



# OFFICE BUILDING FOR LEASE

1730SF HIGH END DOWNTOWN TAMPA FREESTANDING OFFICE BUILDING FOR LEASE!

603 E Jackson St , Tampa, FL 33602

LEASE BROCHURE • JUNE 14, 2023

**Kari L. Grimaldi/ Broker**

813.882.0884

kari@grimaldcommercialrealty.com

**Grimaldi Commercial Realty Corp.** • 115 W Bearss Ave • Tampa, FL 33613 • 813.882.0884  
grimaldcommercialrealty.com



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**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

**Available SF:** 1730 SF

**Lease Rate:** \$27 + \$9.25 NNN

**Renovated:** Currently finalizing renovations, can be customized from shell

**Zoning:** CBD-1; Office and Retail

**Market:** Tampa's Central Business District

**PROPERTY OVERVIEW**

FULLY RENOVATED, multi-story office building in Downtown Tampa's central business district! 1730SF ground floor DIRECTLY across from the Hillsborough County Government sporting high-end upgrades and floor to ceiling glass windows. Tenants can occupy the entire ground floor for office/retail space. Tenants can occupy the entire ground floor for office/retail space and on-site parking (4 spaces) in addition to adjacent paid parking, as well as street parking. They can as well enjoy incredible skyline views of Tampa's most beautiful skyscrapers with priority access to reserve the rooftop lounge area. Select signage possibilities with large LED screens with high visibility facing the highly trafficked street. Zoned for Retail, restaurant, or office. 4 weeks until completion. Owner will be putting high end finishes and tenants can choose their desired upgrades, paint, floors and buildout.

**AVAILABLE SPACES**

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
Entire First Floor	\$27.00 SF/yr	Office-Retail	1,728 SF

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## PROPERTY DESCRIPTION

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FULLY RENOVATED, multi-story office building in Downtown Tampa's central business district! 1730SF ground floor DIRECTLY across from the Hillsborough County Government sporting high-end upgrades and floor to ceiling glass windows. The vibrancy of Tampa's Channel District is echoed throughout this building as it is within arm's reach of The University of Tampa, which is less than a seven-minute drive to the west and only 15 minutes to Tampa International Airport. The property is steps from Selmon Expressway and is less than a mile from Amalie Arena, home of the Tampa Bay Lightning hockey team. The property is easily accessible by car/foot, encompasses 4 registered parking spots and adjacent paid parking.

Located west of County Center and one block to Hillsborough County Courthouse, this is a preferred locations for attorneys, court reporters and government agencies.  
4 Spaces (2.31 Spaces per 1,000 SF Leased)

### LOCATION DESCRIPTION

This ideally located office space is at-the-ready to provide exceptional experiences at Tampa's core, promising a high-end experience at the heart of all that Tampa has to offer.

This fantastic office building is within walking distance to numerous business, government and cultural centers including Tampa City Hall, County Courthouse, Federal Courthouse, Straz Center for the Performing Arts, Tampa Museum of Art, Tampa Riverwalk, Tampa Convention Center and numerous hotels and restaurants

Nearby is the hotel bar, Tropical Smoothie, European Wax Center, Designing Eyes Optical Shop, American Reprographics, Gen-X Tavern, Pint & Brew, and KJ's Auto Detail Center. Nearby Water Street Tampa, a \$3 billion, new master-planned development, that will house 45-acres of apartments, hotels, and other amenities. \$1.1 billion has also been earmarked for the surrounding area in a plan designed to add 1,000,000 square feet of hospitality services and residential development, 250,000 square feet of retail, and the University of South Florida's medical school, with additional initiatives to be announced.



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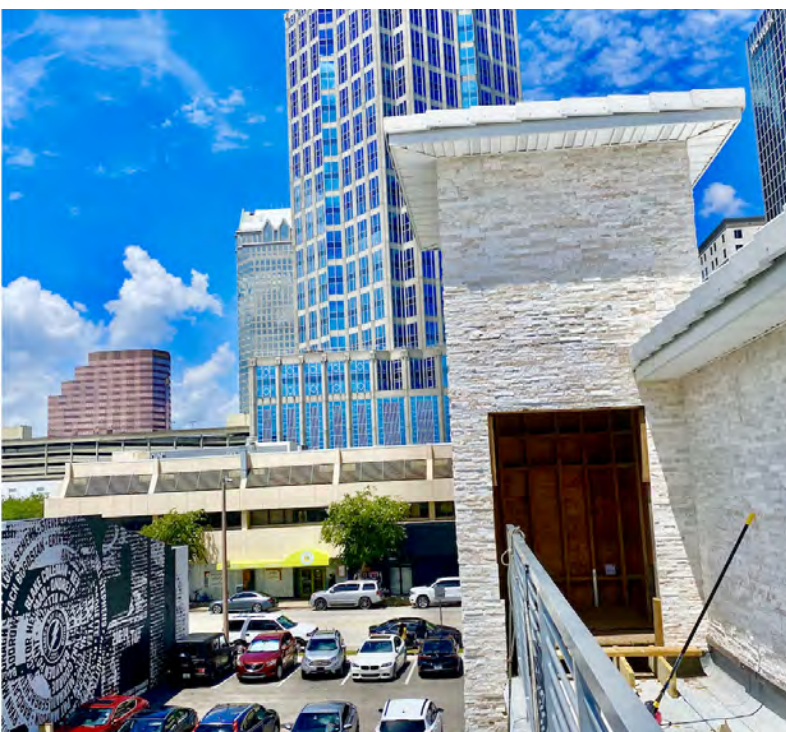


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## COMPLETE HIGHLIGHTS

### LEASE HIGHLIGHTS

- Tenant can select finishes and customize
- Steps to various amenities, such as CVS Pharmacy, Publix Supermarket, Crunch Fitness, and multiple parks. Within a four-minute drive of the I-275/I-4 Interchange, and overlooks Selmon Expressway.
- Select signage possibilities with high visibility facing the Selmon Expressway.
- 4 Entrances/Exits for Multiple Tenants
- 4 Parking Spots & Adjacent Paid Parking
- Near the Selmon Expressway & Channelside
- Across from Hillsborough County Government Offices
- Walking Distance to Amalie Arena
- The property is steps from Selmon Expressway and is less than a mile from Amalie Arena, home of the Tampa Bay Lightning hockey team. The property is easily accessible by car/foot, encompasses 4 registered parking spots and adjacent paid parking.



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**ADDITIONAL PHOTOS**



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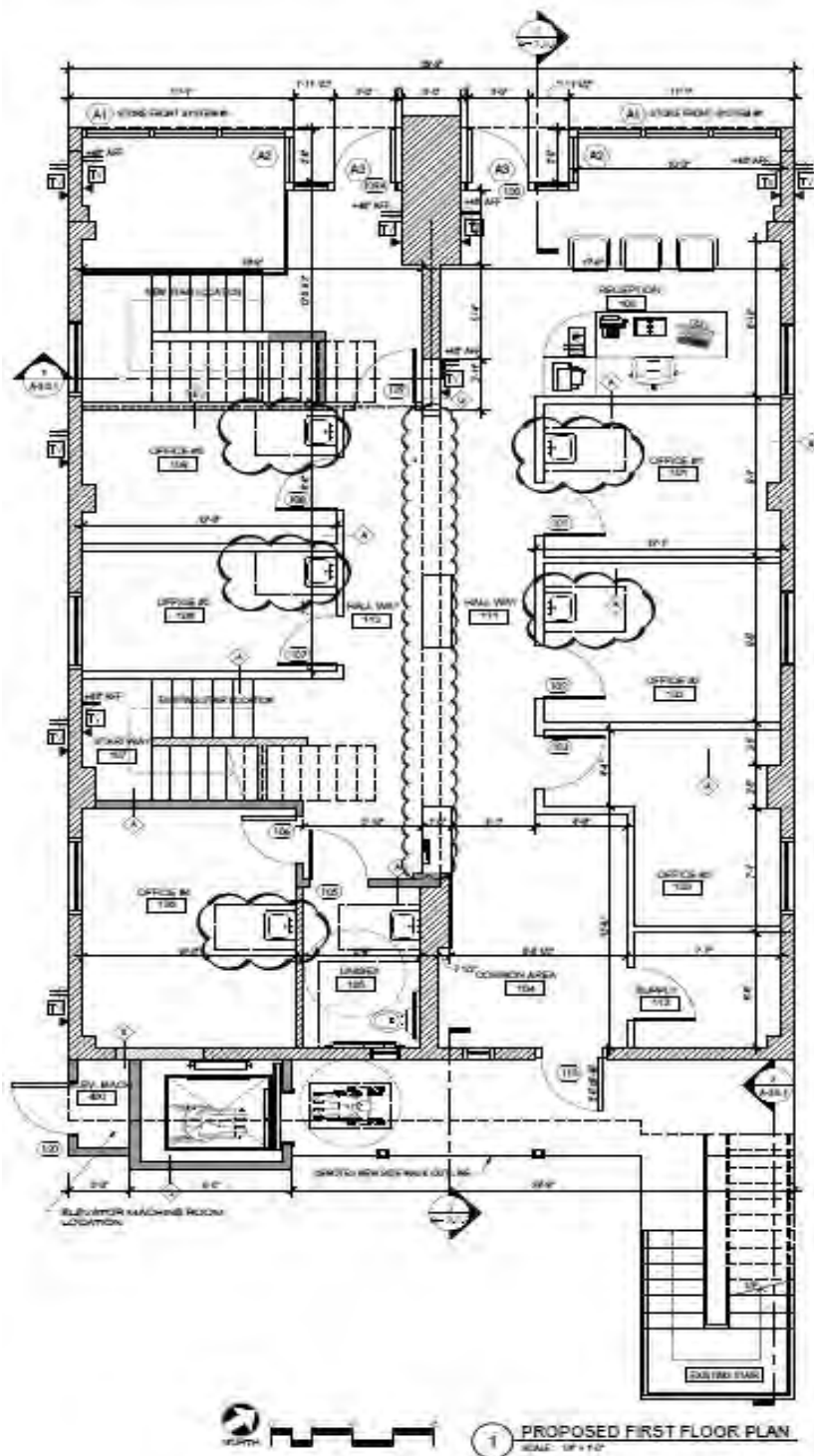
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FIRST FLOOR PLANS



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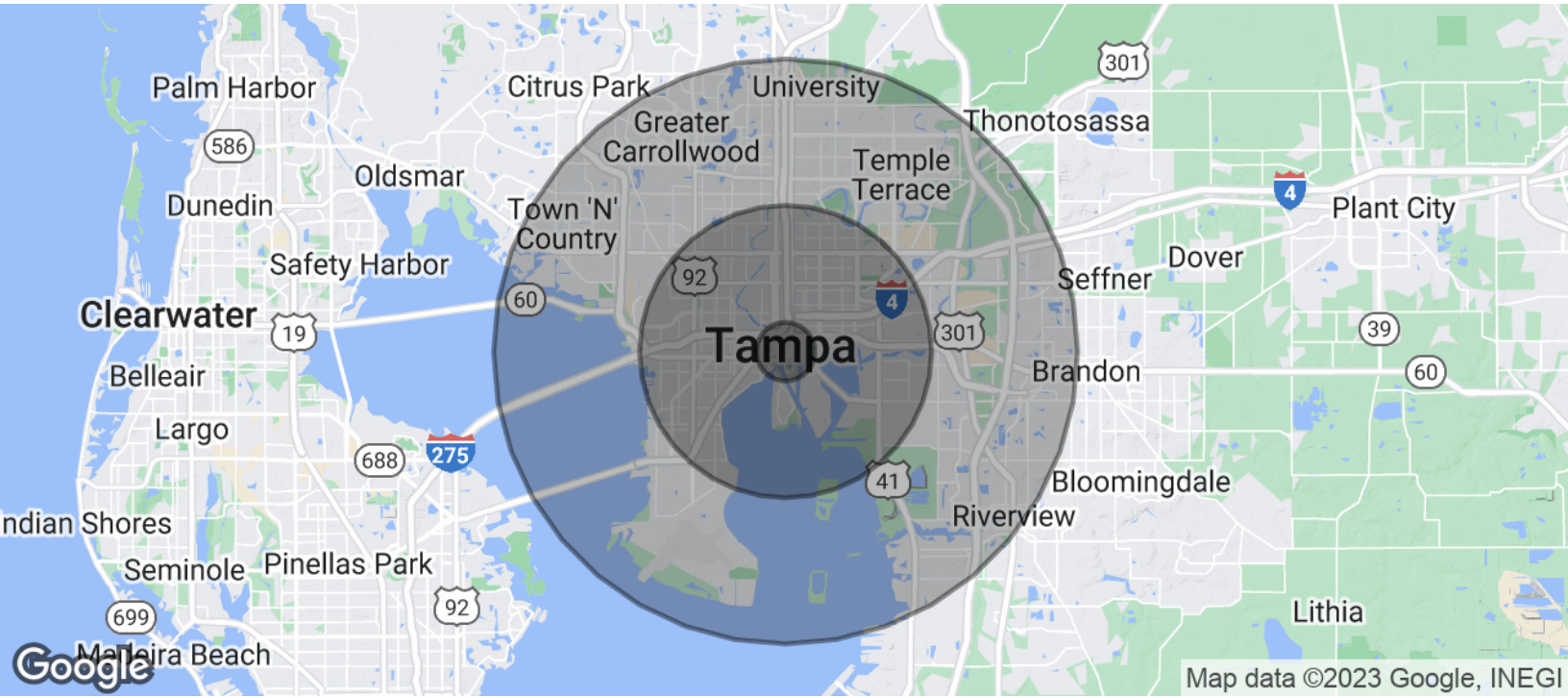
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**DEMOGRAPHICS MAP & REPORT**



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	9,539	208,200	661,016
Average Age	32.4	36.2	34.9
Average Age (Male)	31.4	34.6	33.7
Average Age (Female)	32.9	37.7	36.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	4,859	85,564	264,463
# of Persons per HH	2.0	2.4	2.5
Average HH Income	\$91,057	\$66,654	\$58,711
Average House Value	\$429,604	\$340,166	\$257,030

\* Demographic data derived from 2020 ACS - US Census

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## ADVISOR BIO & CONTACT 1

### KARI L. GRIMALDI/ BROKER

President



115 W Bearss Ave  
Tampa, FL 33613  
T 813.882.0884  
C 813.376.3386  
kari@grimaldicommercialrealty.com  
FL #BK3076744

### PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning and joining the family business at an early age, Kari understands the importance of networking and building relationships, and has accumulated 20+ years of experience and in-depth knowledge to execute and navigate commercial real estate transactions for Sellers, Buyers, and Landlords/Tenants from inception to closing. Kari has an extensive resume with some of the highlights listed below:

2022 Crexi Platinum Broker Award Winner

Areas of Expertise:

Office and Build-to-Suit Sales & Leasing  
Medical Office Sales  
Retail Sales  
Industrial Sales  
Multifamily Investments  
Single NNN National Investments  
Land & Commercial Development  
Foreign Investors & Investment Specialist  
Seller Finance and Creative Financing  
1031 & Reverse Exchanges  
Short Sales & Distressed/Bank-owned assets

As a commercial real estate owner and investor herself, Kari knows first hand how to guide others through the process, and negotiate and close transactions successfully. Kari has a vast portfolio of closed transactions in all sectors of the commercial market, and is a multi-million dollar sales producer.

### EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

### MEMBERSHIPS & AFFILIATIONS

Member of NAR, FAR, and FGCAR- Association of Realtors  
REIC Member- Real Estate Investment Council  
CCIM Candidate- Certified Commercial Investment Member  
ICSC Member- International Council of Shopping Centers

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