

4427 KENNEDY



4427 W KENNEDY BOULEVARD TAMPA, FL 33609

OFFERING SUMMARY

Foundry Commercial's Investment Advisory Group ("IAG"), as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in **4427 Kennedy**, a boutique mixed-use asset strategically located along West Kennedy Boulevard in Tampa's premier Westshore Business District. Unlike traditional multi-tenant offerings, **4427 Kennedy** presents a rare opportunity for both investors and partial owner-users, combining stable in-place cash flow with the ability to occupy a meaningful portion of the building over the near term.

Currently 93% leased to a diversified tenant roster, the Property provides immediate in-place income while offering value creation opportunities via the lease-up of 2,103 square feet of "move-in ready" vacancy and mark-to-market of in-place leases upon rollover. In addition, the Property features potential availability on the 2nd Floor for an owner-user to establish a modern corporate presence in one of Tampa's most desirable business corridors while benefiting from rental income generated by the building's remaining tenants.

The Property enjoys exceptional connectivity and accessibility, located just minutes from Tampa International Airport, Downtown Tampa, Interstate 275, and the region's largest employment centers. Positioned along one of Tampa's most traveled commercial corridors, **4427 Kennedy** benefits from outstanding visibility, strong surrounding demographics and executive housing, and immediate access to a wide array of retail, dining, hospitality, and other lifestyle amenities that continue to drive tenant demand throughout the area.

PROPERTY SNAPSHOT

Address	4427 W Kennedy Boulevard, Tampa, FL 33609
Submarket	Westshore
Rentable Building Area	29,921 SF
Year Built (Renovated)	1987 (2022)
% Leased	93%
Number of Tenants	7
WALT	3.9 years
Stories	3
Parking Ratio	3.2 per 1,000
In-Place NOI	\$810,899

TENANT SNAPSHOT

Tenant	SF	% of RSF	Expiration
Fifth Third Bank	11,654	38.9%	May-2031
BayCare Medical Group, Inc.	4,171	13.9%	Nov-2028
Clover Investment Properties, LLC *	3,146	10.5%	Oct-2031
Westshore Donuts, Inc. (Dunkin Donuts)	2,595	8.7%	Oct-2037

**Current Owner's Space - Optionality to re-locate for an owner-user*

KEY INVESTMENT HIGHLIGHTS



PRIME LOCATION + KENNEDY BOULEVARD FRONTAGE

- Located along Tampa's main east-west thoroughfare with unobstructed exposure to 42,500 daily commuters.
- Effortless accessibility for "decision makers" residing within the adjacent South Tampa community.
- Convenient proximity to major Tampa thoroughfares (I-275 & Veterans Expwy) provides ability to pull skilled labor from both sides of Tampa Bay.



SECURE, DIVERSE IN-PLACE CASH FLOW

- Currently 93% leased to seven (7) tenants.
- Over 47% of the Property's contractual revenue comes from retail and medical office tenancy.
- 39% NOI growth over a 10-year hold period.



LIMITED DEFERRED MAINTENANCE FOR A NEW OWNER

- Nearly \$956,000 of pending and recently completed capital improvements deployed since 2021, most notably RTU replacement (\$88K / 2026 - pending), interior common area improvements (\$205K / 2022) and a new roof system (\$90K / 2021), limiting a new owner's future capital requirements.



MIXED USE RENT ROLL ORIENTATION

- In-place tenancy features a diverse roster of professional office (64%), medical office (14% of RSF) and retail occupiers (15% of RSF).
- 3.9 years of Overall WALT across the Property.



DESIRABLE SMALL FOOTPRINT SUITE LAYOUT

- The Property's rent roll features an average suite size of 3,740 SF, ideal for commanding premium rents targeting smaller, front office occupier profiles.
- 80% of recent lease deals executed in Westshore are for spaces less than 10,000 SF. 4427 Kennedy sets up perfectly to target this out-sized portion of the occupier market in a tenant vacate scenario thus limiting suite downtimes.
- All but one (1) suite at the Property is under 10,000 SF.



UNIQUE OWNER-USER OPTIONALITY

- The Property provides a unique opportunity for a prospective purchaser to assemble and occupy up to 5,200 SF (Suites 250 & 260) of contiguous 2nd Floor space while enjoying a stable cash flow stream from existing third-party tenants.



DOWNTOWN
TAMPA

DAVIS ISLAND
HYDE PARK

BAYSHORE BLVD

PALMA CEIA GOLF
& COUNTRY CLUB

MACDILL
AIR FORCE BASE

H.B. PLANT
HIGH SCHOOL



DALE MABRY HWY - 51,500 AADT



KENNEDY BLVD - 42,500 AADT

SOUTH TAMPA



4427
KENNEDY





DEAL INQUIRIES

DALE PETERSON, CCIM
Managing Director
dale.peterson@foundrycommercial.com
813.765.7449

JOE CHICK
Vice President
joe.chick@foundrycommercial.com
813.727.4995

CHRISTINE MANSOUR
Senior Associate
christine.mansour@foundrycommercial.com
239.293.4858

MEGHAN MOELTNER
Senior Marketing Associate
meghan.moeltner@foundrycommercial.com
240.477.2729

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