSTRUCTION

PROJECT NAME

RICHARD & KIM
MARKHAM

TAMPA, FL

CONSULTANT

SHEET TITLE

PLUMBING
PLAN

SEAL

DATE

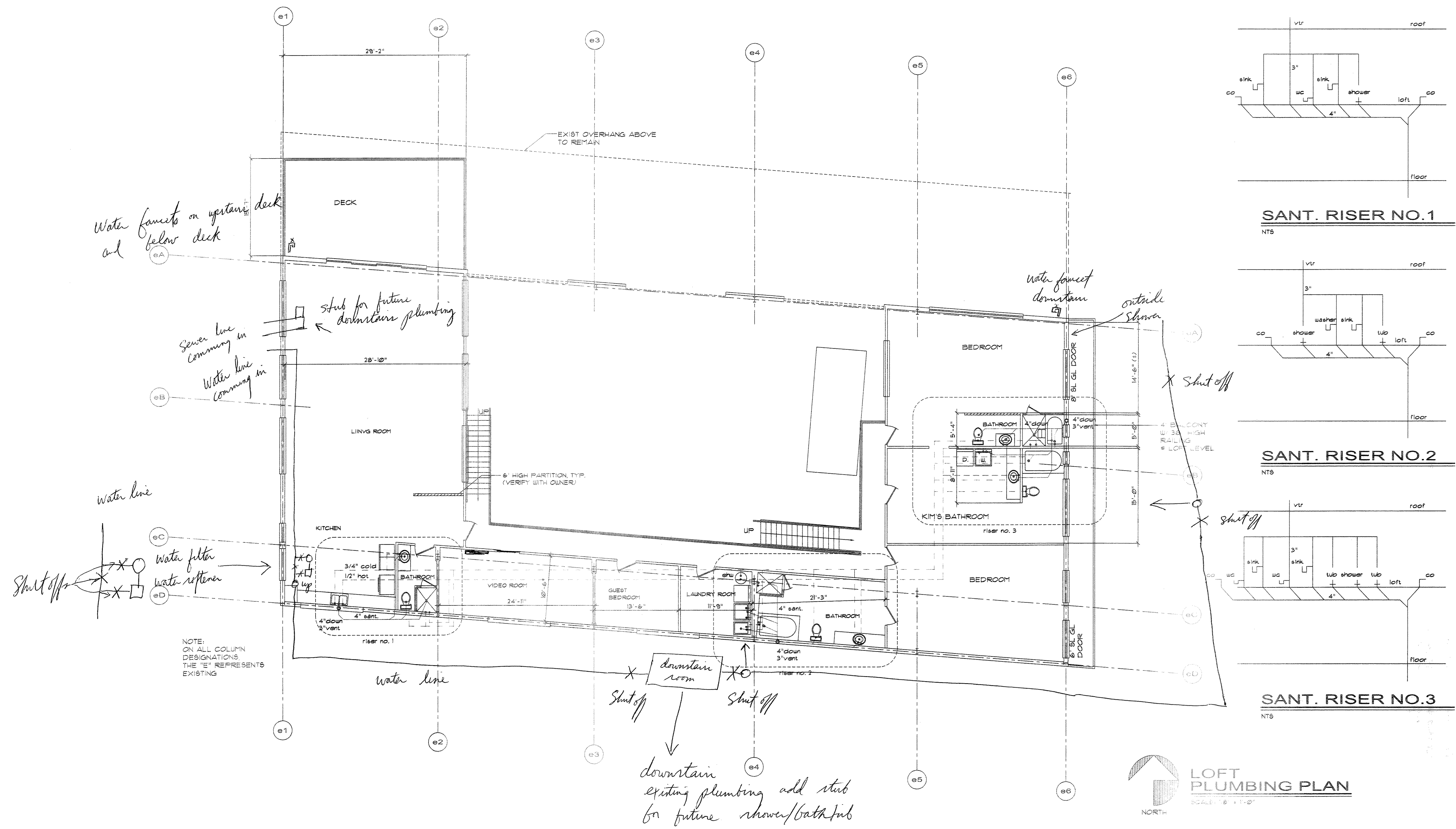
SEPT 18, 2000

REVISIONS

SHEET NO.

A-6
7 OF 9

ISSUED FOR CONSTRUCTION

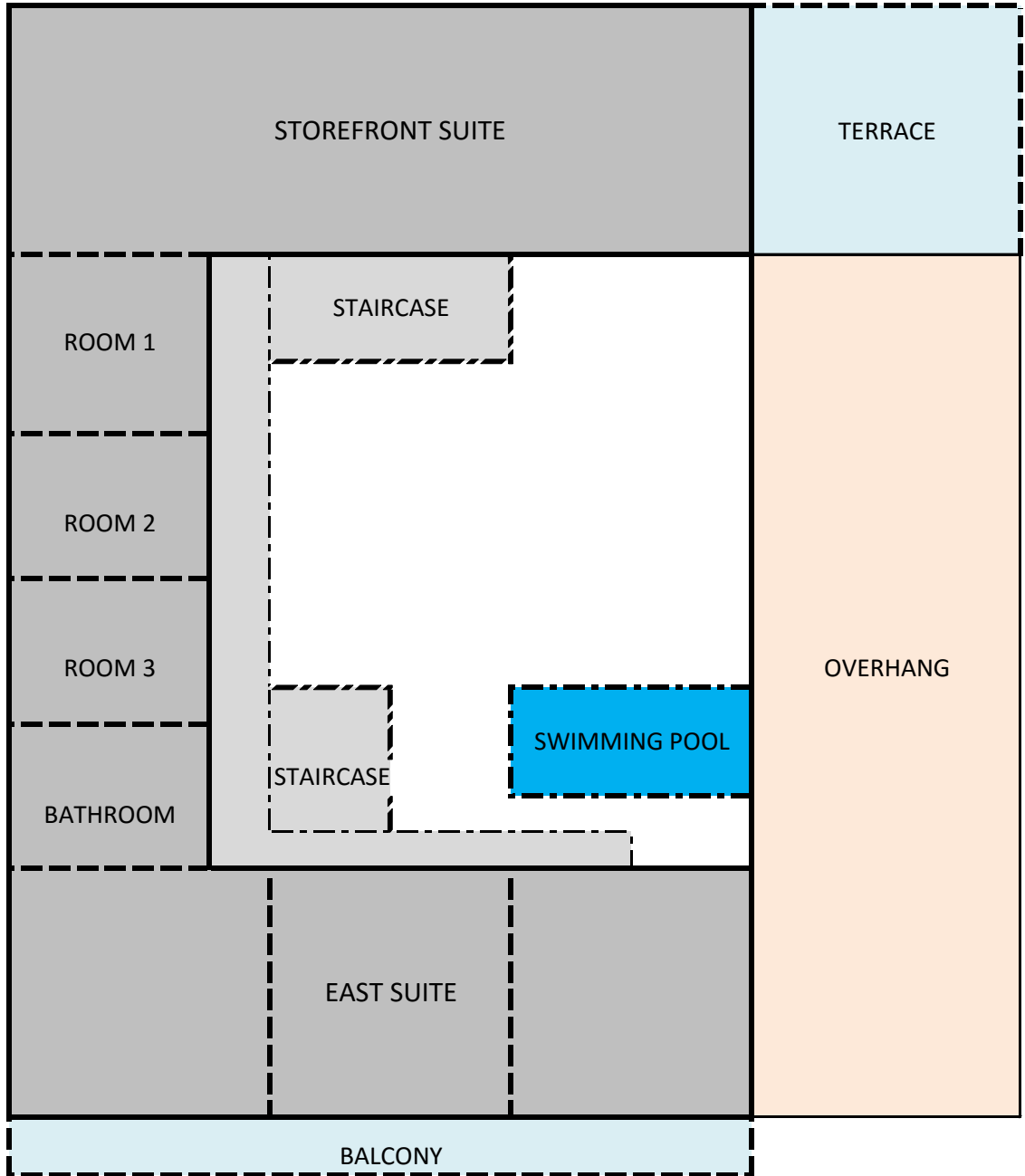


**LOFT
PLUMBING PLAN**
SCALE: 1/8" = 1'-0"

NORTH

WEST

<-- SOUTH



EAST

EXHIBIT A

Lots 15, 16 and 17 in Block 11 of INTER-STATE INVESTMENT CO'S PLAT NO. 6, as per map or plat thereof recorded in Plat Book 15, page 1, of the public records of Hillsborough County, Florida.

and

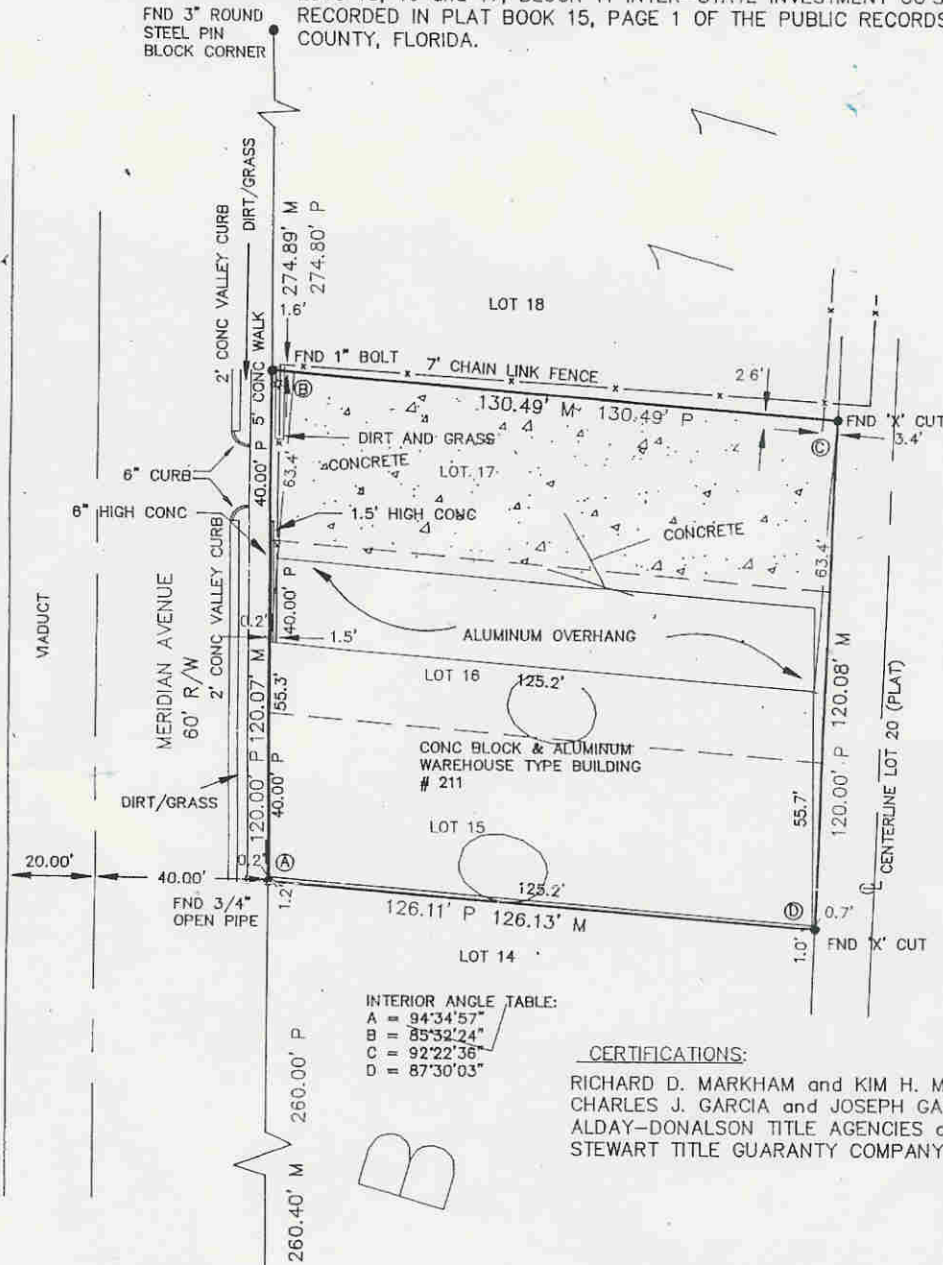
Parcel 3, Block 11, Plat 6

That part of the West $\frac{1}{2}$ of Lot 20, Block 11 of INTERSTATE INVESTMENT CO'S PLAT NO. 6, according to the map or plat thereof as recorded in Plat Book 15, page 1, of the public records of Hillsborough County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Lot 20; thence on the West boundary of said Lot 20, South $03^{\circ}50'54''$ East, a distance of 134.23 feet to the POINT OF BEGINNING, said point being the Northeast corner of Lot 17 of said Block 11; thence on the Easterly extension of the North boundary of said Lot 17, North $88^{\circ}39'36''$ East, a distance of 12.99 feet to a point on the centerline of said Lot 20; thence on said centerline South $03^{\circ}50'48''$ East, a distance of 119.95 feet to a point on the Easterly extension of the South boundary of Lot 15 of said Block 11; thence on said Easterly extension, South $88^{\circ}44'18''$ West, a distance of 12.99 feet to the Southeast corner of said Lot 15; thence on the West boundary of said Lot 20, North $03^{\circ}50'54''$ West, a distance of 119.93 feet to the PONT OF BEGINNING.

LEGAL DESCRIPTION:

LOTS 15, 16 and 17, BLOCK 11 INTER-STATE INVESTMENT CO'S PLAT No. 6 AS RECORDED IN PLAT BOOK 15, PAGE 1 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



INTERIOR ANGLE TABLE:

A	= 94°34'57"
B	= 85°52'24"
C	= 92°22'36"
D	= 87°30'03"

CERTIFICATIONS:

RICHARD D. MARKHAM and KIM H. MARKHAM
CHARLES J. GARCIA and JOSEPH GARCIA
ALDAY-DONALSON TITLE AGENCIES OF AMERICA, INC.
STEWART TITLE GUARANTY COMPANY

FLOOD STATEMENT:
THIS STRUCTURE APPEARS TO BE IN FLOOD ZONE B ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 120114-0024-C MAP REVISED DATE SEPTEMBER 30, 1982 AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

- | | | |
|--------------------------------|-------------------------------------|------------------------------------|
| P.O.C. = Point of Commencement | F.I.R. = Found Iron Rod & Cap | D/W = Driveway |
| P.O.B. = Point of Beginning | F.P.P. = Found Pinched Pipe | M.O.L. = More or Less |
| (M) = Data per Description | F.O.P. = Found Open Pipe & Cap | +/- = Plus or Minus (more or less) |
| (C) = Measured Data | P.C.P. = Permanent Control Point | Ac. = Acres |
| (C) = Calculated Data | F.C.M. = Found Concrete Monument | C.P.B. = Condominium Plat Book |
| PG. (a) = Page (a) | S.I.R. = Set Iron & Cap L.S. # 2885 | D.B. = Deed Book |
| O.R. = Official Record Book | LB = Corporate Certificate Number | PP = POWER POLE |
| P.B. = Plat Book | P.L.S. = Professional Land Surveyor | WV = Water Valve |
| (R) = Radial Line & Direction | C.S. = Concrete Slab | SSMH = Sanitary Sewer Manhole |
| R = Radius | CONC. = Concrete | FPMH = Florida Power Co. Manhole |
| Δ = Delta Angle | S/W = Sidewalk | Pkg. = Parking |
| C = Top of Curb | ⊕ = Centerline | L/P = Light Pole |
| ⊖ = Edge of Pavement | R/W = Right-of-Way | OHW = Overhead Wires |
| SMH = Storm Sewer Manhole | R/C = No Cap | LA = Landscape Area |
| M.E.S. = Mitred End Section | C.B.S. = Concrete Block Structure | C/C = Covered Concrete |
| T.O.B. = Top of Bank | G.E. = Grate Elevation | EI = Elevation |
| T.O.S. = Toe of Slope | G.I. = Grate Inlet | CMP = Corrugated Metal Pipe |
| G = Gutter | I.E. = Invert Elevation | RCP = Reinforced Concrete Pipe |
| | WM = Water Meter | GV = Gate Valve |

I, DENNIS J. EYRE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS IN SECTION 472.027, FLORIDA STATUTES (OR RULE CHAPTER 61G17-8.000, F.A.C.) SURVEY NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL.

Dennis J. Eyre
DENNIS J. EYRE, P.L.S. FLA. REG. No. 2885
DATE: JULY 14, 1999

DRAWN BY	ALH.	DATE	JULY 13, 1999
CHECKED BY	D.J.E.	SCALE	1" = 30'
JOB NO.	2545	SHEET	1 OF 1

GEODATA SYSTEMS INC.
369 MEARS BLVD
OLDSMAR, FLORIDA 34677
PHONE: (727) 784-0961