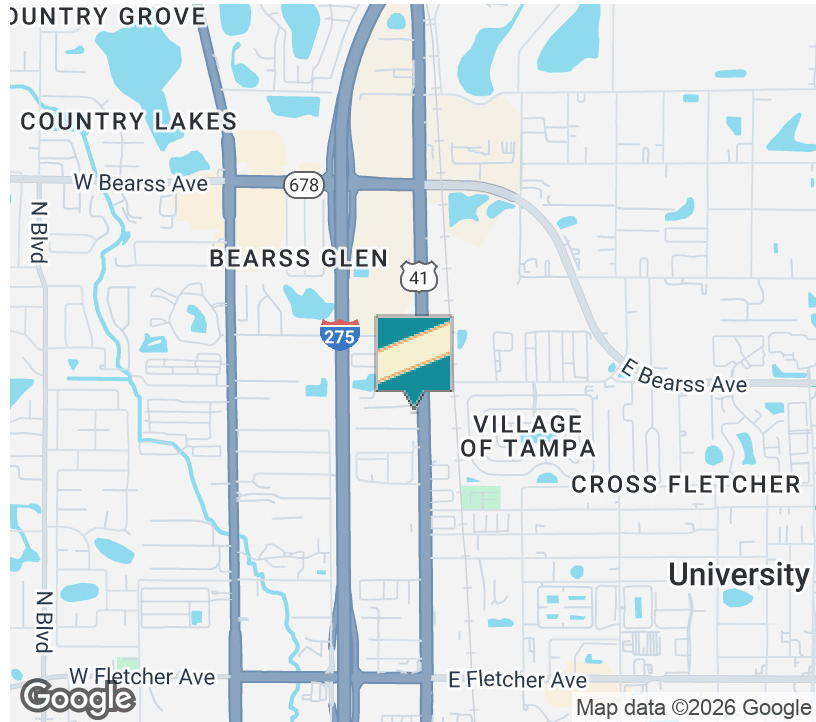




PRIVATE TWO-ROOM OFFICE | 333 SF | FIRST FLOOR | TAMPA

14512 N Nebraska Ave, Tampa, FL 33613

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	333 SF
Lease Rate:	\$20.00 SF/yr (MG)
Lot Size:	3.7 Acres
Year Built:	1980
Building Size:	17,126 SF
Renovated:	2002
Zoning:	PD
Market:	Tampa-St. Petersburg- Clearwater
Submarket:	Northwest Tampa

PROPERTY OVERVIEW

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
Suite 106	\$20.00 SF/yr	Executive Suites	333 SF

Jordan Levy

813.882.0884

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Kari L. Grimaldi/ Broker

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COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- 2 Private Offices, (170.6 SF, 162.71 SF)
- Perfect for an office + storage, or two individual offices
- Prime business location 2.4 miles to USF Medical Campus
- AC/Electric/CAM Included
- Shared Amenities
- First Floor Access
- Quiet Building
- I-275 1 mile away
- Extremely Well Maintained Building and Grounds
- Last Office Available



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PROPERTY DESCRIPTION

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Now available for lease at 14512 N Nebraska Ave, this efficient 333 SF private office suite is ideal for professionals seeking a quiet, focused workspace in a well-maintained commercial building.

Located on the first floor, the suite features two separate rooms, offering flexible layout options—use them as two private offices, an office plus storage, or a workspace and meeting room. This versatility makes the space especially attractive for solo professionals, small teams, or service-based users who value separation and organization.

While the office is windowless, it excels as a distraction-free environment, perfect for confidential work, phone-heavy businesses, therapy or counseling uses, accounting, consulting, or administrative operations. The consistent interior lighting also means no glare, no heat gain, and predictable comfort throughout the day—a major plus for productivity.

Tenants enjoy access to shared amenities, including:

- A conference room for client meetings
- Shared kitchenette
- Common restrooms, professionally maintained

With its convenient Tampa location, efficient size, and cost-effective layout, this space offers an excellent opportunity for businesses that prioritize privacy, functionality, and value over excess square footage.

LOCATION DESCRIPTION

Located on N. Nebraska Ave at Skipper Rd, just S. of Bearss Ave. I-275 is 1 mile away.



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PRIVATE TWO-ROOM OFFICE | 333 SF | FIRST FLOOR | TAMPA

14512 N Nebraska Ave, Tampa, FL 33613

PROPERTY DETAILS

Lease Rate	\$20.00 SF/YR
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LOCATION INFORMATION

Street Address	14512 N Nebraska Ave
City, State, Zip	Tampa, FL 33613
County	Hillsborough
Market	Tampa-St. Petersburg-Clearwater
Sub-market	Northwest Tampa

BUILDING INFORMATION

Building Size	17,126 SF
Building Class	C
Tenancy	Multiple
Number of Floors	2
Year Built	1980
Year Last Renovated	2002
Number of Buildings	3

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	PD
Lot Size	161,178 SF
APN #	17739.0000
Amenities	Shared Conference Room Shared Kitchenette Shared Restrooms No CAM!!

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	20

UTILITIES & AMENITIES

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ADDITIONAL PHOTOS



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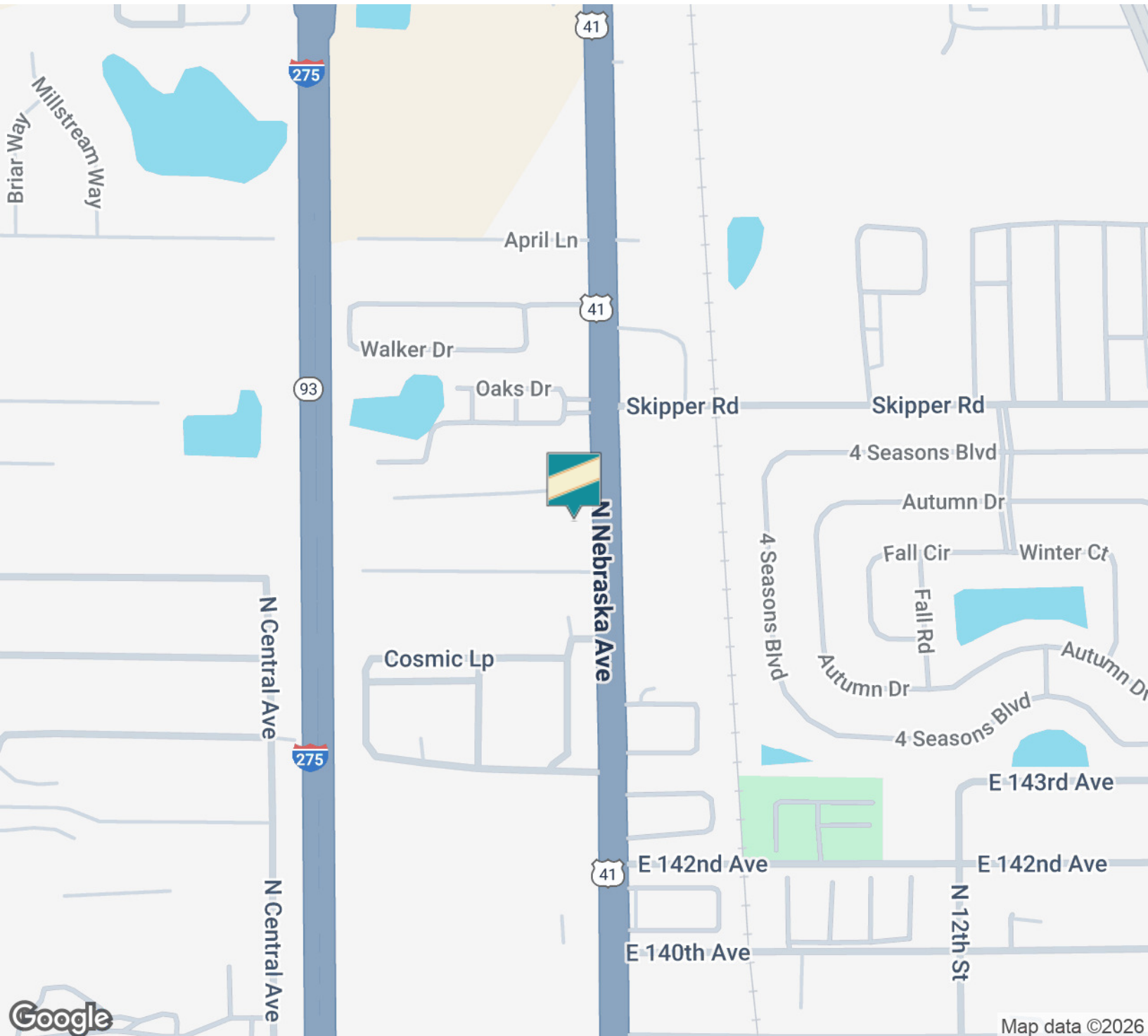
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PRIVATE TWO-ROOM OFFICE | 333 SF | FIRST FLOOR | TAMPA

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LOCATION MAP



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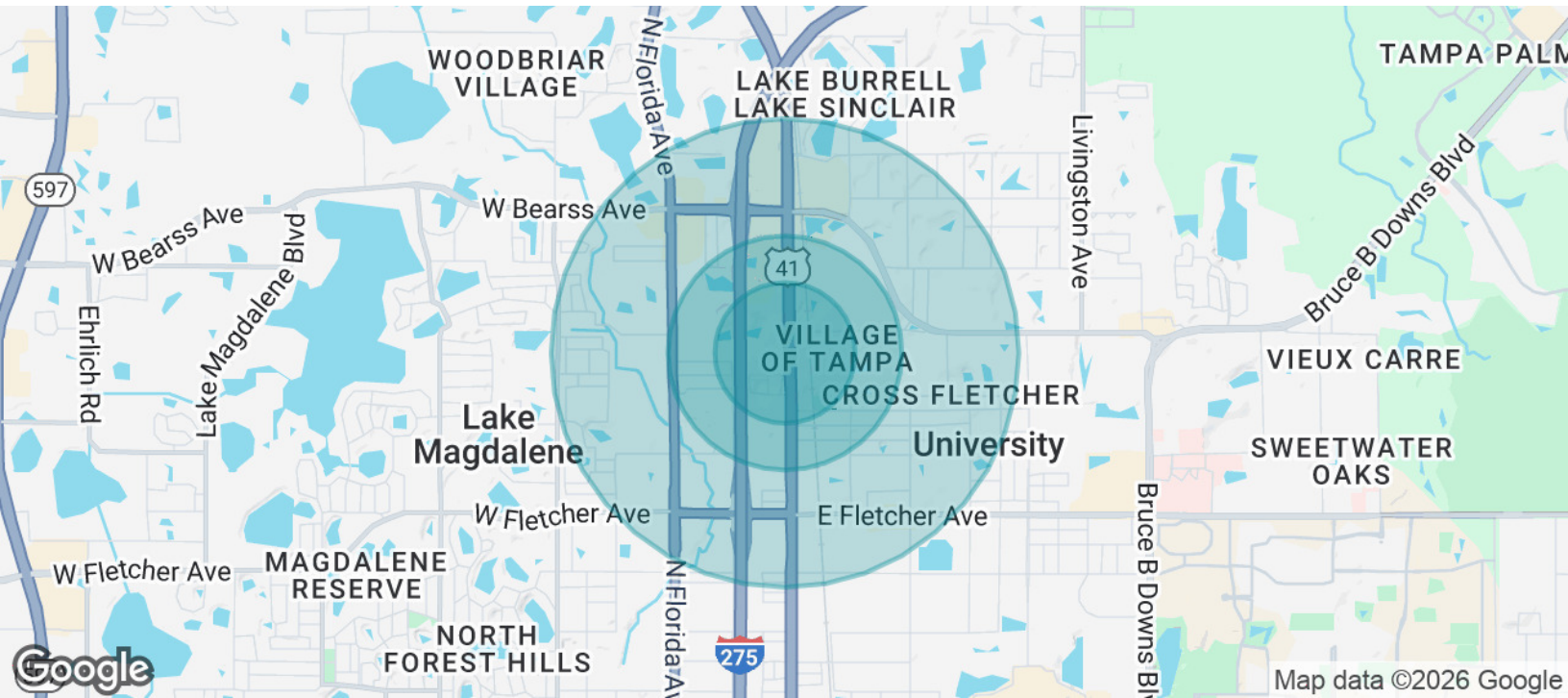
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,044	4,386	17,751
Average Age	38	37	38
Average Age (Male)	37	37	37
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	734	1,623	7,105
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$38,314	\$44,132	\$53,014
Average House Value	\$95,202	\$133,795	\$191,381

Demographics data derived from AlphaMap

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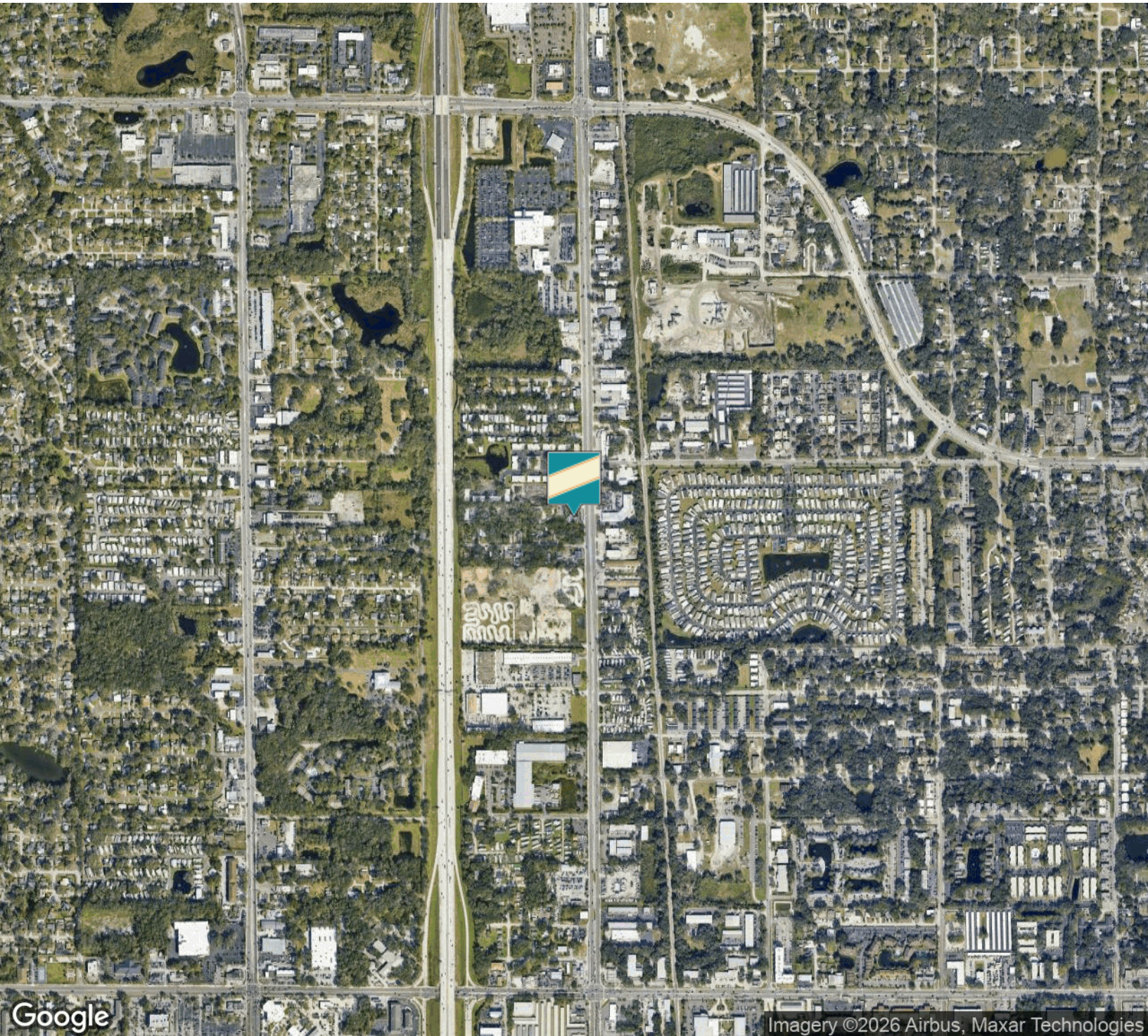
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AERIAL MAP



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14512 N Nebraska Ave, Tampa, FL 33613

ADVISOR BIO & CONTACT 1

JORDAN LEVY

Commercial Real Estate Advisor



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FL #SL3607889

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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ADVISOR BIO & CONTACT 2

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

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