



2 UNIT - FREE STANDING ATTORNEY'S OFFICE / ZONED MEDICAL

1311-1313 W Fletcher Ave, Tampa, FL 33612

GEORGE TOWN OFFICE PARK



OFFERING SUMMARY

Sale Price:	\$899,990
Building Size:	3,408 SF Demised into 2 units (Approximately 1,994 SF & 1,414 SF)
Zoning:	PD - Office/Medical
Market:	Tampa Bay
Submarket:	Carrollwood
Price / SF:	\$264.08
Buyer Transaction Fee	\$395

PROPERTY OVERVIEW

Prime 2-Unit Office Space Available in George Town Office Park, Tampa! This versatile, freestanding building, currently featuring an attorney's office and an additional office suite, offers a total of 3,408 sq. ft. of space. The main office (1,994 sq. ft.) includes a reception area, kitchen, 6 offices, and a bathroom. The second office (1,414 sq. ft.) features a reception area, kitchen, bathroom, 6 offices, and a mail room. There is potential for the current tenant to stay on in either unit at a negotiated rate. Perfect for owner/user or Investor desiring rental income.

Zoned for medical use, the property boasts a newly installed 500 sq. ft. rear deck overlooking a scenic pond. Low maintenance property with HOA in place. Surrounded by various medical and attorney's offices, it provides a vibrant professional environment. Additionally, the property benefits from office park signage on W Fletcher Ave, enhancing visibility. Conveniently located near dining, shopping, and major highways, this space is perfect for an owner-user or investor. At \$264 per square foot, this property is priced well below comparable listings in the area. Don't miss this exceptional opportunity!

Justin Worthington

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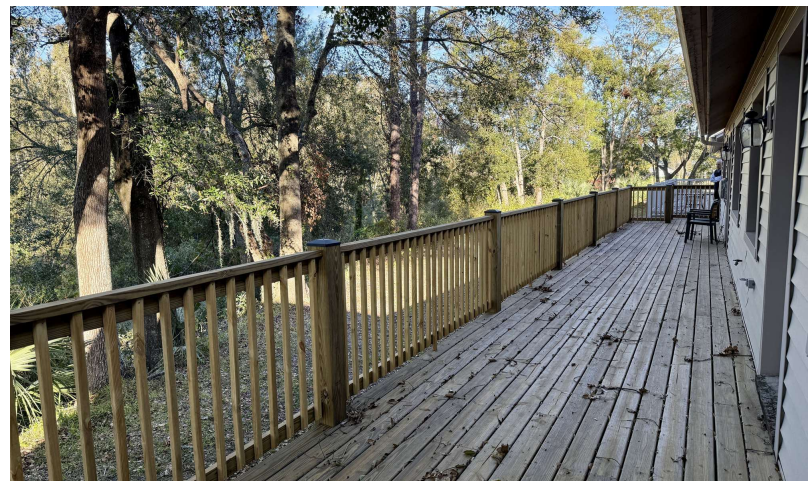
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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Demised to 2 separate office units in George Town Office Park, Tampa
- Low maintenance property with HOA in place.
- Total building area of 3,408 SF, zoned for medical use
- Main office suite (1,994 SF) with a reception area, kitchen, 6 offices, and a bathroom
- Secondary office suite (1,414 SF) with a reception area, kitchen, bathroom, 6 offices, and a mail room
- Potential for current tenant to stay on in either unit at a negotiated rate
- Newly installed 500 SF rear deck with serene pond views, accessible from both offices
- Surrounded by various medical offices and other attorneys' offices, creating a professional environment
- Ample Parking
- Office park signage on W Fletcher Ave enhances visibility
- Picturesque pond views, mature landscaping, and well-maintained surroundings
- Conveniently located near dining, shopping, and service options
- Close to major highways and Tampa International Airport, enhancing travel and logistics
- Less than a mile to I-275
- Priced at \$264 per square foot, well below other comparable properties in the area



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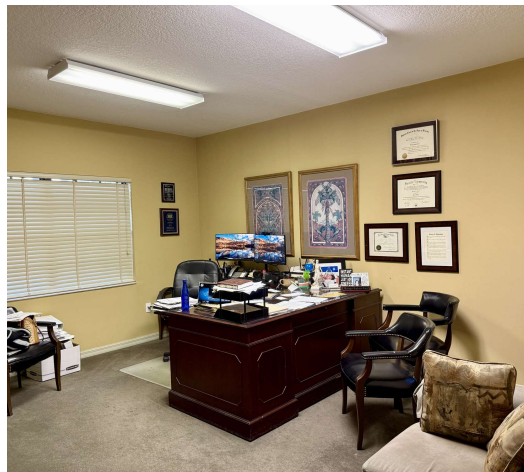
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ADDITIONAL PHOTOS



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PROPERTY DESCRIPTION

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Located in the well-established George Town Office Park, 1311-1313 W Fletcher Ave offers a prime opportunity for businesses seeking a professional and strategic location. The entire building spans 3,408 SF and is zoned for medical use, making it ideal for various professional services, including medical offices. The main office suite, currently configured as an attorney's office, comprises approximately 1994 SF and includes a spacious reception area, a kitchen, 6 offices, and a bathroom. There is potential for the current tenant to stay on in either unit at a negotiated rate. The secondary office suite covers approximately 1,414 SF and features a reception area, a kitchen, a bathroom, and 6 offices, one of which is set up as a mail room. A newly installed 500 SF rear deck, accessible from both offices, provides a serene view of the pond. The surrounding area is home to various medical offices and other attorneys' offices, creating a vibrant and professional environment with ample parking. Additionally, the property benefits from office park signage on W Fletcher Ave, enhancing visibility.

The neighborhood is renowned for its picturesque pond views, mature landscaping, and well-maintained surroundings, ensuring a pleasant environment for both clients and employees. Low maintenance property with HOA in place. Property is conveniently situated near various dining, shopping, and service options, offering high convenience and quality of life for its occupants. Located just a short drive from major highways and Tampa International Airport, the property enhances appeal for businesses requiring easy travel and logistics. The area also boasts numerous attractions, including parks, recreational facilities, fitness centers, and community events. Its proximity to highly-rated schools and residential neighborhoods further enhances its appeal, making it a hub for both work and leisure. Shopping centers and entertainment venues are also within easy reach, providing everything needed to attract and retain both clients and employees. At \$264 per square foot, this property is priced well below other comparable properties in the area.



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LOCATION

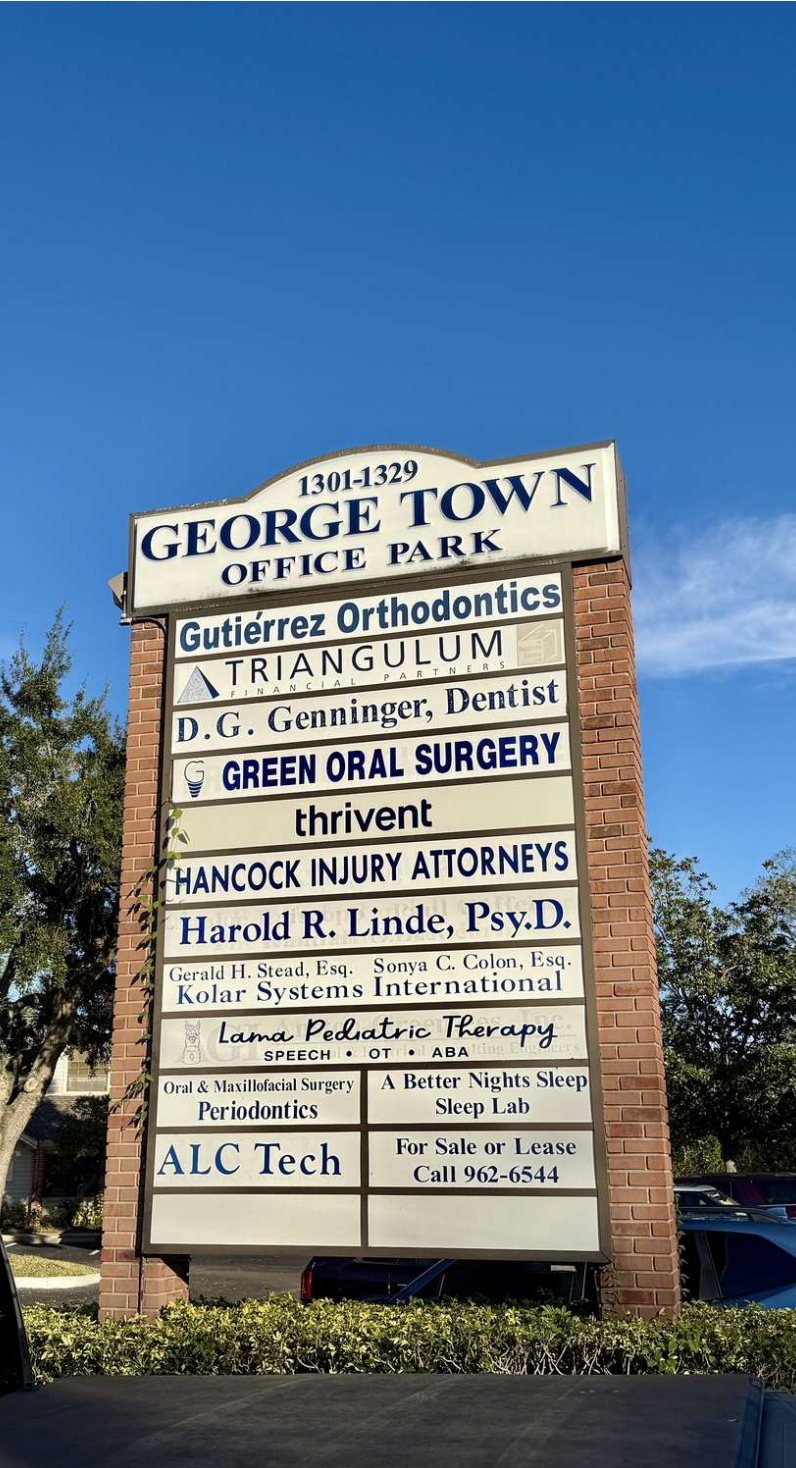
LOCATION DESCRIPTION

Located in the well-established George Town Office Park, 1311-1313 W Fletcher Ave offers a prime location for commercial real estate. The area is strategically positioned near main roads, providing excellent accessibility and visibility. The property is surrounded by a mix of professional and medical businesses, creating a vibrant and professional environment.

The neighborhood is renowned for its picturesque pond views, mature landscaping, and well-maintained surroundings, making it an attractive spot for both clients and employees. With a variety of dining, shopping, and service options nearby, this location ensures convenience and a high quality of life for those working in the area.

Additionally, the property is just a short drive from major highways and the Tampa International Airport, enhancing its appeal for businesses that require easy travel and logistics. This combination of accessibility, professional ambiance, and local amenities makes it an ideal choice for any business.

The area also boasts several attractions, including parks, recreational facilities, fitness centers, and community events. Its proximity to highly-rated schools and residential neighborhoods adds to the appeal, making it a hub for both work and leisure. With shopping centers and entertainment venues just a stone's throw away, this location offers everything needed to attract and retain both clients and employees.



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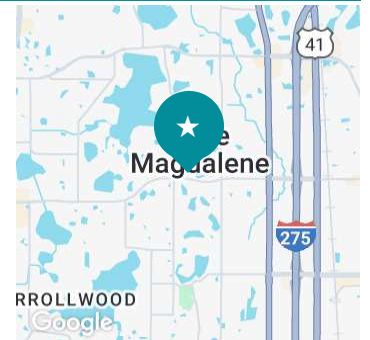
SALE COMPS



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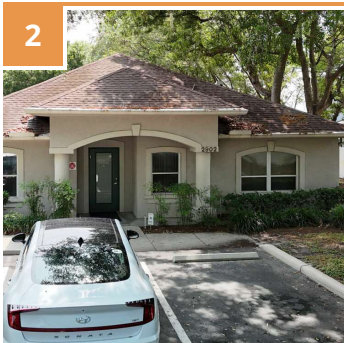
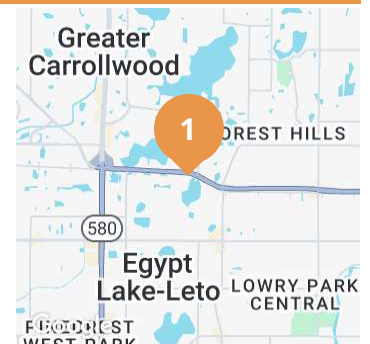
Price:	\$899,990	Bldg Size:	3,408 SF
No. Units:	2	Cap Rate:	N/A
Price/SF:	\$264.08		



OFFICE ZONED MEDICAL - SOLD

2901 Busch Lake Blvd, Tampa, FL 33614

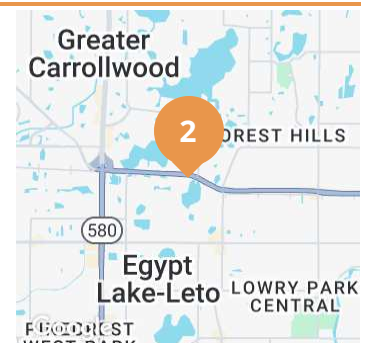
Price:	\$900,000	Bldg Size:	2,986 SF
Cap Rate:	N/A	Price/SF:	\$301.41



OFFICE ZONED MEDICAL - CURRENTLY LISTED

2902 Busch Lake Blvd, Tampa, FL 33614

Price:	\$650,000	Bldg Size:	2,045 SF
Cap Rate:	N/A	Price/SF:	\$317.85



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PROPERTY DETAILS

Sale Price	\$899,990
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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	PD - Office/Medical

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Central HVAC	Yes
HVAC	3
Restrooms	2

LOCATION INFORMATION

Building Name	2 Unit - Free Standing Attorney's Office / Zoned Medical
Street Address	1311-1313 W Fletcher Ave
City, State, Zip	Tampa, FL 33612
County	Hillsborough
Market	Tampa Bay
Sub-market	Carrollwood
Cross-Streets	West Fletcher Ave & Forest Hills Dr

BUILDING INFORMATION

Building Size	3,408 SF
Building Class	B
Tenancy	Multiple
Number of Floors	1
Free Standing	Yes

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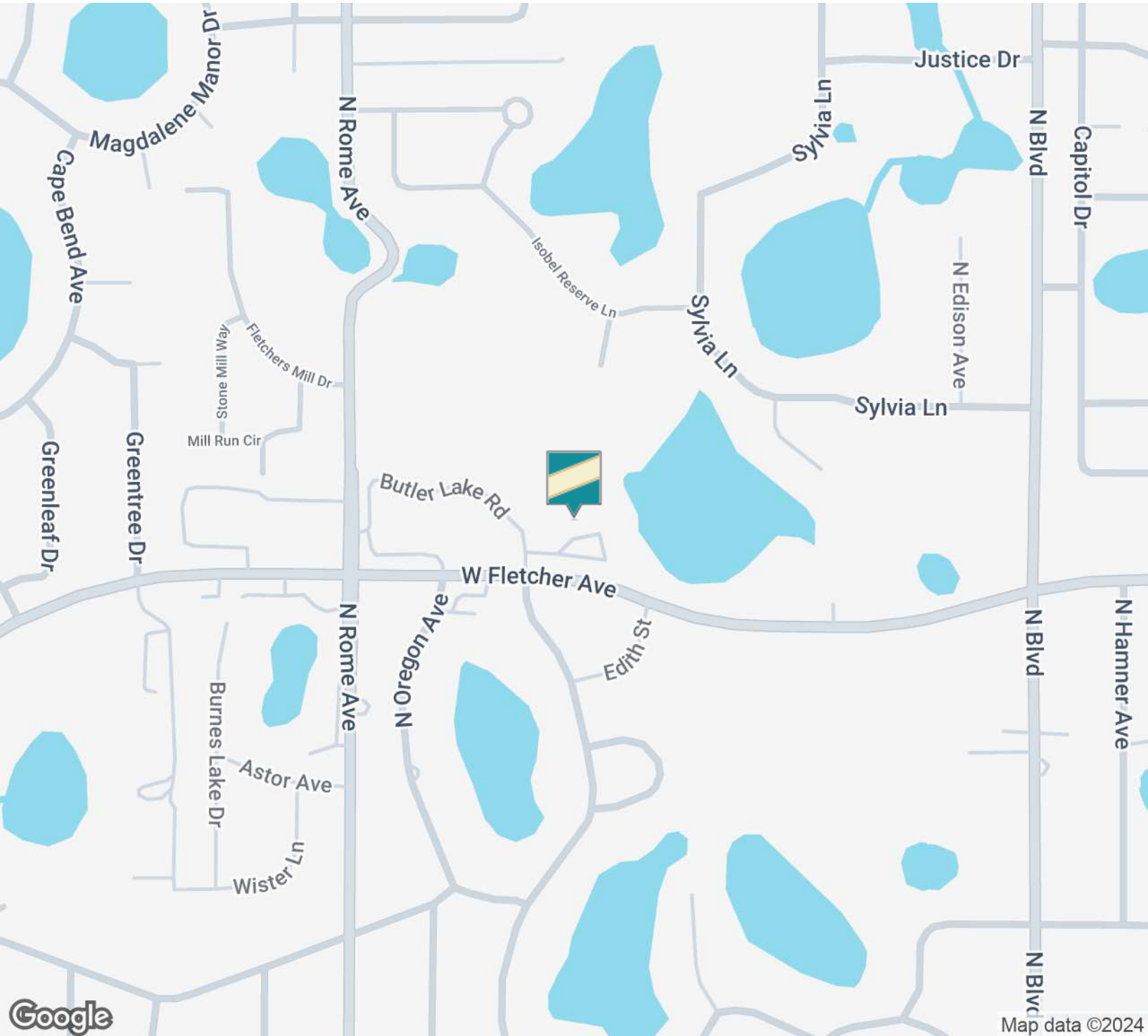
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LOCATION MAP



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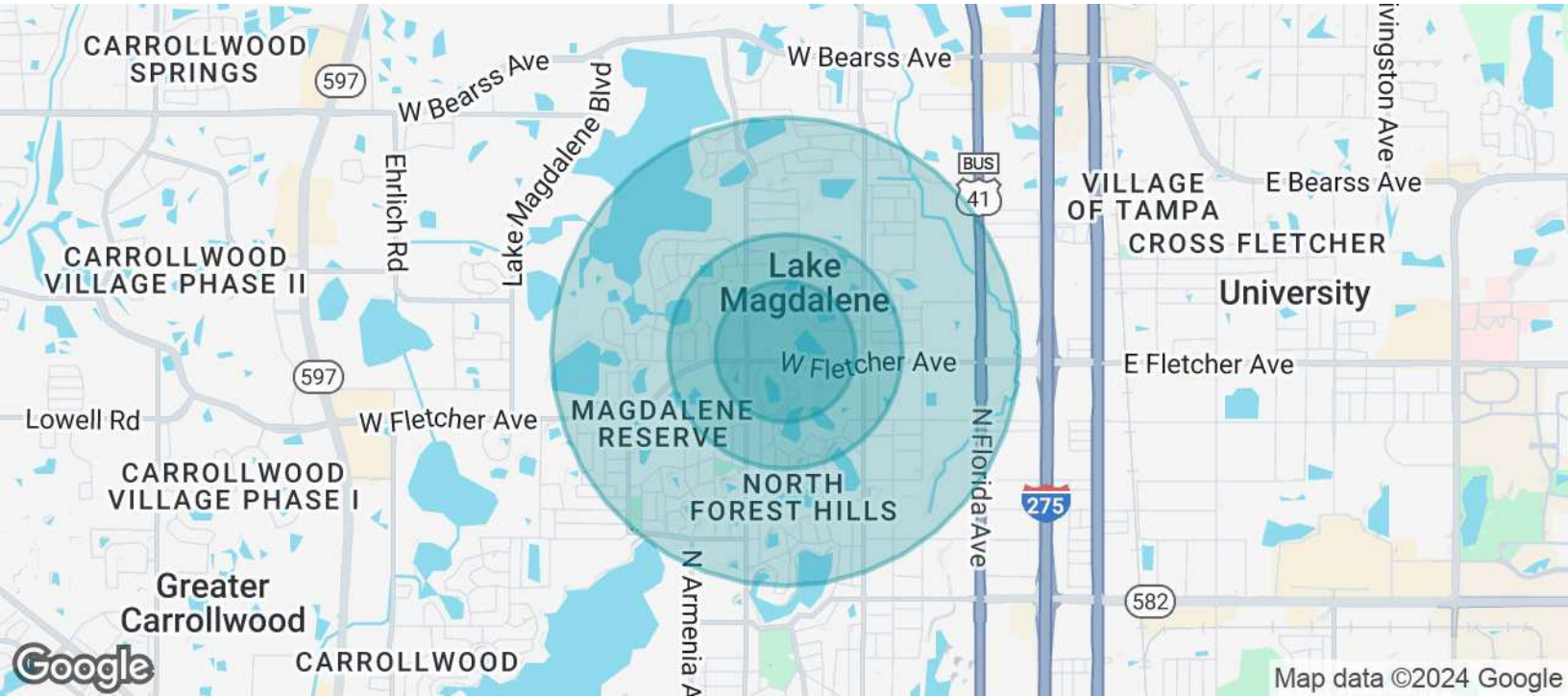
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	421	2,418	11,016
Average Age	45	46	45
Average Age (Male)	44	45	44
Average Age (Female)	47	47	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	165	995	4,670
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$117,813	\$108,822	\$98,392
Average House Value	\$457,802	\$427,664	\$402,679

Demographics data derived from AlphaMap

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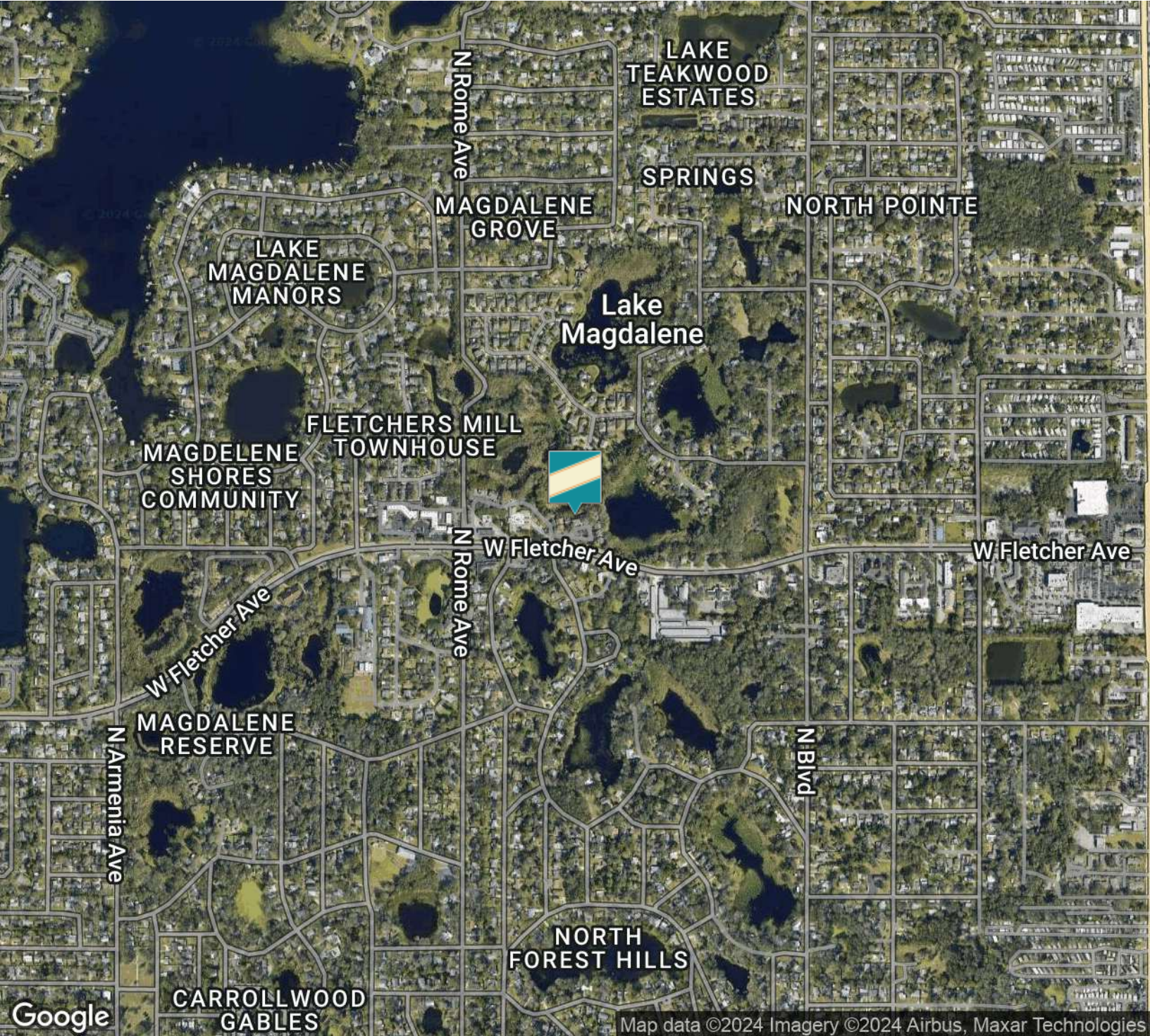
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AERIAL MAP



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ADVISOR BIO & CONTACT 1

JUSTIN WORTHINGTON

Commercial Real Estate Advisor



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PROFESSIONAL BACKGROUND

Justin Worthington is a proud native of the Tampa Bay Area, where he has spent his entire life immersed in the community, including his time as a graduate of the University of South Florida. Prior to joining Grimaldi Commercial Realty, Justin gained over a decade of invaluable experience serving the public as a dedicated Law enforcement detective, Team Leader and Supervisor/Trainer. Justin brings a unique perspective and unwavering commitment to his role in commercial real estate. As a Team Leader and Supervisor, Justin has honed his leadership skills and developed a keen understanding of teamwork and accountability. His ability to effectively manage high-pressure situations and guide others through challenging circumstances speaks volumes about his character and professionalism.

Justin's transition into the commercial real estate arena was driven by his passion for real estate and for helping others, and his desire to continue serving the community. His background has instilled in him a strong sense of integrity, empathy, and professionalism, traits that he brings to every client interaction. As a member of the esteemed Grimaldi Commercial Realty team, Justin leverages his extensive network within the Tampa Bay Area to facilitate successful transactions and foster positive relationships. His dedication to client satisfaction and his deep understanding of the local market dynamics position him as a trusted advisor and advocate for his clients' real estate needs.

Areas of Focus:

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

EDUCATION

University of South Florida

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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/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:

Multiple Year 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

REIC Member- Real Estate Investment Council
CCIM Candidate- Certified Commercial Investment Member
ICSC Member- International Council of Shopping Centers

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