



3816

One Carrollwood Place Office for Sale | \$695,000

OFFERING MEMORANDUM | 3816 GUNN HIGHWAY | TAMPA, FL

Exclusively Listed by

Alex Lucke, CCIM - Commercial Director | (727) 410-2896 | AlexLucke@KWCommercial.com | #SL3351552

Each Office is Independently Owned and Operated
www.kwcommercial.com

KW COMMERCIAL TAMPA PROPERTIES
5020 W Linebaugh Ave #100
Tampa, FL 33624

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The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a sense of depth and structure. The building has multiple stories with various window placements and balconies. The overall style is clean and technical.

01

Property Information

DISCLAIMER

EXECUTIVE SUMMARY

PROPERTY PHOTOS

FLOOR PLAN

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Executive Summary



[Click here to view the Video Tour \(or Scan the QR on the first page\)](#)

Property Overview

KW Commercial Tampa Properties is proud to present 3816 Gunn Highway, a versatile two-story office condominium located within the well-maintained One Carrollwood Place office complex in the heart of Tampa's highly sought-after Carrollwood submarket. This professional environment offers an ideal setting for an owner-user or investor seeking a flexible commercial asset with strong surrounding demographics and excellent accessibility.

Originally constructed in 1985, the property features approximately 3,000 SF across two floors, designed to accommodate a variety of professional office uses while offering enhanced operational flexibility.

A key differentiator of 3816 Gunn Highway is the ± 750 SF open storage and operational suite located immediately to the left upon entry. This space features removed drop ceilings with exposed height, concrete flooring, integrated lighting, and direct restroom access—making it ideal for product storage, equipment staging, IT infrastructure, archives, light distribution, or service-based operations requiring back-of-house functionality within a professional office setting.

The remainder of the building includes a balanced mix of private executive offices, conference space, and open work areas across both levels. Expansive floor-to-ceiling window lines provide abundant natural light throughout, creating a bright and professional working environment. The two-story configuration enhances privacy and allows for departmental separation or potential multi-suite configuration depending on ownership strategy.

Strategically positioned along Gunn Highway—one of Carrollwood's primary commercial corridors—the property benefits from strong visibility and immediate access to Dale Mabry Highway, the Veterans Expressway, and the greater Tampa metro. Surrounding retail, dining, and service amenities further enhance convenience for employees and clients alike.

3816 Gunn Highway presents a rare opportunity to acquire a well-located office condominium that seamlessly blends professional office presence with integrated operational capacity. Whether occupied by an end-user, leased as an investment, or configured as a hybrid owner/investor space, this property combines flexibility, functionality, and location within one of Tampa's most stable suburban commercial hubs.

Property Highlights

- $\pm 3,000$ SF two-story office condominium with flexible executive and operational layout
- ± 750 SF dedicated storage/operational suite with exposed ceiling height and concrete flooring (see floor plan)
- Ideal hybrid office + storage configuration for service-based, technology, medical supply, or contractor users
- Part of the One Carrollwood Place office complex. Documents provided upon request.
- Each owner shall be responsible for \$550/month fee to the association.
- Please call broker for additional information – Alex Lucke, CCIM (727) 410-2896

Price:	\$695,000
Building SF:	3,000
Price / SF:	231.66/ft
Occupancy:	Vacant at closing
Floors:	2
Available SF:	3,000
Year Built:	1985
Building Class:	B
Parking:	Open & Shared
APN:	U-21-28-18-14J-000000-03816.0

Property Photos



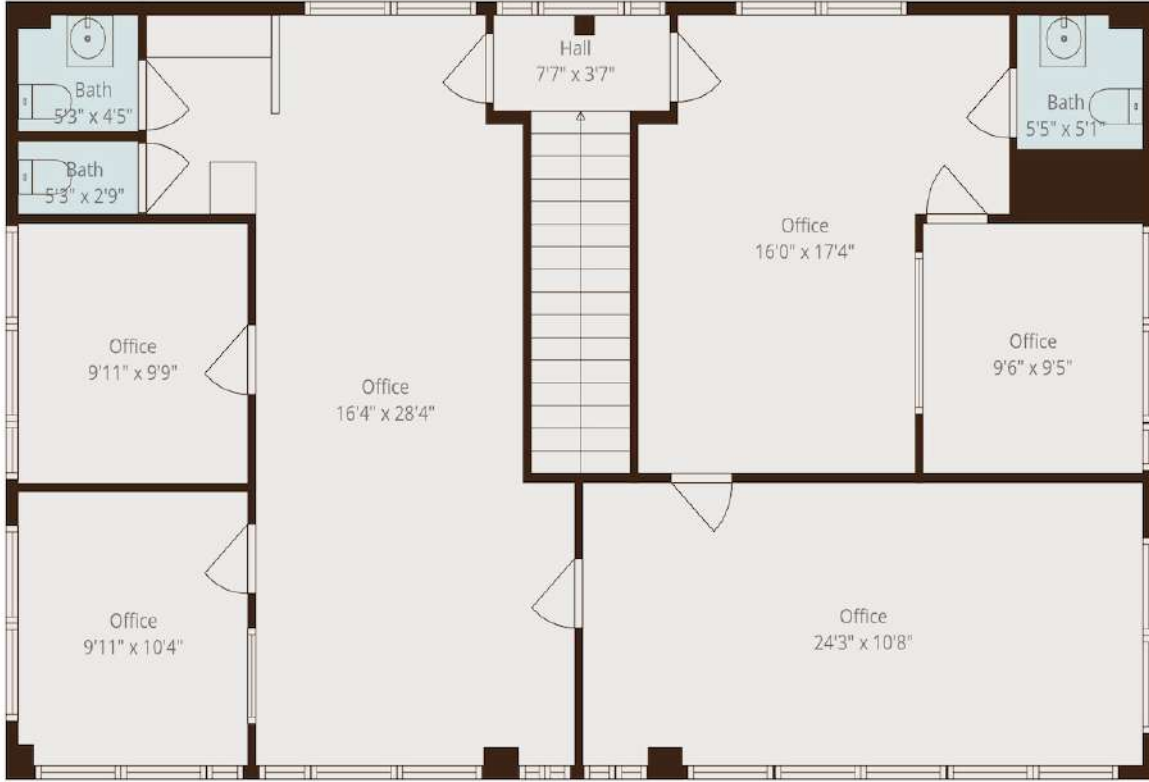
Property Photos



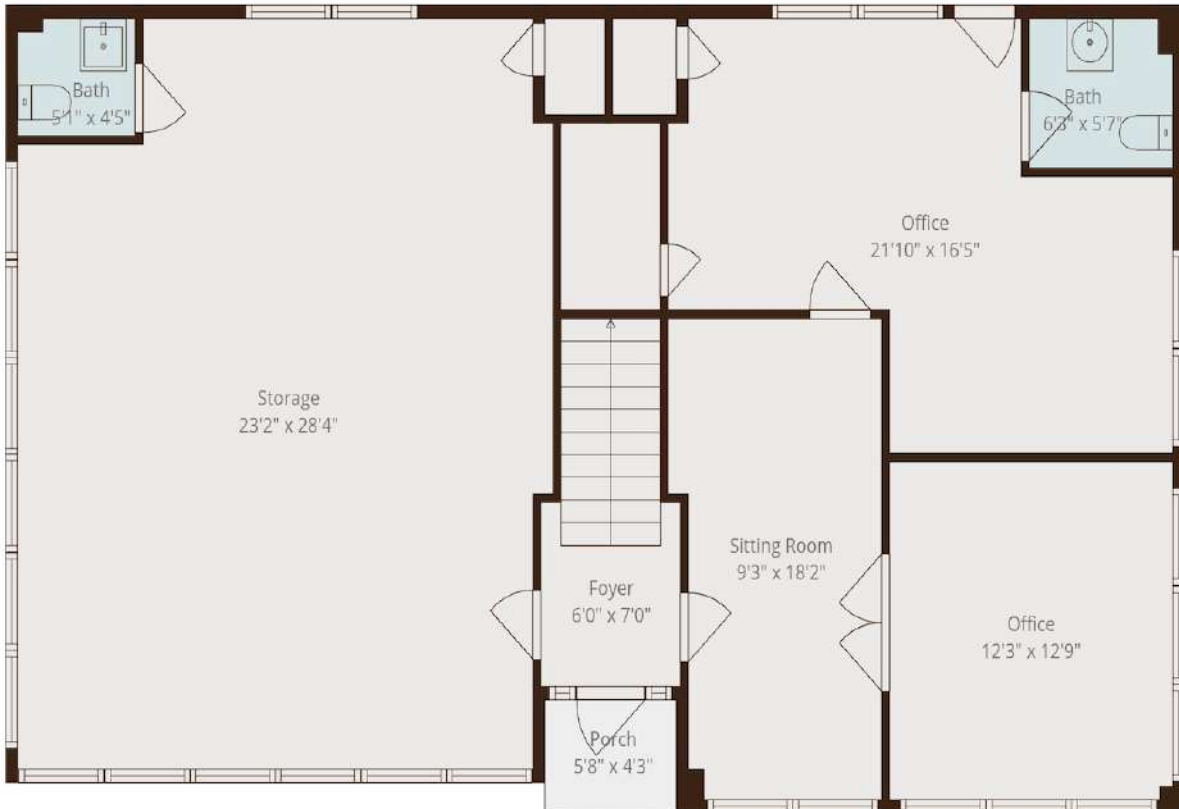
Property Photos



Floor Plan



2nd Floor



1st Floor

The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a sense of depth and structure. The building has multiple levels, with various rectangular volumes and protrusions. Dotted lines are used to indicate vertical and horizontal alignments across the structure.

02

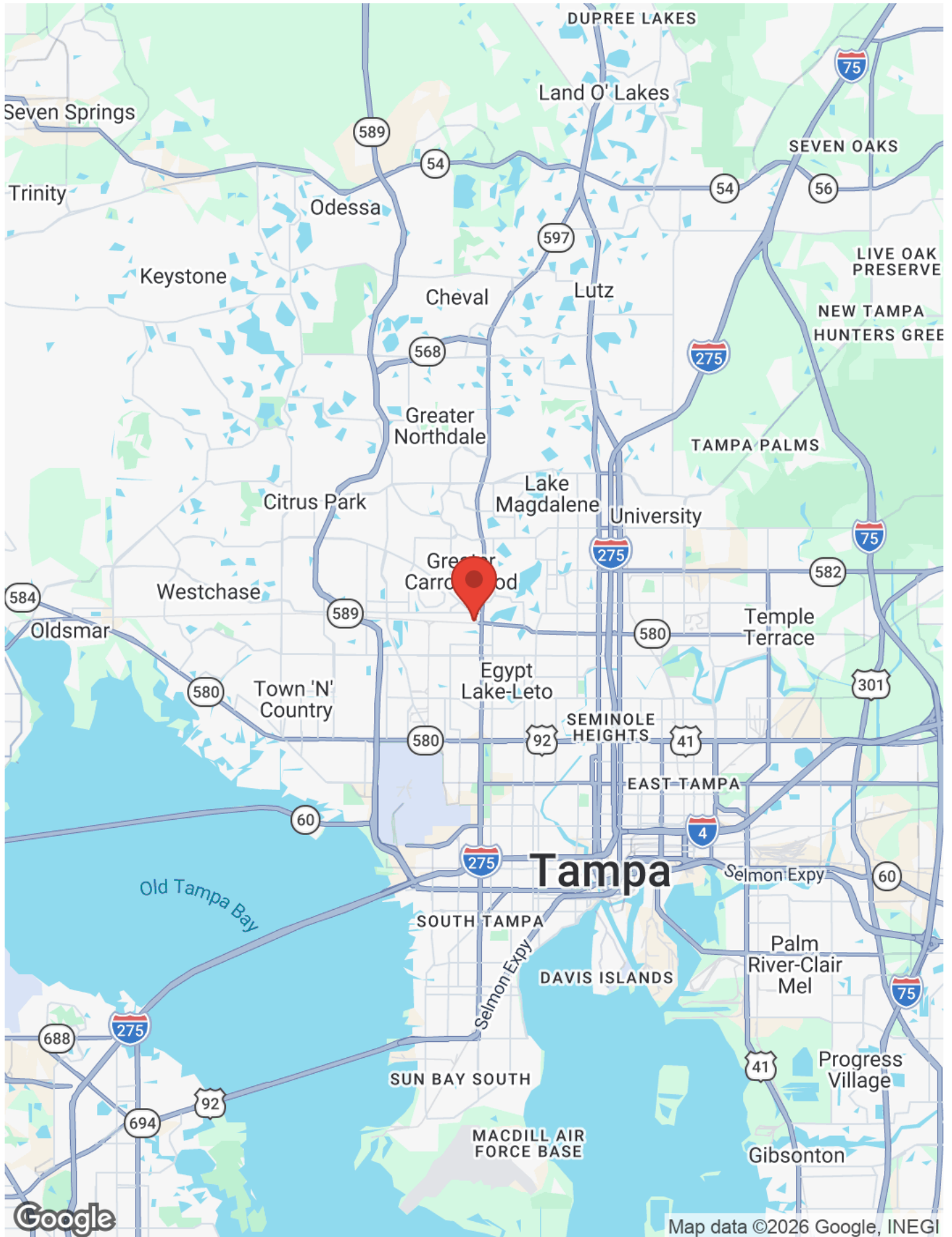
Location Information

REGIONAL MAP

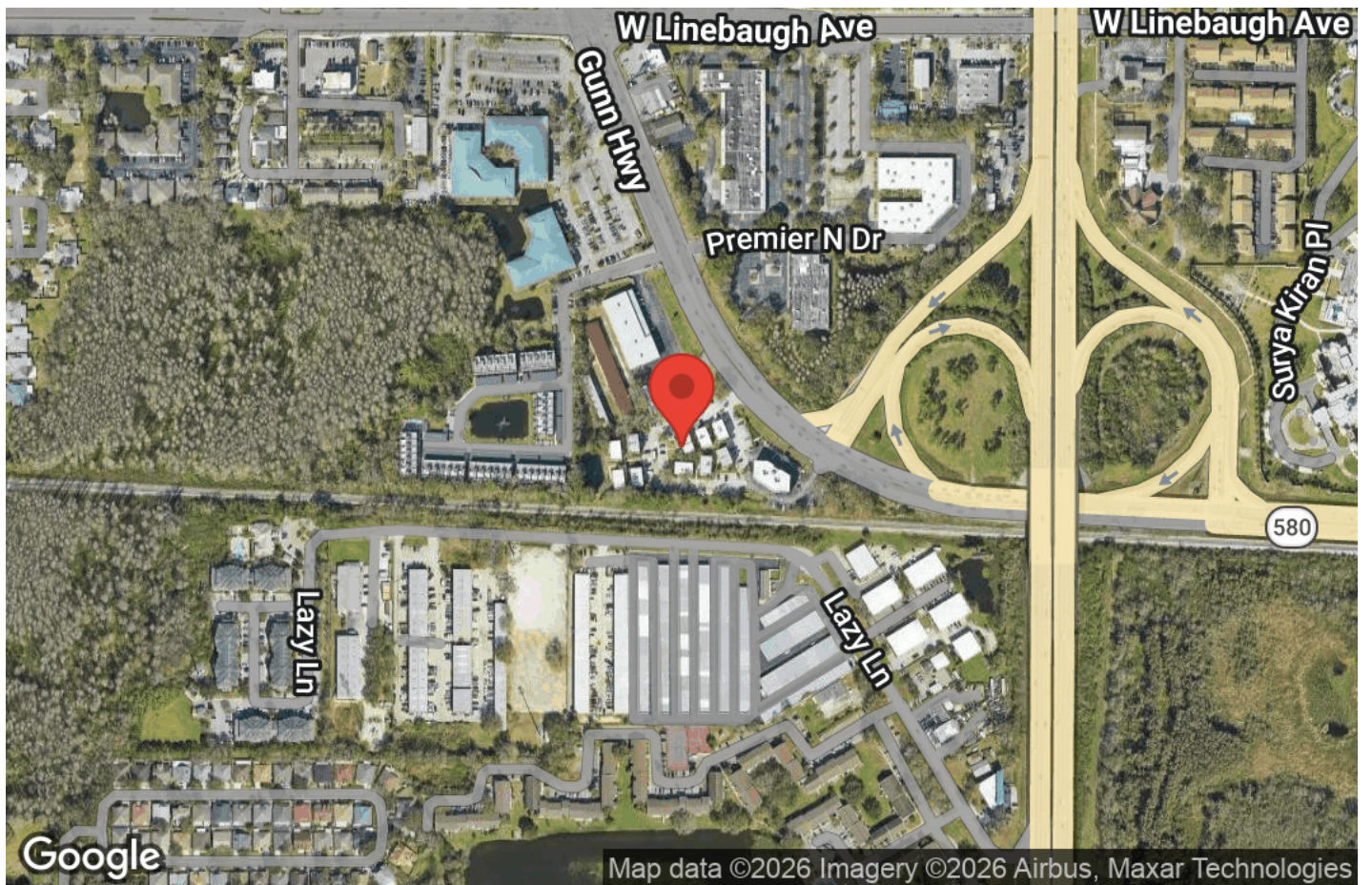
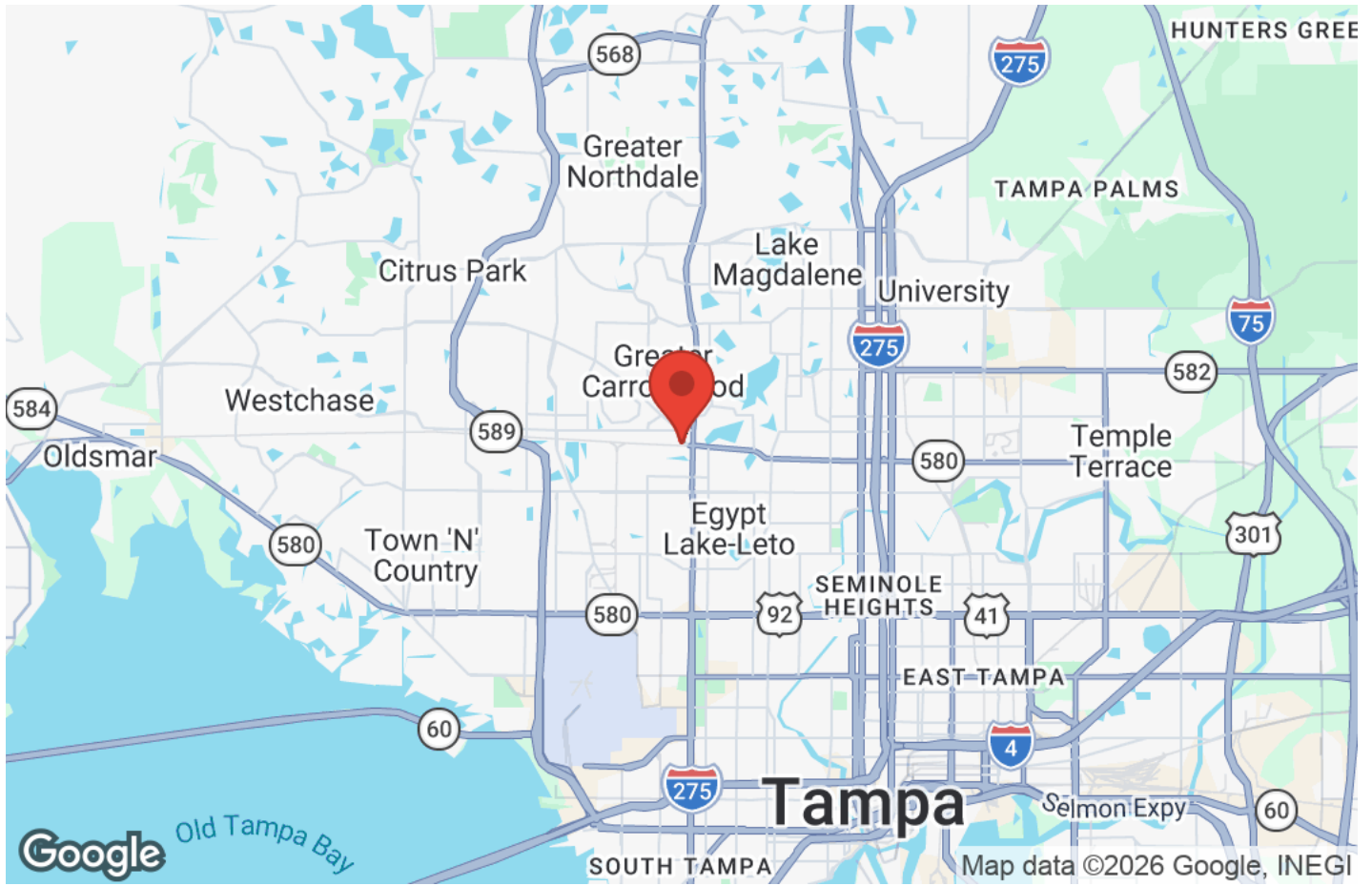
LOCATION MAPS

DEMOGRAPHICS

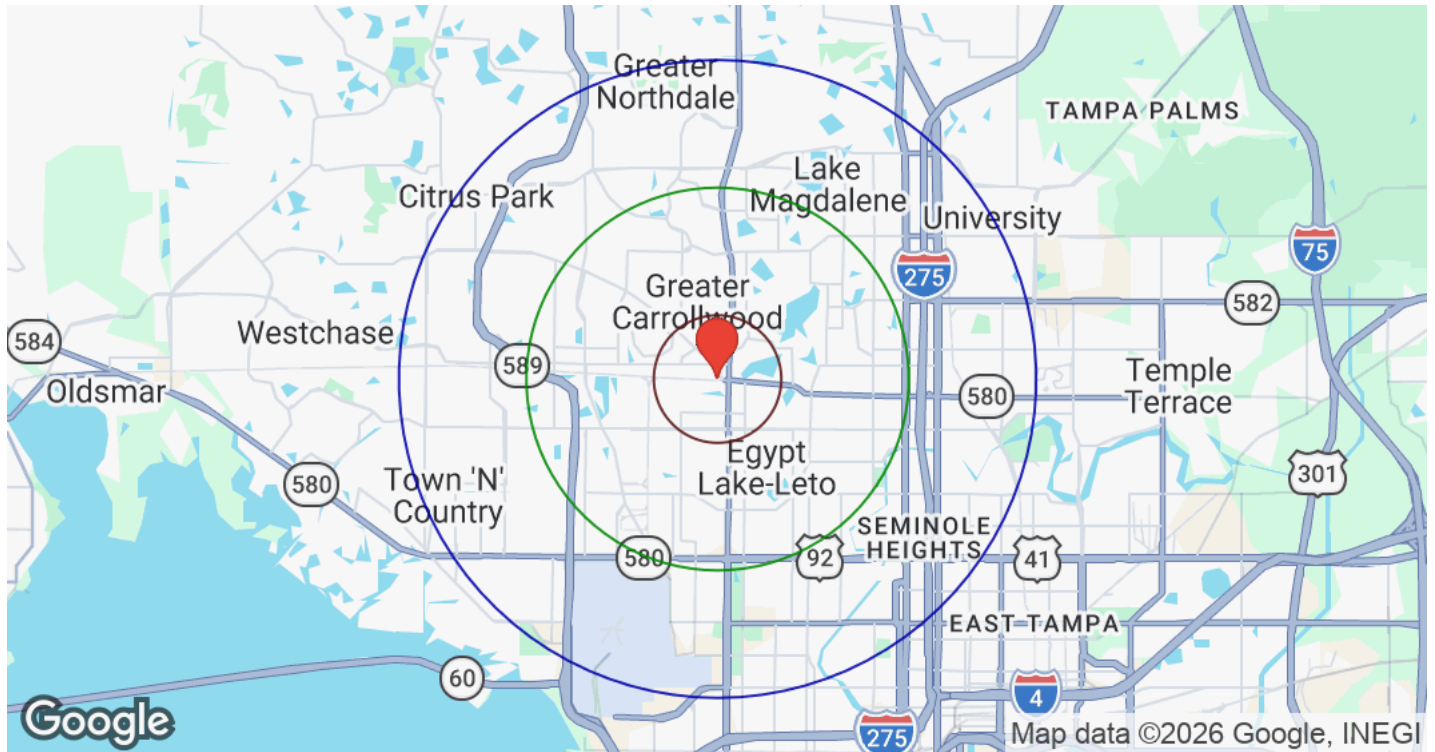
Regional Map



Location Maps



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	7,048	52,138	155,559
	Female	8,015	55,470	159,717
	Total Population	15,064	107,609	315,276
Race / Ethnicity	White	4,854	38,675	112,995
	Black	1,937	10,621	47,323
	Am In/AK Nat	11	118	347
	Hawaiian	N/A	11	126
	Hispanic	7,178	51,114	135,348
	Asian	806	4,939	12,737
	Multiracial	258	1,991	5,864
	Other	21	151	567
Housing	Total Units	7,409	47,388	136,619
	Occupied	6,964	44,481	127,606
	Owner Occupied	2,400	24,589	66,666
	Renter Occupied	4,564	19,892	60,940
	Vacant	445	2,907	9,013
Age	Ages 0 - 14	2,440	16,451	50,959
	Ages 15 - 24	1,775	12,330	37,103
	Ages 25 - 54	7,284	47,930	140,008
	Ages 55 - 64	1,732	13,784	39,165
	Ages 65+	1,832	17,116	48,040
Income	Median	\$65,082	\$69,518	\$67,920
	Under \$15k	618	3,603	13,155
	\$15k - \$25k	477	2,790	8,316
	\$25k - \$35k	710	3,946	10,761
	\$35k - \$50k	853	5,385	15,323
	\$50k - \$75k	1,465	8,336	22,184
	\$75k - \$100k	972	6,325	17,773
	\$100k - \$150k	994	6,537	18,710
	\$150k - \$200k	318	3,347	9,553
Over \$200k	557	4,211	11,830	

The background of the page is a light gray architectural wireframe of a modern building. It features multiple levels, balconies, and window openings, rendered in a clean, minimalist line-art style. Dotted lines are used to indicate vertical and horizontal alignments across the structure.

03

Agent Profile

PROFESSIONAL BIO

Professional Bio



ALEX LUCKE, CCIM

Commercial Director

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Direct: (727) 410-2896 | **Cell:** (727) 410-2896

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Alex Lucke is a dedicated commercial real estate broker based in Tampa, Florida. He's been actively helping clients buy, sell, and lease commercial properties since 2015. As a Commercial Director at KW Commercial and a Certified Commercial Investment Member (CCIM), Alex brings deep market knowledge and personalized service to every deal.

With a focus on Industrial, Office, Retail, Multifamily, Land Development, and Special Purpose properties, he works with business owners and investors to make smart, strategic real estate decisions. His approach is simple: clear communication, tailored advice, and results that make sense.

What sets Alex apart is his responsiveness and reliability. He picks up the phone, engages on his clients' schedules, and moves quickly when it matters most. He's also a skilled marketer who takes pride in representing some of the most sought-after listings in Florida. Known for identifying market trends early, Alex adapts fast—delivering proactive strategies and exceptional client service.

In 2020, Alex earned his CCIM designation—an elite credential held by fewer than 10% of commercial brokers nationwide. Over the years, he's worked with a wide range of clients, including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Catering & Events, and many local small businesses.

He maintains membership in several professional organizations, including FGCAR, GTAR, NAR, and CCIM.

Outside of work, Alex enjoys golfing, traveling, and cheering on the Tampa Bay Lightning with his wife Jacqueline, a podiatric surgeon. Both proud graduates of the University of Florida, they share a love for good food, family, and new places.

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Schedule Your Private Tour Today!

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