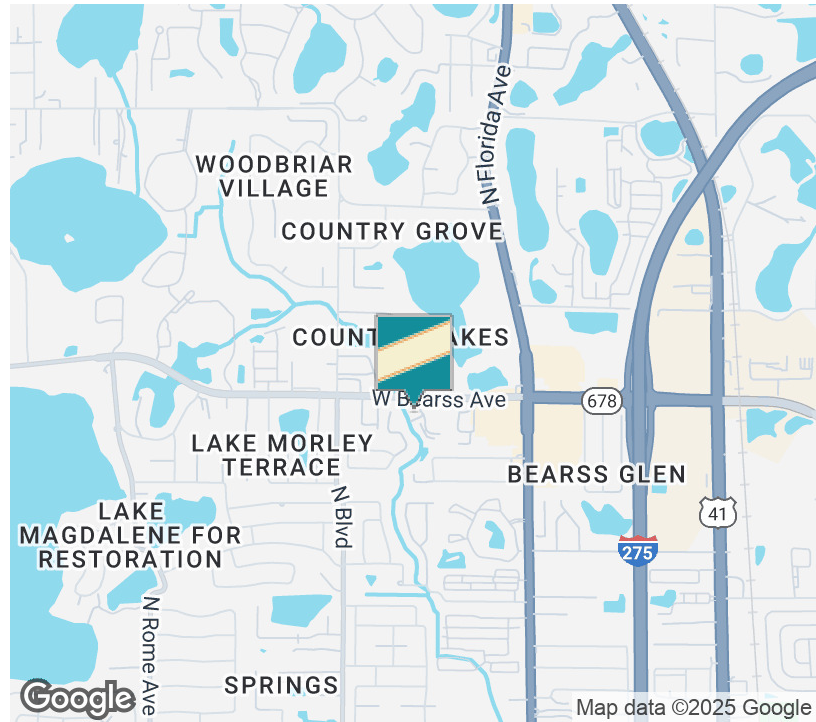




TERRA CORP BUSINESS OFFICE PARK

14902 Winding Creek Court, Tampa, FL 33613

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	Unit 103-C 485 SF
Lease Rate:	\$1,010.42 per month (\$25.00 SF/YR) MG
Lot Size:	1.88 Acres
Building Size:	13,250 SF
Renovated:	2018
Zoning:	PD
Market:	Tampa
Submarket:	Lake Magdalene/ Carrollwood/ N. Tampa

PROPERTY OVERVIEW

Fully and beautifully renovated Professional Office Site! Executive Office Suites on Winding Creek Ct. / Bearss Ave between Rome N. Blvd and Florida Ave in Carrollwood/ Lk Magdalene. There is one 485 SF suite available for \$1,010.42 per month (\$25 SF/YR). The space is very well appointed and spacious with two private offices, a private restroom, a reception area, and a kitchenette with a sink and fridge.

AVAILABLE SPACES

SPACE: 103-C	LEASE RATE	LEASE TYPE	SIZE (SF)
14902 Winding Creek Court	\$25.00 SF/yr		485 SF

Kari L. Grimaldi/ Broker **Jordan Levy**
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COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- Executive Office Suite Available
- Well appointed and spacious with two private offices, a private restroom, a reception area, and a kitchenette with a sink and fridge.
- All first-floor Walk-up suites
- Each Suite with Private Entry, Alarmed and Fully Sprinkled
- Covered outside seating throughout the walkways
- Beautifully appointed buildings, all solid concrete construction - ground-up remodeling ~2018
- Large floor-to-ceiling windows to appreciate the numerous Grand Oaks around the property



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UNIT 103-C PHOTOS



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PROPERTY DESCRIPTION

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Beautifully renovated complex comprised of four buildings with covered outside seating areas, surrounded by mature live oaks, on Bearss Ave between Florida Ave and N. Blvd. in Lake Magdalene area. Offices have been fully renovated or in process, each with private restroom, reception area, with 2-5 private offices, with private entry, alarm system and fully sprinkled, for each suite. Each space has a kitchenette with a sink, granite tops and a small refrigerator. Spaces are leasing quickly, please call now to schedule a showing of the remaining space. (Rent does not include internet. Tenant will be responsible for setting up their own internet service - Frontier or Spectrum.)

ONLY 1 SPACE CURRENTLY AVAILABLE -

Suite 103-C / 485 SF

The suite has a reception area with a kitchenette, 2 large private offices and a private restroom. Configurations may vary slightly from the attached floor plan. Unit can be painted in neutral color at Tenant's request.

LOCATION DESCRIPTION

Direct frontage on busy W Bearss Ave. in Tampa, conveniently located between N. Blvd and Florida Ave in Lk Magdalene area, less than a mile from I-275 and minutes from N. Dale Mabry Hwy. Convenient to Carrollwood, Lutz, Land O Lakes and more.

EXTERIOR DESCRIPTION

Solid block construction with stucco exterior finish

INTERIOR DESCRIPTION

Drywall with drop ceiling, choice of flooring products, kitchenettes with granite countertops and mini-fridge, private bathroom.

PARKING DESCRIPTION

Surface

UTILITIES DESCRIPTION

TECO - all spaces separately monitored. Rent does not include internet - tenant will be responsible for setting up their own internet service.

CONSTRUCTION DESCRIPTION



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PROPERTY DETAILS

Lease Rate	\$1,010.42 PER MONTH (\$25.00 SF/YR) MG
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LOCATION INFORMATION

Building Name	Terra Corp Business Office Park
Street Address	14902 Winding Creek Court
City, State, Zip	Tampa, FL 33613
County	Hillsborough
Market	Tampa
Sub-market	Lake Magdalene
Cross-Streets	Bearss Ave and North Blvd.
Nearest Highway	I-275
Nearest Airport	Tampa International

BUILDING INFORMATION

Building Size	13,250 SF
Building Class	B
Occupancy %	95.0%
Tenancy	Multiple
Ceiling Height	9 ft
Minimum Ceiling Height	9 ft
Number of Floors	1
Average Floor Size	611 SF
Year Last Renovated	2018
Gross Leasable Area	13,250 SF
Construction Status	Existing
Framing	Metal
Condition	Excellent
Roof	Flat Membrane
Free Standing	Yes
Number of Buildings	3
Walls	concrete

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	PD
Lot Size	1.883 Acres
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Price Per Month	\$0.00 /month
Parking Type	Surface
Parking Ratio	3.77
Number of Parking Spaces	50

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
HVAC	Each unit has it's own system and controls
Broadband	Cable
Restrooms	Each unit has private restroom
Landscaping	tastefully appointed and with on-site maintenance
Gas / Propane	Yes
Internet	(Not included in Rent. Tenant will be responsible for setting up their own internet service - Frontier or Spectrum)

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LAYOUT



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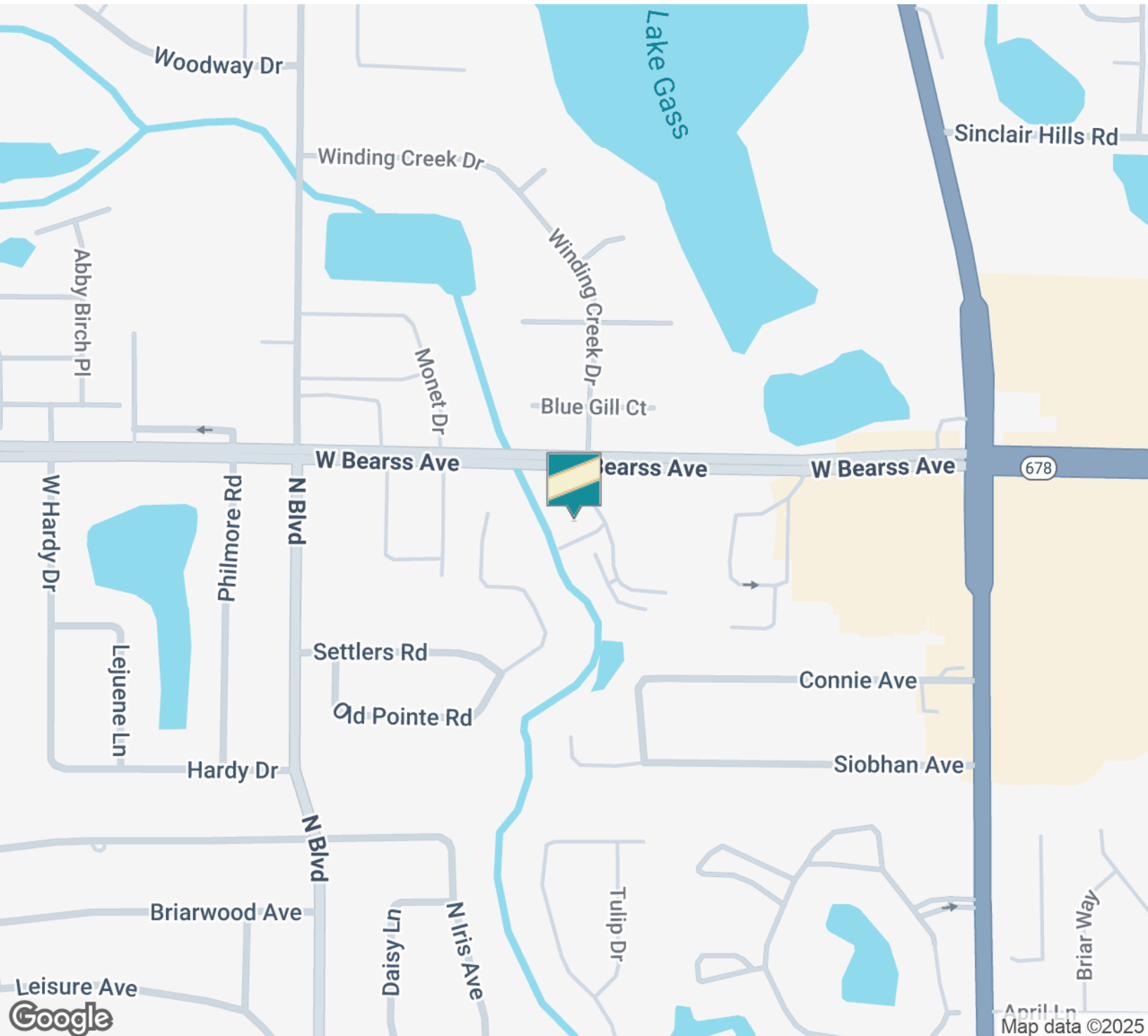
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LOCATION MAP



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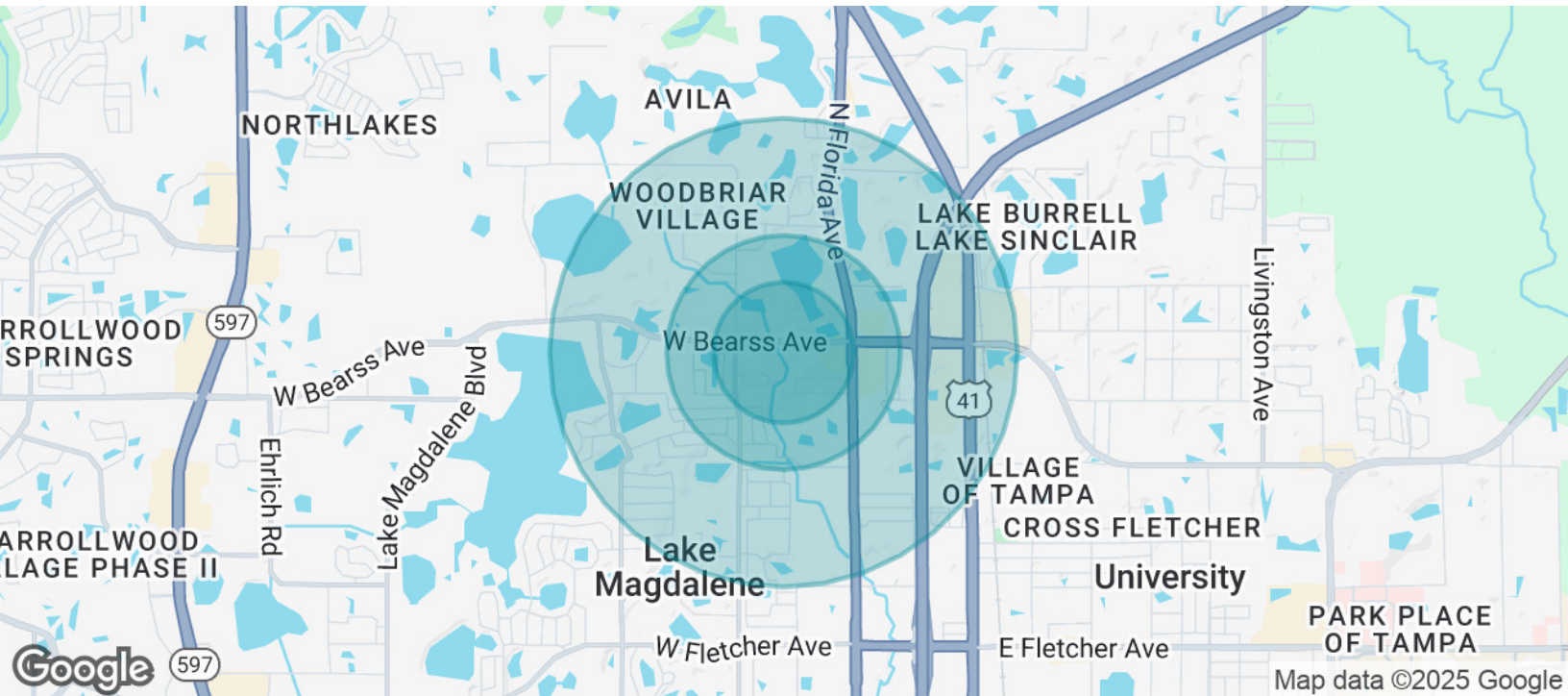
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,076	2,910	8,297
Average Age	42	44	46
Average Age (Male)	40	42	45
Average Age (Female)	44	45	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	459	1,226	3,456
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$93,343	\$96,445	\$108,891
Average House Value	\$357,301	\$372,594	\$434,499

Demographics data derived from AlphaMap

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ADVISOR

KARI L. GRIMALDI/ BROKER

President



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T 813.882.0884
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FL #BK3076744

PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

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

Real Estate Investment Council (REIC) - Member
International Council of Shopping Centers (ICSC) - Member

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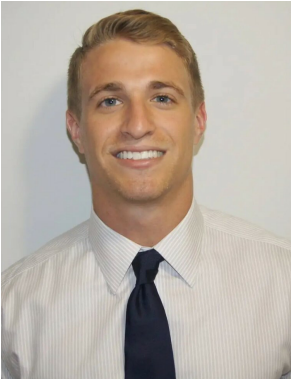
TERRA CORP BUSINESS OFFICE PARK

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COMMERCIAL REAL ESTATE ADVISOR

JORDAN LEVY

Commercial Real Estate Advisor



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PROFESSIONAL BACKGROUND

Originally from St. Louis, Jordan Levy moved to Tampa in 2019. A student-athlete graduate from Southern Illinois University with a Sports Administration degree, he later received an MBA from Maryville University. Jordan then became an NFL Agent, representing players in contract negotiations, while also implementing their strategic marketing and career plans.

As an agent, he prided himself on his ability to cultivate relationships and prioritize his client's needs. His decision to transition his skill set into commercial real estate was driven by his passion for market dynamics and his desire to apply his negotiation expertise and strategic thinking to his interest in commercial real estate. His deep understanding of client needs, coupled with his experience in managing complex transactions, make him a valuable asset to the commercial real estate industry. Joining the Grimaldi Commercial Realty team, renowned for their expertise and legacy, was an effortless decision for Jordan, who understood the importance of being mentored by the best in the industry.

Jordan believes in the power of integrity, transparency, and relentless pursuit of excellence. His approach is client-focused, ensuring that each transaction is handled with the utmost professionalism and dedication. He remains committed to delivering results that exceed expectations and building lasting relationships based on trust and mutual success. In his off time, Jordan likes to work out, play golf, and enjoy the beach.

Areas of Expertise:

- Commercial Sales & Leasing
- Office Sales & Leasing
- Medical Office Sales & Leasing
- Industrial Sales & Leasing
- Retail Sales & Leasing
- Gas Stations/Convenience Stores
- Investment Assets

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14902 Winding Creek Court, Tampa, FL 33613

FOUNDER/CEO

FRANK GRIMALDI, SR.

Founder/CEO



PROFESSIONAL BIOGRAPHY

Frank Grimaldi, Sr. is the Founder and CEO of Grimaldi Commercial Realty Corp. and a pillar of the Tampa Bay Community. He started Grimaldi Commercial Realty Corp. in 1975. With over 40 years as a commercial Broker, he has experience in every aspect of commercial real estate including specializing in:

- Creative Seller Financing
- Sales & Leasing
- Asset Management
- Multi Million Dollar Transactions
- Land & Community Development
- Value Analysis
- Economic/Urban Development
- Retail
- Office
- Industrial
- Multi-family

Being in the Tampa Bay market for over 40 years, Frank has a vast network of contacts allowing him access to clients purchasing a variety range of commercial property types and price points. His experience has allowed him to successfully weather numerous turbulent economies and community changes. Frank takes a hands-on approach to all projects. His philosophy has kept the company successfully growing and has empowered him to be one of the most trusted names in the Tampa Bay Commercial Real Estate market.