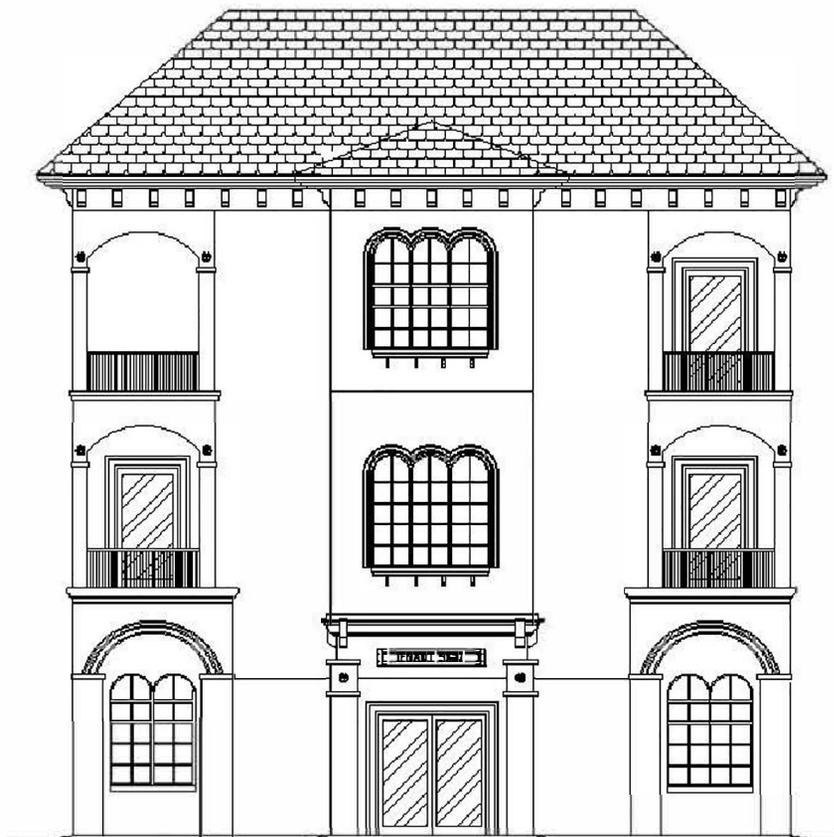




# Professional Office Developers, Inc.

*Building Professional Centers in the Greater Tampa Bay Area*

## *FOUNDATION PARK PROFESSIONAL CENTER*



***In Foundation Park we sell and lease individual buildings  
as well as individual suites from 1,250 square feet and up.***

For more information visit our website  
[www.professionallofficedevelopers.com](http://www.professionallofficedevelopers.com)

*Kevin Howell*

*Phone: 813-240-9218*

*Fax: 813-902-6141*

*E-Mail [kevinhowelljr@gmail.com](mailto:kevinhowelljr@gmail.com)*

[www.professionallofficedevelopers.com](http://www.professionallofficedevelopers.com)



# Professional Office Developers, Inc.

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## *Foundation Park Professional Park*

Foundation Park Professional Center, 2641 Fruitville Rd, Sarasota, Florida, is a collection of individually owned office and professional buildings. The site is just west of the intersection of Tuttle Road and Fruitville Road, just north of Sarasota's vibrant downtown business and residential district. It is in close proximity to the cultural activities of Sarasota, the beaches and upscale shopping districts, as well as numerous medical facilities and hospitals. It is on the principal artery to downtown Sarasota from I-75. This is the most dynamic area of Sarasota and it is currently experiencing explosive growth. !

Vj g"ukg is beautifully wooded with mature oak and landscaping and has ease of access and entry in addition to a convenient location. Building spaces range from 1,250 to 13,500 square feet, and multiple buildings can be combined under single ownership if more space is required.

Professional Office Developers provides architectural assistance with interiors and designs which can be constructed to your exact specifications to maximize value for your occupancy dollar. We provide assistance throughout the entire construction process from conceptualization to occupancy. We have generous interior allowances that allow you to create a specific environment to build and grow your business. We can also recommend financing sources that will respond to your requests promptly and professionally.

Development is done by Professional Office Developers; Inc. POD is run by Kevin Howell. Kevin has been developing residential, commercial, and office buildings in the greater Tampa Bay area for over 30 years. We would be more than happy to schedule an appointment to show you the property and the available options. We can also provide you with a demonstration of the numerous benefits of owning your own building. With the current economic and interest rates, this is one of the best times in history to own your own building for personal occupancy or for even investment purposes. To find out more about Collier Professional Park North or to find out about other office parks available for sale, call Kevin at (813)-240-9218. Also feel free to visit our website at [professionalofficedevelopers.com](http://professionalofficedevelopers.com)

Thank You

Current Pricing: (call for pricing). Prices include finished interiors custom built to your specifications. Our properties sell out quickly so reserve yours now!



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[www.ProfessionalOfficeDevelopers.com](http://www.ProfessionalOfficeDevelopers.com)



EXISTING BUILDING



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[info@professionalofficedevelopers@gmail.com](mailto:info@professionalofficedevelopers@gmail.com)

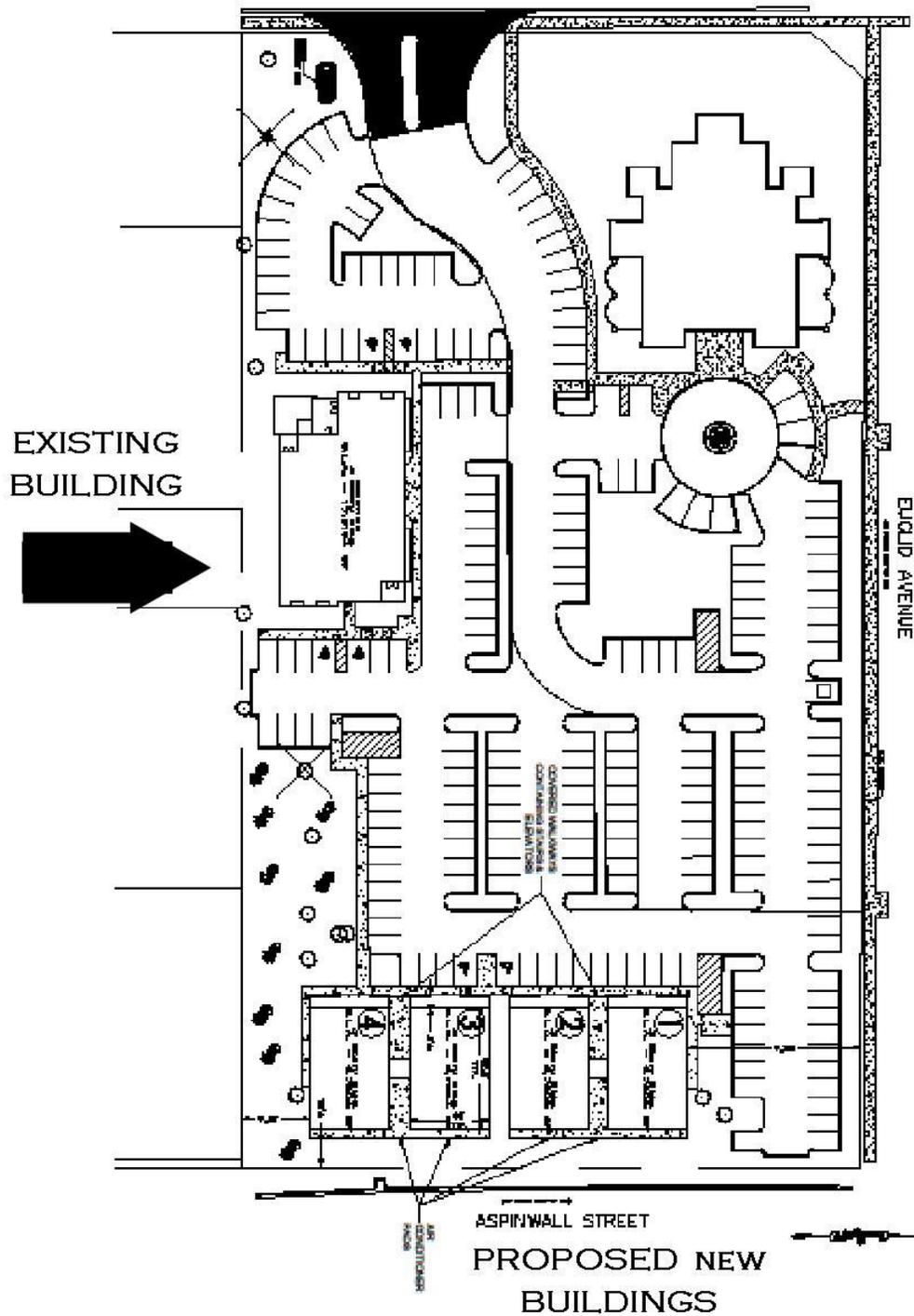


# Professional Office Developers, Inc.

*Building Professional Centers in the Greater Tampa Bay Area*

## FOUNDATION PARK PROFESSIONAL CENTER

www.ProfessionalOfficeDevelopers.com



SITE PLAN

1 19302 Gunn Hwy., Odessa, FL 33556 • 33556  
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info@professionalofficedevelopers@gmail.com

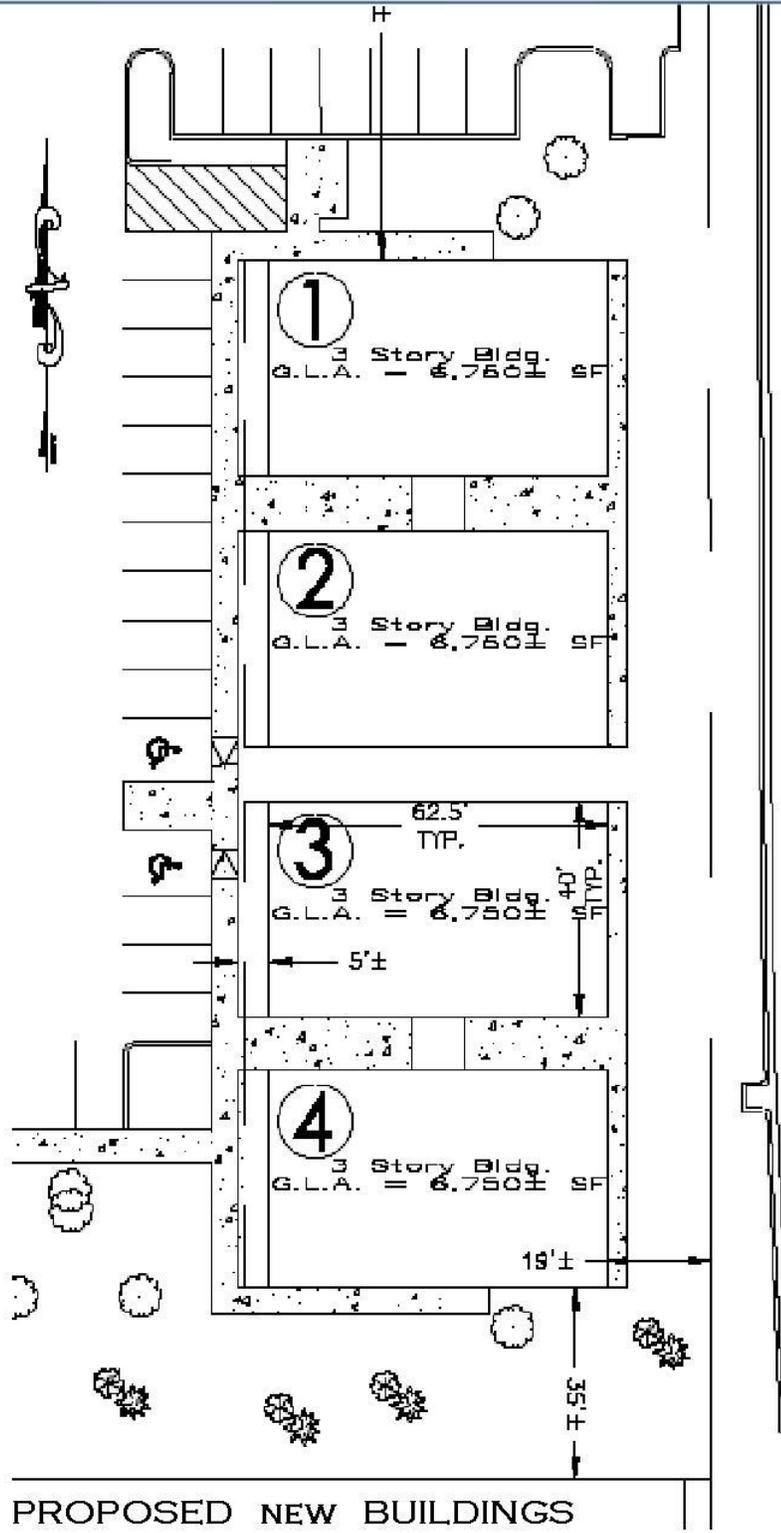


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Building Professional Centers in the Greater Tampa Bay Area

## FOUNDATION PARK PROFESSIONAL CENTER

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19319302 Gunn Hwy, Odessa, FL 33556 33556

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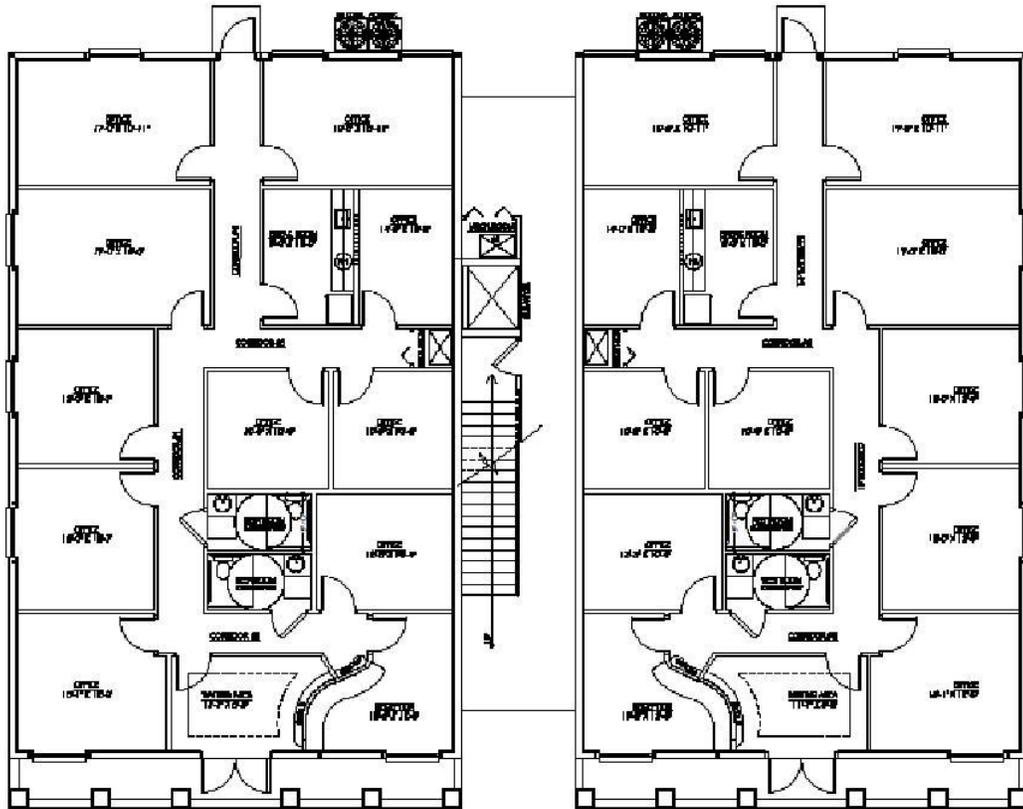
# Professional Office Developers, Inc.

*Building Professional Centers in the Greater Tampa Bay Area*

## FOUNDATION PARK PROFESSIONAL CENTER



FRONT ELEVATION



EXAMPLE FIRST FLOOR PLAN

www.ProfessionalOfficeDevelopers.com

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# Professional Office Developers, Inc.

*Building Professional Centers in the Greater Tampa Bay Area*  
*Foundation Park Professional Center*

## **Frequently Asked Questions;**

- **What are you building on that site?** We build individual office buildings in an office park setting. The sizes range from 1250 square feet to over 13,500 square feet, and can be further subdivided for individual sale or lease. The exteriors of the buildings all have a similar look but the interior is designed to the owner's specifications.
- **What is the procedure?** We will send you a marketing package that contains information about the park. We are also available to meet at the site or in our office. If you desire to move forward, we will send you a contract to review.
- **What are your general contract terms?** We start with an executed contract and a refundable deposit. Over the next 30 to 45 days you should make arrangements for your financing and meet with our architecture and design staff to design the floor plan and interior of your building. At the end of the specified time period, a 2<sup>nd</sup> deposit is due. By this time financing should be secured and the deposits become non-refundable.
- **When will the buildings be ready?** The development start of each individual suite or building is determined by the date we get construction permits. Please contact us with questions related to park development.
- **What are the common area charges?** Common area charges are set initially at \$2.50 per square foot per year. The Board of Directors of the Association will set the charges after taking over the operation of the park.
- **Who manages the common area?** The common area is managed by an Association set up for that purpose. Each building or suite owner is a member of the association.



# Professional Office Developers, Inc.

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## *Foundation Park Professional Center*

- **Are there any other charges?** The other expenses that you will incur are the general expenses of property ownership, including electricity, insurance, property taxes, etc.
- **What other projects have you done?** Mr. Howell has been actively involved in real estate development in the Tampa Bay area since 1980. Our website lists the projects we are currently working on as well as listing Mr. Howell's resume which shows the principal projects he has developed over the last 30 years.
- **Do you have recommended lenders for the project?** We always maintain a list of lenders and others ready to lend on buildings and suites in our parks. There are many lenders to choose from and we can help you find the lender best suited to your needs.
- **Can you provide design / architectural help?** We provide architectural and design assistance at no additional cost. We have numerous floor plans that we can show you to give you suggestions and a place to begin in the design process. For our investor customers, we have floor plan options specifically designed for your needs that you can use or modify as you desire.
- **What if I change my mind?** Your initial deposit of is refundable at any time for any reason up until the time the 2nd deposit is due. Of course, if we have incurred costs in connection with your proposed purchase (architectural and/or design work), those costs will be deducted prior to your refund. By the time your second deposit is due you should have financing secured and be moving towards closing. Both deposits become nonrefundable at this time.
- **As an investor, how much rent can I expect?** Rental rates vary from property-to-property and depend upon many factors, including how much rental space is otherwise available in the surrounding marketplace. With that in mind, rental rates generally quoted for this type of property range from \$ 30.00 to \$35.00 per square foot per year, triple net. Triple net means that the tenant is responsible for the expenses of the building in addition to paying the rent. Typically there is a common area charge covering these additional expenses of approximately \$5.00 per square foot per year.
- **Do you handle rentals?** We do not handle rentals for our owners. However, we do have excellent relationships with local real estate brokers and agents who do provide rental assistance and we would be happy to put you in contact with them. They will be able to answer your questions with regard to rentals at any time and will meet with you before you commit to a purchase if you so desire.