

# FOR SALE

with Flexible  
Short-Term  
Sale-Leaseback  
Opportunity

---

## A Smarter Path to Full-Building Ownership

Office Building  
Totaling 17,108± SF  
Seller to Lease Back  
Approx. 6,000 – 8,000 SF



**ONEIL  
COMMERCIAL  
ADVISORS**

STRATEGIC REAL ESTATE SOLUTIONS



---

## Contact

Cheri O'Neil  
Principal  
813-787-5669  
Coneil@ocateam.com

4620 Woodland  
Corporate Blvd  
Tampa FL 33614

Versatile Office Space in a  
Park-Like Setting with  
Exceptional Amenities



## Property Information

List Price: \$4,275,000

- **Location and Access:** 4620 Woodland Corporate Blvd, Tampa, within Woodland Corporate Center. Easily accessible from the south side of Woodland Corporate Blvd and the west side of Woodland Center Blvd. near the main entrance to the business park.
- **Total Land Area** (acres): 2.97
- **No of Buildings:** 1
- **Year Built:** 1995
- **Construction:** Concrete Block - Brick
- **Roof:** Rigid Frame/Barjoist
- **No of Floors:** 1
- **Building SF:** 17,108 Approx.
- **Parking:** 132 uncovered and 5 covered surface for a ratio of 7.90/1,000 SF
- **Zoning:** PD-RP Planned Development with Rural Preservation Characteristics
- **Flood Zone:** X, an area with minimal flood risk



4620 Woodland Blvd  
Tampa, FL



## Seamless Transition to Full 17,108± SF Occupancy Over Time

- Seller to lease back approx. 6,000 – 8,000 SF for up to 3 years
- Co-working style shared occupancy — not permanently demised
- Minimal upfront build-out costs for buyer
- Seamless transition to full 17,108±SF occupancy over time
- Ideal structure for phased growth and operational flexibility

## A Forward-Thinking Approach to Full-Building Ownership

This offering is uniquely structured for owner-users seeking immediate functionality with long-term expansion potential.

The seller plans to lease back approximately 6,000 – 8,000 SF for up to three years within a shared occupancy framework, allowing the building to function collaboratively rather than as permanently divided suites.

For future ownership, this means reduced upfront construction, no costly reconfiguration, and the ability to gradually grow into the full 17,108± SF footprint as operational needs expand.

Acquire the building now, utilize space efficiently from day one, and assume full occupancy without disruption or unnecessary capital expense.

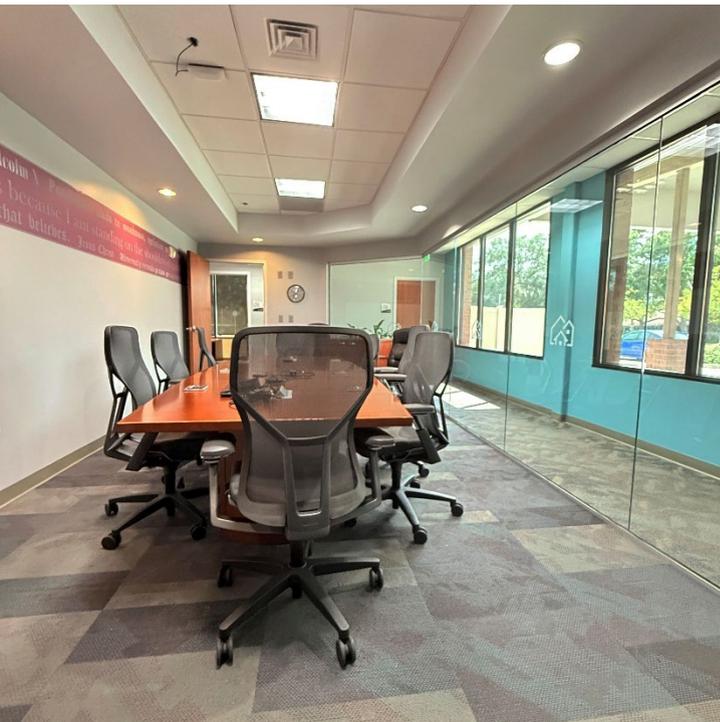


## Space Highlights

- Refined, Welcoming Reception Area:  
Sets a professional tone and makes a lasting first impression.



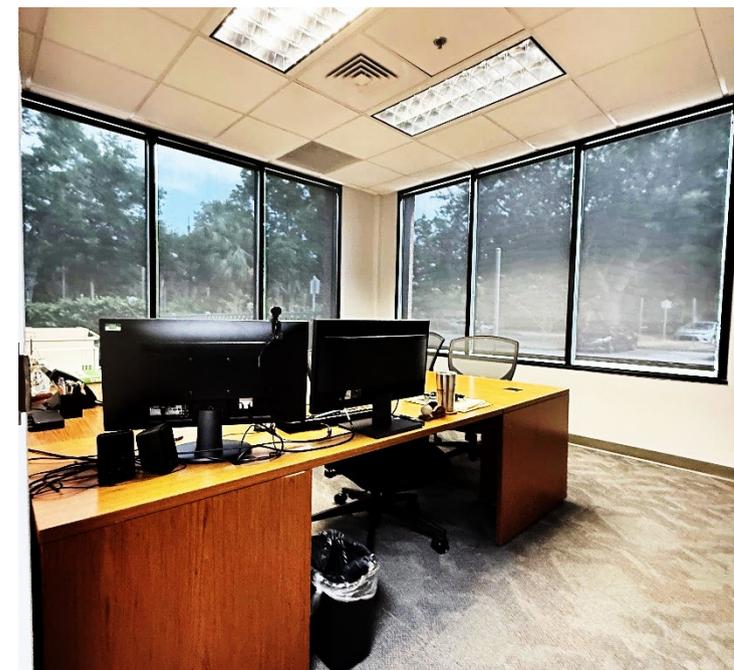
- Versatile Conference Rooms – Includes a glass-enclosed conference room offering serene views of the wooded backdrop, a flexible meeting space with partitioned walls for adaptable use, and a third conference space lined with windows offering views of mature trees and abundant natural light.



# Space Highlights

- Private & Semi-Private Offices – Features a mix of fully enclosed and glass-partitioned offices that balance privacy with openness.
- Ample Open Workspace with Garden Views – Open area surrounded by windows that overlook the property's natural vegetation offering abundant natural light and calming, nature-inspired environment.

- Garden Views Throughout: Most of the offices / workspace features windows that overlook the garden and greenery, creating a bright and inviting work environment.



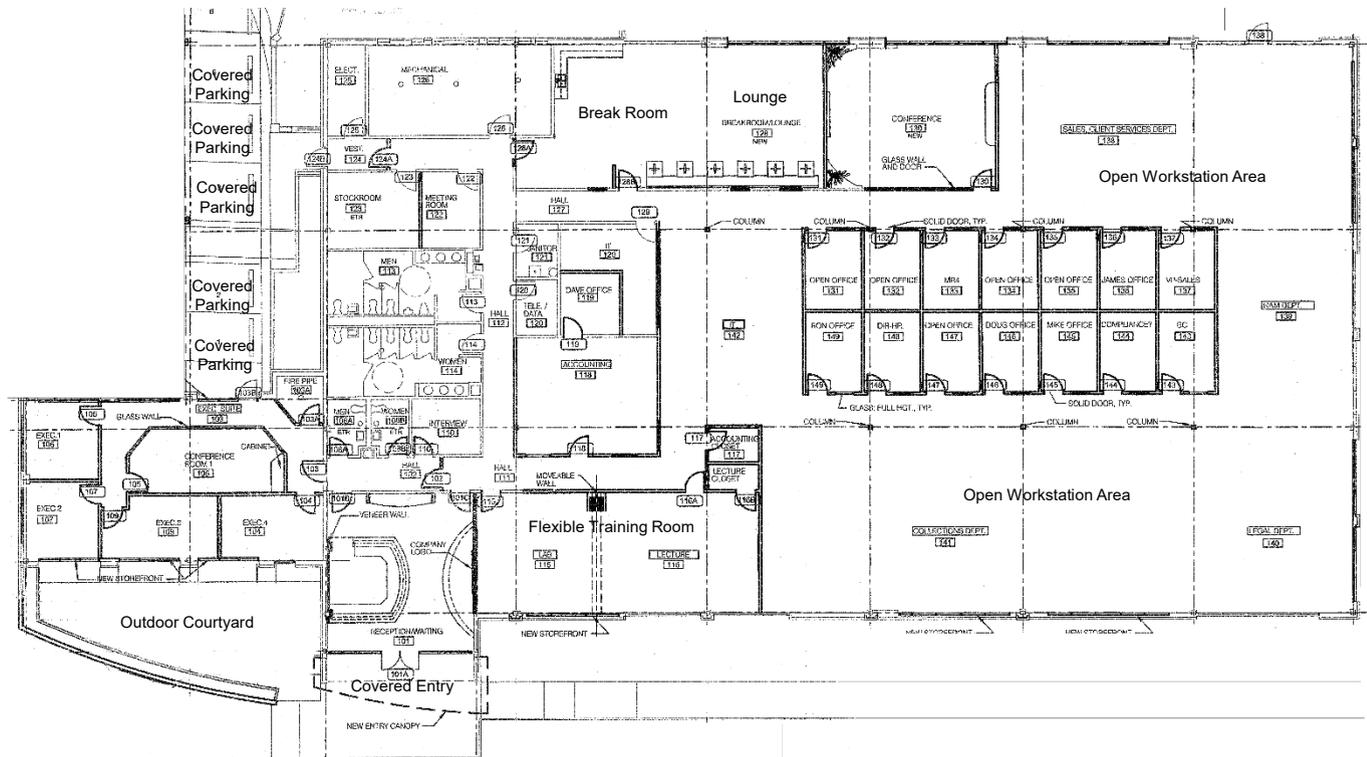


- Cat6 wiring
- 24-hour access
- Parking ratio of 7.9/1,000 SF



## Owner/Tenant Experience

- Occupiers at this property enjoy a thoughtful balance of comfort, convenience, and nature. The building features a serene outdoor area complete with decorative bowl-style water fountains, comfortable seating, and relaxing ambience perfect for casual meetings or mid-day breaks.
- Abundant parking ensures ease of access for both staff and visitors, while the surrounding trees and greenery provide a peaceful, park-like atmosphere that enhances the everyday work environment.



# Demising Plan

17,108± SF

Floorplan

# Demographics

## Ring of 0-1 mile



4,371  
Households

11,879  
Population



Median Age

\$49,108  
Median Disposable  
Income



\$58,025  
Median Household  
Income



\$28,379  
Per Capita  
Income



\$66,643  
Median Net  
Worth

## Ring of 1-3 miles



36,880  
Households

92,962  
Population



Median Age

\$56,835  
Median Disposable  
Income



\$68,296  
Median Household  
Income



\$36,793  
Per Capita  
Income



\$124,900  
Median Net  
Worth

## Ring of 3-5 miles



79,828  
Households

192,335  
Population



Median Age

\$61,293  
Median Disposable  
Income



\$73,928  
Median Household  
Income



\$43,151  
Per Capita  
Income



\$155,328  
Median Net  
Worth

# Location

As one of Northwest Tampa's premier professional parks, Woodland Corporate Center combines expansive space with a tranquil, park-like environment. This prime location provides excellent connectivity to major thoroughfares, including I-275, the Veterans Expressway and Dale Mabry Hwy, enhancing access across Tampa Bay. Positioned at a signalized intersection for convenient access, this office park offers unmatched commuter ease. Employees benefit from a HART bus stop located on Waters Avenue, making public transit accessible for daily commuters.



# FOR SALE with Flexible Short-Term Sale-Leaseback Opportunity

---

For more information or to  
request a tour, contact:

Cheri M. O'Neil  
Principal  
C: (813) 787-5669  
COneil@OCAteam.com

---



**ONEIL  
COMMERCIAL  
ADVISORS**

STRATEGIC REAL ESTATE SOLUTIONS



4620 Woodland  
Corporate Blvd  
Tampa FL 33614

All information contained herein has been obtained from the owners and/or other sources deemed reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. Information is submitted with the possibility of errors, omissions, change of price, rate, conditions or withdrawal without notice. References to measurements are approximate. All parties to a real estate transaction should seek legal and tax advice prior to commitment. Buyer/Tenant must verify the information and bears all risk for any inaccuracies.