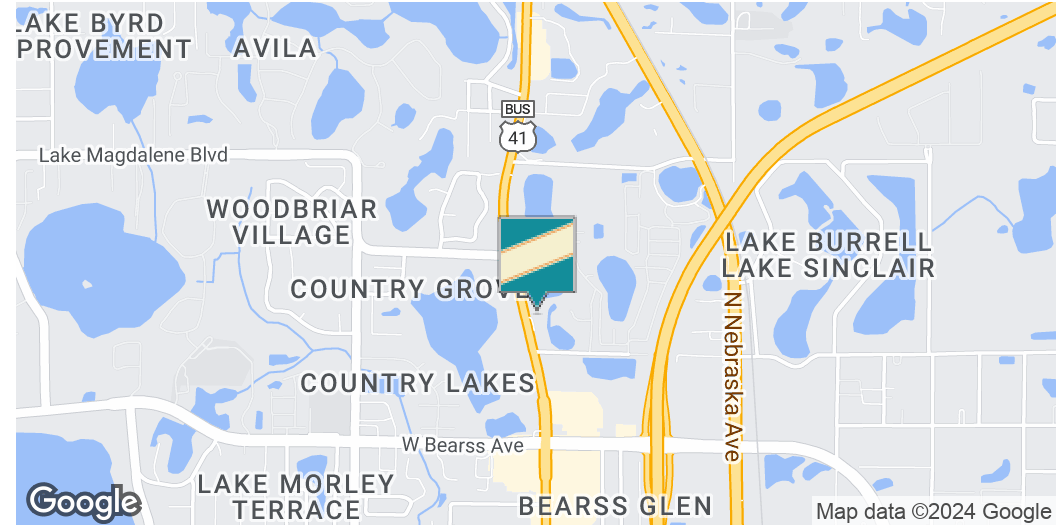




TAMPA PROFESSIONAL AND MEDICAL OFFICE FOR LEASE

15429 N Florida Ave, Tampa, FL 33613

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	3,272 SF
Available SF:	1,500 SF
Lot Size:	87,120 SF
Year Built:	2001
Zoning:	CN

PROPERTY OVERVIEW

Nestled in the vibrant Tampa, Florida, 15429 N Florida Ave stands as an exceptional opportunity for businesses seeking a prime and strategic location. Situated on the bustling N Florida Avenue, this office space for lease is your gateway to a dynamic business environment. With high visibility and easy accessibility, your business will benefit from a steady flow of potential clients and customers. The approximately 1500 square feet of versatile workspace offers the perfect canvas to tailor the office to your unique needs, whether you require individual offices, collaborative workspaces, meeting rooms, or medical exam rooms.. Embrace the natural light that floods the space, creating an inviting and motivating atmosphere for your team and clients alike. Essential amenities, including high-speed internet, secure access, and ample parking options for both tenants and visitors, ensure a smooth and professional operation. With convenient access to major highways and public transportation, your team and clients will find it easy to reach you. Secure your place at this out prominent Tampa address today and position your business for success. Don't miss this exceptional opportunity; contact us now to arrange a viewing and unlock the full potential of this prime office space. For inquiries and scheduling, please reach out to George William at (727) 482-2818 or George@grimaldicommercialrealty.com

SPACES

15429 N florida Ave Tampa Fl

LEASE RATE

\$20.00 SF/yr

SPACE SIZE

1,500 SF

George William

727.482.2818
george@grimaldicommercialrealty.com

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TAMPA PROFESSIONAL AND MEDICAL OFFICE FOR LEASE

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Tampa, Florida, isn't just a city; it's a thriving ecosystem for businesses to flourish. Nestled along the shimmering Gulf Coast, Tampa offers an unparalleled blend of economic vitality and unparalleled quality of life. With a pro-business environment, diverse talent pool, and strategic access to global markets, Tampa has become a magnet for forward-thinking companies. The city boasts a strategic location with a bustling international airport, a robust infrastructure, and an array of incentives and resources to support business growth. But it's not just about work - Tampa's vibrant culture, stunning waterfront, and year-round sunshine make it an ideal place to live and play. From innovative startups to Fortune 500 giants, businesses are choosing Tampa as their launchpad for success. Discover endless opportunities, an unbeatable lifestyle, and a supportive business community in Tampa - the ideal destination for your company's future



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TAMPA PROFESSIONAL AND MEDICAL OFFICE FOR LEASE

15429 N Florida Ave, Tampa, FL 33613

PROPERTY DETAILS

Lease Rate	\$20.00 SF/YR
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LOCATION INFORMATION

Building Name	Tampa Professional and Medical Office For Lease
Street Address	15429 N Florida Ave
City, State, Zip	Tampa, FL 33613
County	Hillsborough

BUILDING INFORMATION

Building Size	3,272 SF
Building Class	A
Number of Floors	1
Year Built	2001
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	CN
Lot Size	87,120 SF
APN #	017356-5658

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ADDITIONAL PHOTOS



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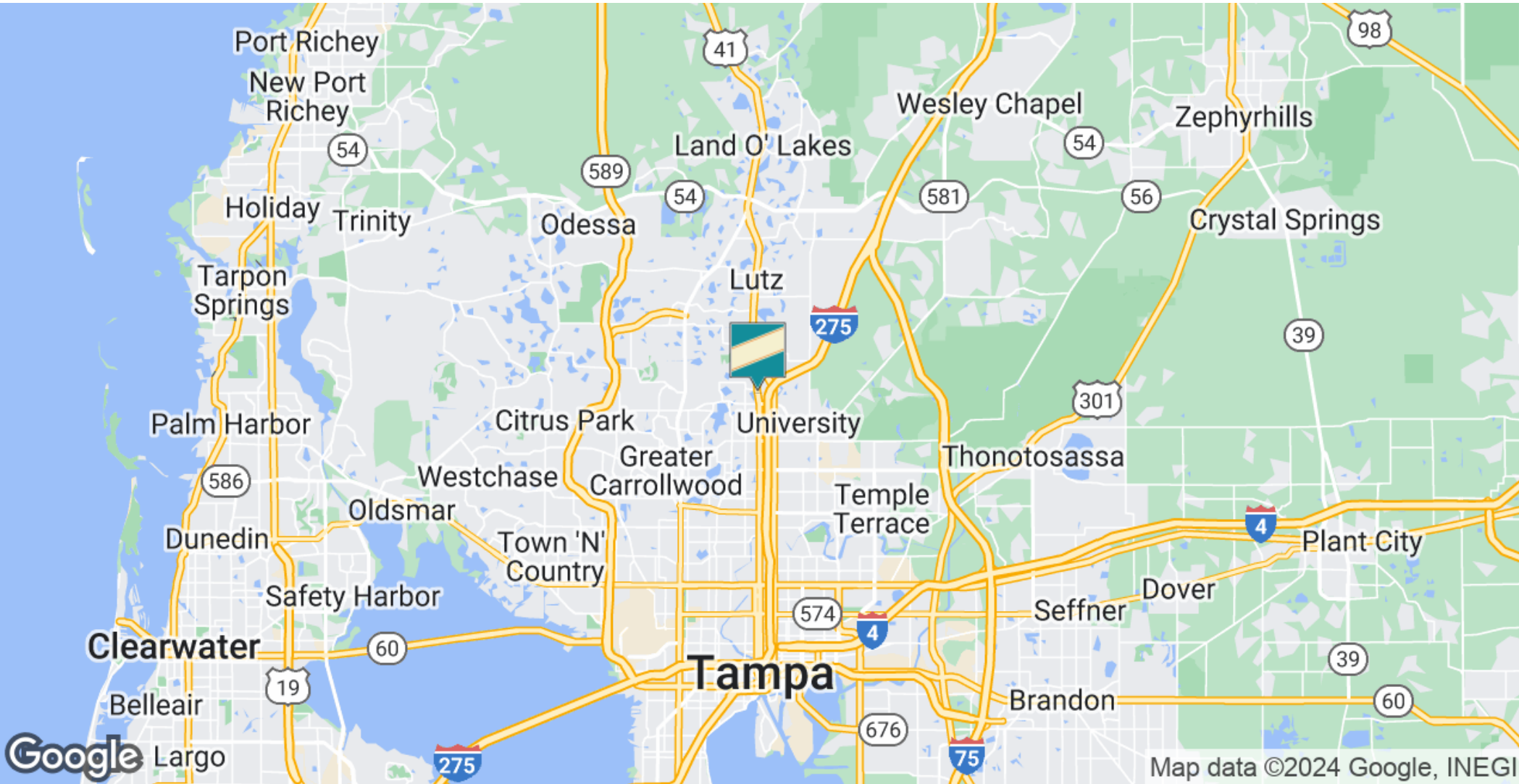
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TAMPA PROFESSIONAL AND MEDICAL OFFICE FOR LEASE

15429 N Florida Ave, Tampa, FL 33613

LOCATION MAP



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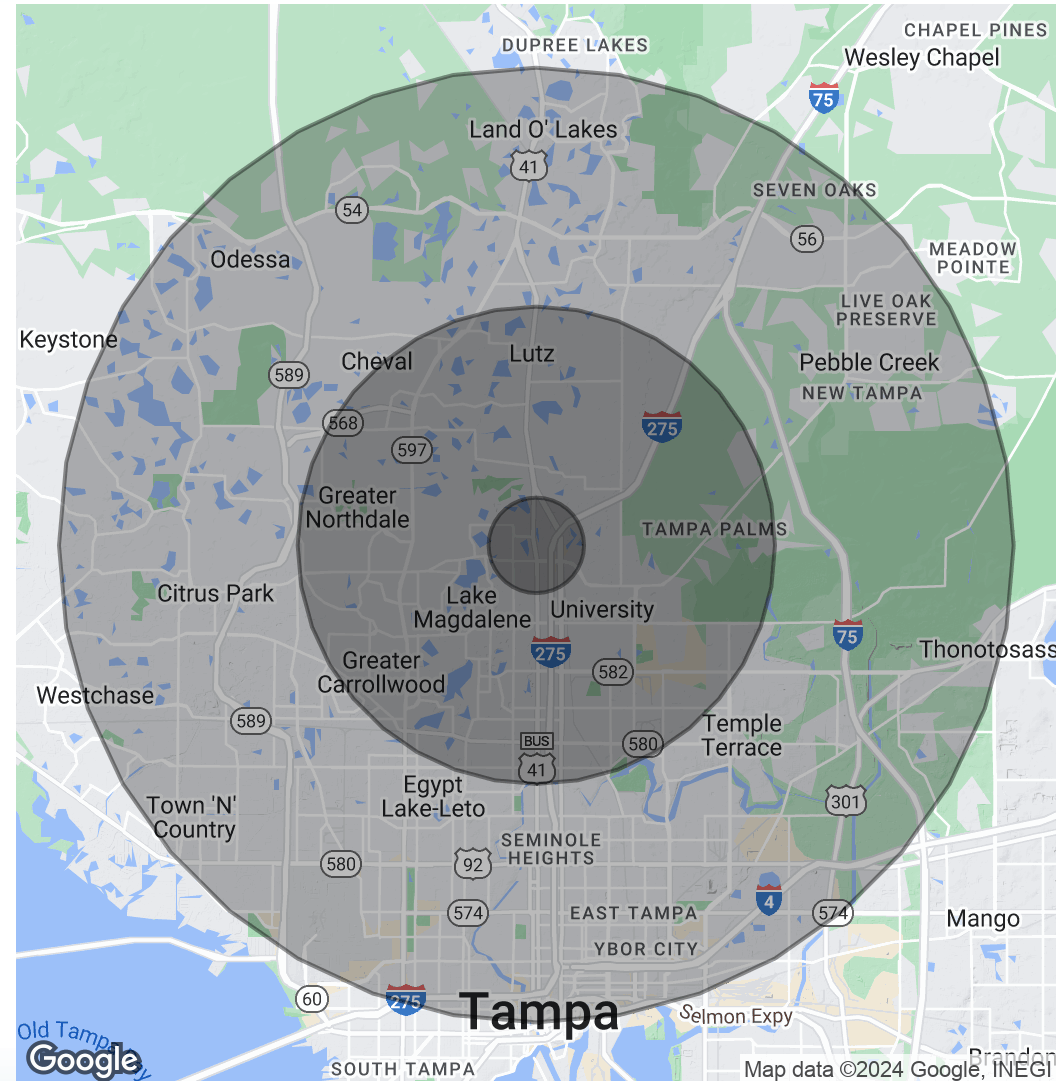
15429 N Florida Ave, Tampa, FL 33613

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,469	229,905	759,682
Average Age	40.9	36.7	37.8
Average Age (Male)	36.7	35.3	36.6
Average Age (Female)	43.0	38.1	39.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,811	95,810	307,047
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$76,072	\$68,385	\$72,935
Average House Value	\$237,100	\$193,429	\$212,143

2020 American Community Survey (ACS)



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AERIAL MAP



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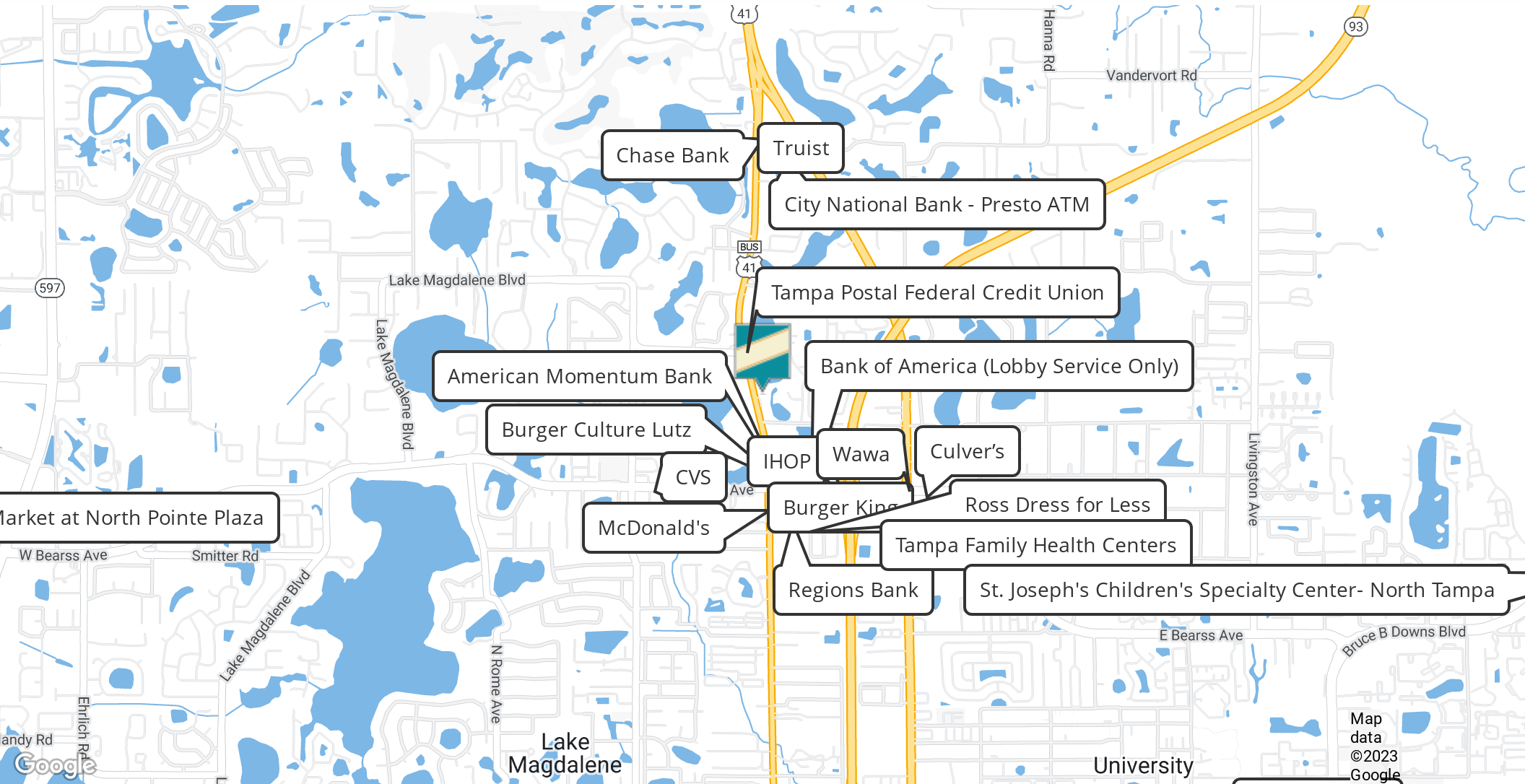
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RETAILER MAP



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ADVISOR BIO 1

GEORGE WILLIAM

Senior Broker Associate

george@grimaldcommercialrealty.com

Direct: 727.482.2818



PROFESSIONAL BACKGROUND

Meet George William, your esteemed guide to the dynamic world of commercial real estate in the Tampa Bay area. With a legacy of 10 years in the industry, George is a seasoned Commercial Real Estate Broker renowned for his unwavering commitment to client success and unmatched market insights.

George's journey in real estate began with a passion for helping businesses and investors achieve their goals. Over the years, he has honed his expertise, becoming a trusted advisor to a diverse clientele. George's reputation for transparency, integrity, and personalized service has been the cornerstone of his thriving career. George's deep-rooted connections within the Tampa Bay community and his finger on the pulse of the industry empower his clients to make informed decisions, even in the face of complexity. With an innate ability to identify opportunities that align with his clients' objectives, George has successfully facilitated countless transactions –from leasing prime retail spaces to brokering high-value investment deals. His strategic approach and innovative thinking consistently yield favorable outcomes, making him a sought-after broker in the region.

Beyond his professional accomplishments, George is celebrated for his dedication to ongoing education. He stays ahead of the curve by staying attuned to market shifts, legal nuances, and emerging technologies, ensuring his clients receive the most up-to-date advice. George's commitment to excellence and his genuine interest in helping you achieve your commercial real estate aspirations set him apart. Contact him today to unlock the boundless potential of the Tampa Bay commercial real estate market.

Areas of Expertise:

Investment and income producing properties

Sale of businesses

Retail Sales and Leasing

Industrial Sales and Leasing

Self Storage

Gas Stations and Convenience Stores

Grimaldi Commercial Realty Corp.

115 W Bearss Ave

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