

# WESTCHASE PROFESSIONAL CENTER

10941 Countryway Boulevard, Tampa, FL 33626

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	3,000 SF
Lease Rate:	101: \$23/SF + NNN 102: \$22/SF + NNN
Lot Size:	0.07 Acres
Year Built:	2006
Building Size:	3,000 SF
Zoning:	PD
Market:	Tampa Bay
Submarket:	Westchase
Contact	Jordan Levy Jim Tanner

### PROPERTY OVERVIEW

Establish your business in the heart of Westchase. This 3,000 SF medical-ready duplex (split into two 1,500 SF suites) features a high-efficiency layout with private exam rooms, lab space, and a staff breakroom. Benefit from a unit-specific emergency generator, discreet rear entry for owners, and a premium location on Countryway Blvd with ample parking, all just 10 minutes from the Veterans Expressway. Truly a premier professional setting.

### AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
Suite 101	\$23.00 SF/yr	Medical	1,500 SF
Suite 102	\$22.00 SF/yr	Medical	1,500 SF

**Jordan Levy**

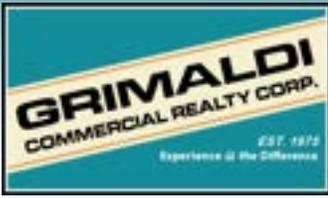
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## COMPLETE HIGHLIGHTS

### LEASE HIGHLIGHTS

- **Versatile Professional Space:** Two 1,500 professional suites with a mirror-image layout optimized for medical or office efficiency.
- **Medical-Ready Infrastructure:** Includes four private exam rooms/offices, dedicated lab space, and an on-site emergency generator for sensitive equipment or medications.
- **Strategic Layout:** Spacious patient waiting areas and large administrative hubs designed for high-volume flow.
- **Operational Privacy:** Dedicated rear entrances allow for discreet staff/owner egress away from client-facing areas.
- **High-Impact Visibility:** Prime monument signage and frontage on high-traffic Countryway Blvd.
- **Convenient Access:** Ample on-site parking for staff and patients; located just 10 minutes from the Veterans Expressway (SR 589).
- **Walkable Amenities:** Steps away from a Publix-anchored center, dining, and major banking institutions.



**Jordan Levy**

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## PROPERTY DESCRIPTION

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Establish your practice or business in one of Tampa Bay's most sought-after submarkets. This 1,500–3,000 SF professional duplex offers a mirror-image layout designed for efficiency and patient comfort. Each unit features a spacious waiting room, a large reception/administrative area, four private exam rooms (or offices), a dedicated lab space, a break room, and a restroom.

#### Key Features:

**Medical Ready:** One unit includes an emergency generator—perfect for temperature-sensitive medications or vaccinations.

**Privacy & Flow:** A separate rear entrance provides staff with discreet access away from client facing areas.

**Visibility:** Benefit from & prominent location & signage directly on Countryway Blvd, capturing high daily traffic counts.

**Accessibility:** Ample parking to accommodate intensive users and a location just 10 minutes from the Veterans Expressway (SR 589).

**Lifestyle Location:** Walking distance to a Publix-anchored shopping center, local restaurants, and banking.

Suite 101: \$23/SF + NNN

Suite 102: \$22/SF + NNN

Medical use is permitted based on the existing medical occupancy and letter of occupancy; however, any new owner or tenant must independently verify zoning, parking, and permitting requirements with Hillsborough County.

### LOCATION DESCRIPTION

Located in the heart of the prestigious Westchase community, 10941 Countryway Blvd offers a premier professional setting ideal for medical or office use. It is a high demand area positioned just north of the Linebaugh Avenue corridor, which provides seamless access to the greater Tampa Bay region. Just 10 minutes from Veterans Expressway (SR 589) and 18 minutes from Tampa International Airport. Location provides great business support, with a number of banking institutions and other professional services nearby.



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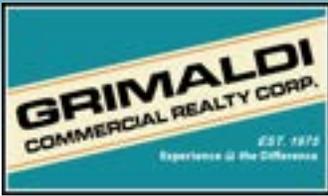
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## PROPERTY DETAILS

Lease Rate	SUITE 101: \$23/SF + NNN SUITE 102: \$22/SF + NNN
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### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	PD
Lot Size	3,199 SF
APN #	003530-0172
Amenities	Professional Maintained Landscaping Central HVAC & Heating Reception Area Surface Parking

### PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	3.33
Number of Parking Spaces	10

### LOCATION INFORMATION

Building Name	WESTCHASE PROFESSIONAL CENTER
Street Address	10941 Countryway Boulevard
City, State, Zip	Tampa, FL 33626
County	Hillsborough
Market	Tampa Bay
Sub-market	Westchase

### BUILDING INFORMATION

Building Size	3,000 SF
Building Class	C
Year Built	2006



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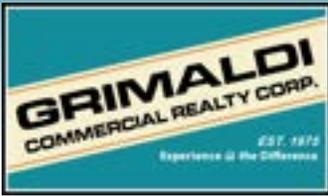
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# WESTCHASE PROFESSIONAL CENTER

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**SUITE 101**



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**SUITE 101**



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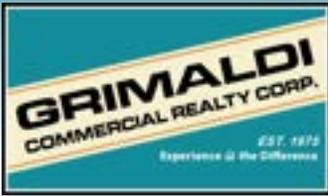
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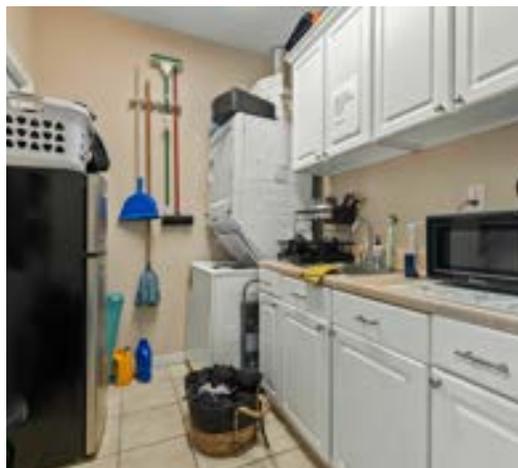
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**SUITE 102**



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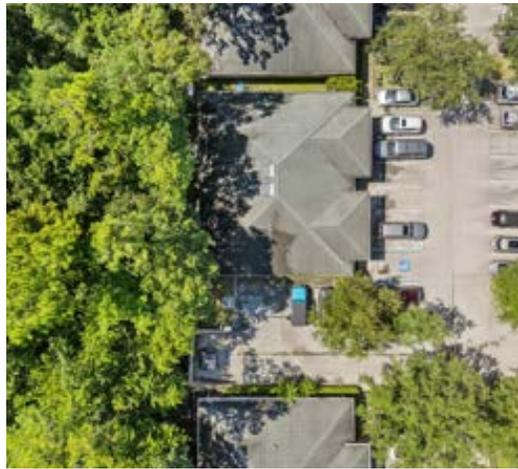
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# WESTCHASE PROFESSIONAL CENTER

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## PROPERTY PHOTOS



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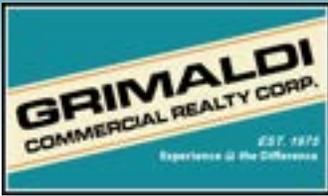
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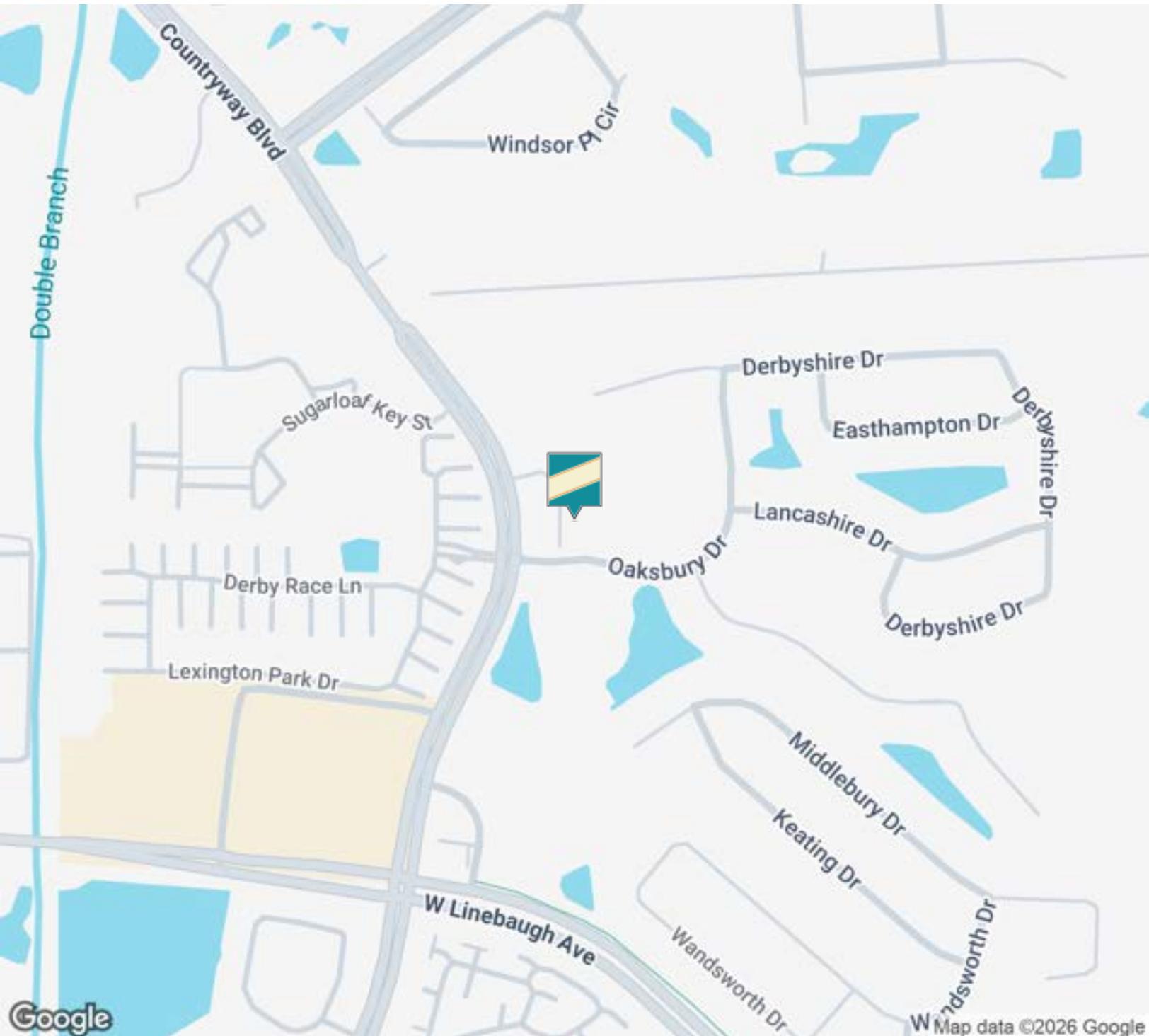
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**LOCATION MAP**



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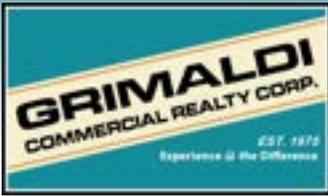
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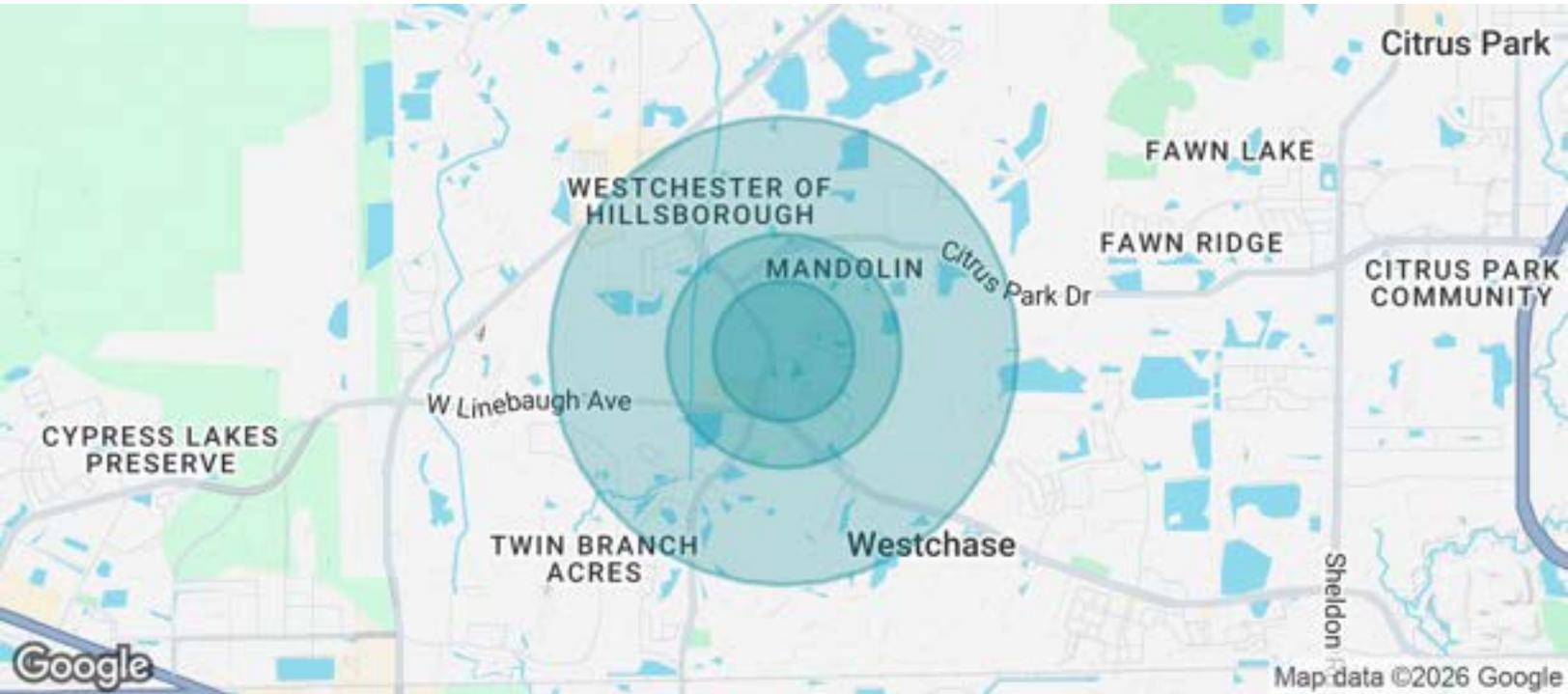
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## DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,331	4,153	8,689
Average Age	36	38	39
Average Age (Male)	36	37	38
Average Age (Female)	36	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	520	1,668	3,476
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$173,365	\$172,685	\$169,265
Average House Value	\$586,264	\$581,662	\$594,360

Demographics data derived from AlphaMap

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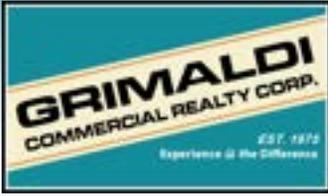
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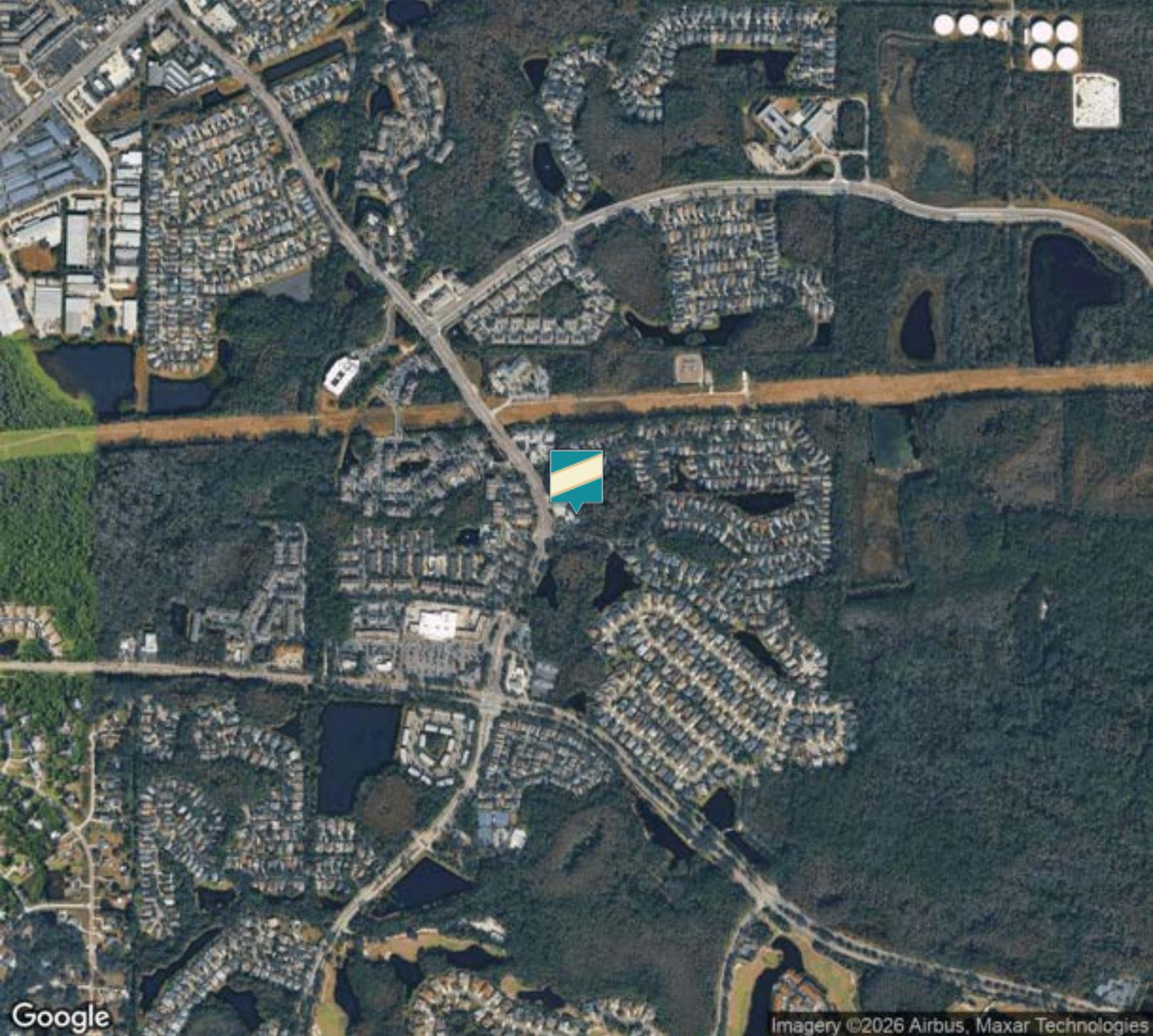
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**AERIAL MAP**



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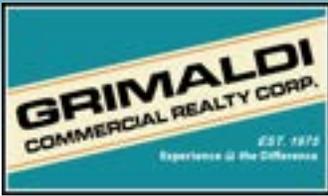
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## ADVISOR BIO & CONTACT 1

### 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:

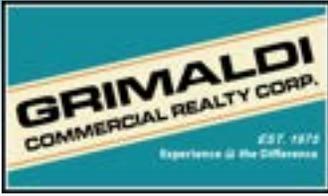
- Commercial Sales & Leasing
- Office Sales & Leasing
- Medical Office Sales & Leasing
- Industrial Sales & Leasing
- Retail Sales & Leasing
- Gas Stations/Convenience Stores
- Investment Assets

### Jordan Levy

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# WESTCHASE PROFESSIONAL CENTER

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## ADVISOR BIO & CONTACT 2

### JIM TANNER

Commercial Real Estate Advisor



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### PROFESSIONAL BACKGROUND

Jim Tanner is a native Floridian and lifelong resident of Pinellas County, where his family's roots span three generations. Born and raised in the Tampa Bay area, Jim brings unmatched local knowledge, integrity, and a deep commitment to service in his role in commercial real estate.

Jim studied Criminal Justice at St. Petersburg College before serving five years in the United States Army as a Military Police Officer, both stateside and overseas. After his military service, he dedicated 25 years to law enforcement, including a distinguished career as a detective in a specialized unit. During this time, Jim built strong, lasting relationships with residents, business owners, and community leaders throughout the region—further deepening his understanding of the area he calls home.

With a career rooted in service and leadership, Jim developed a strong foundation in communication, investigation, negotiation, and problem-solving. These skills naturally transferred to his work in commercial real estate, where he is passionate about helping clients succeed.

Jim joined the Grimaldi Commercial Realty team because of their reputation for integrity, market expertise, and a client-first approach. He saw an opportunity to align his values with a firm that shares his deep commitment to the community and to delivering results with professionalism and transparency. Through Grimaldi, Jim continues his mission of service—helping clients navigate the commercial real estate market with confidence and care.

### Areas of Focus:

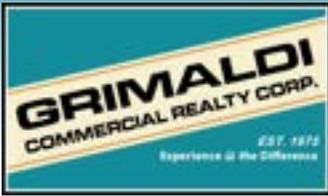
Commercial Sales & Leasing  
Office Sales & Leasing  
Medical Office Sales & Leasing  
Industrial Sales & Leasing  
Retail Sales & Leasing  
Seller Financing and Creative Financing

### Jordan Levy

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# WESTCHASE PROFESSIONAL CENTER

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## ADVISOR BIO & CONTACT 3

### KARI L. GRIMALDI/ BROKER

President



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### 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

### Jordan Levy

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