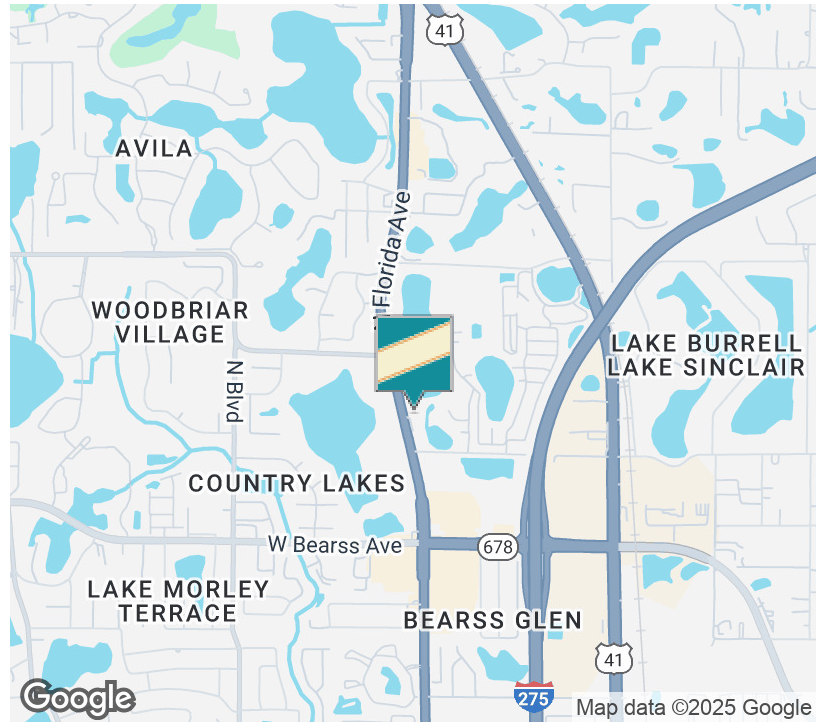




TWO-SUITE OFFICE/MEDICAL BUILDING

15429 N Florida Ave, Tampa, FL 33613

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,608 SF
Lease Rate:	\$28.00 SF/yr (NNN)
Renovated:	2024
Zoning:	CN
Market:	Tampa Metro
Submarket:	North Tampa / Carrollwood

PROPERTY OVERVIEW

Two-Suite Office/Medical Building (Shared Reception entrance with Medical Spa)
 Located in the Lago Oaks Professional Office Center just steps from Bearss Avenue and I-275, this two-unit concrete block office/medical building offers direct frontage on North Florida Avenue—delivering exceptional visibility in one of North Tampa’s most active commercial corridors. The available premises comprise one demised suite featuring 5 private offices, 1 restroom, a shared conference room, and shared kitchen.. Visitors are welcomed through double doors into an elegant common entry, and a rear wooden deck overlooks a peaceful nature preserve—adding a rare touch of tranquility. With access to 43 shared surface parking spaces within the office park, this offering combines functionality, accessibility, and curb appeal for medical, professional, or specialty users seeking a high-impact location.

Please note for tours: this suite shares the reception/waiting area and front desk with the adjacent medical spa; there is no exclusive lobby for the available suite. Showings are coordinated to respect both occupants’ operations. For inquiries and scheduling, please contact George William at (727) 482-2818 or George@grimaldicommercialrealty.com.

George William

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Kari L. Grimaldi/ Broker

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COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- Two-Suite Office/Medical Building
- Office Suite w/ Retail Direct frontage on North Florida Avenue for high visibility
- Zoned for office/medical use
- Five private offices, 1 bathrooms, and large shared conference room.
- Elegant double-door entryway with upscale professional presentation
- Rear wooden deck overlooking a peaceful nature preserve
- Excellent access near Bearss Avenue and I-275, convenient to Carrollwood, Lake Magdalene, and North Tampa
- Ideal for medical, professional, or specialty users seeking visibility and accessibility



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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Located within the Lago Oaks Professional Office Center, this property offers direct frontage on North Florida Avenue along with high visibility and immediate access to Bearss Avenue and I-275—placing it at the heart of one of North Tampa's most active commercial corridors. Its strategic position between the Carrollwood and Lake Magdalene communities makes it ideal for businesses seeking both exposure and convenience, with prominent street presence and seamless regional connectivity.

Surrounded by established medical, retail, and professional office users, the site benefits from strong traffic counts, dense demographics, and a well-maintained office park setting. Whether for owner-users or investors, this location delivers exceptional connectivity and curb appeal in a high-demand submarket.



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PROPERTY DETAILS

Lease Rate	\$28.00 SF/YR
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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	CN
APN #	017356-5658

LOCATION INFORMATION

Building Name	Two-Suite Office/Medical Building
Street Address	15429 N Florida Ave
City, State, Zip	Tampa, FL 33613
County	Hillsborough
Market	Tampa Metro
Sub-market	North Tampa / Carrolwood

UTILITIES & AMENITIES

BUILDING INFORMATION

Building Size	3,216 SF
Building Class	B
Number of Floors	1
Year Built	2001
Year Last Renovated	2024
Number of Buildings	1

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ADDITIONAL PHOTOS



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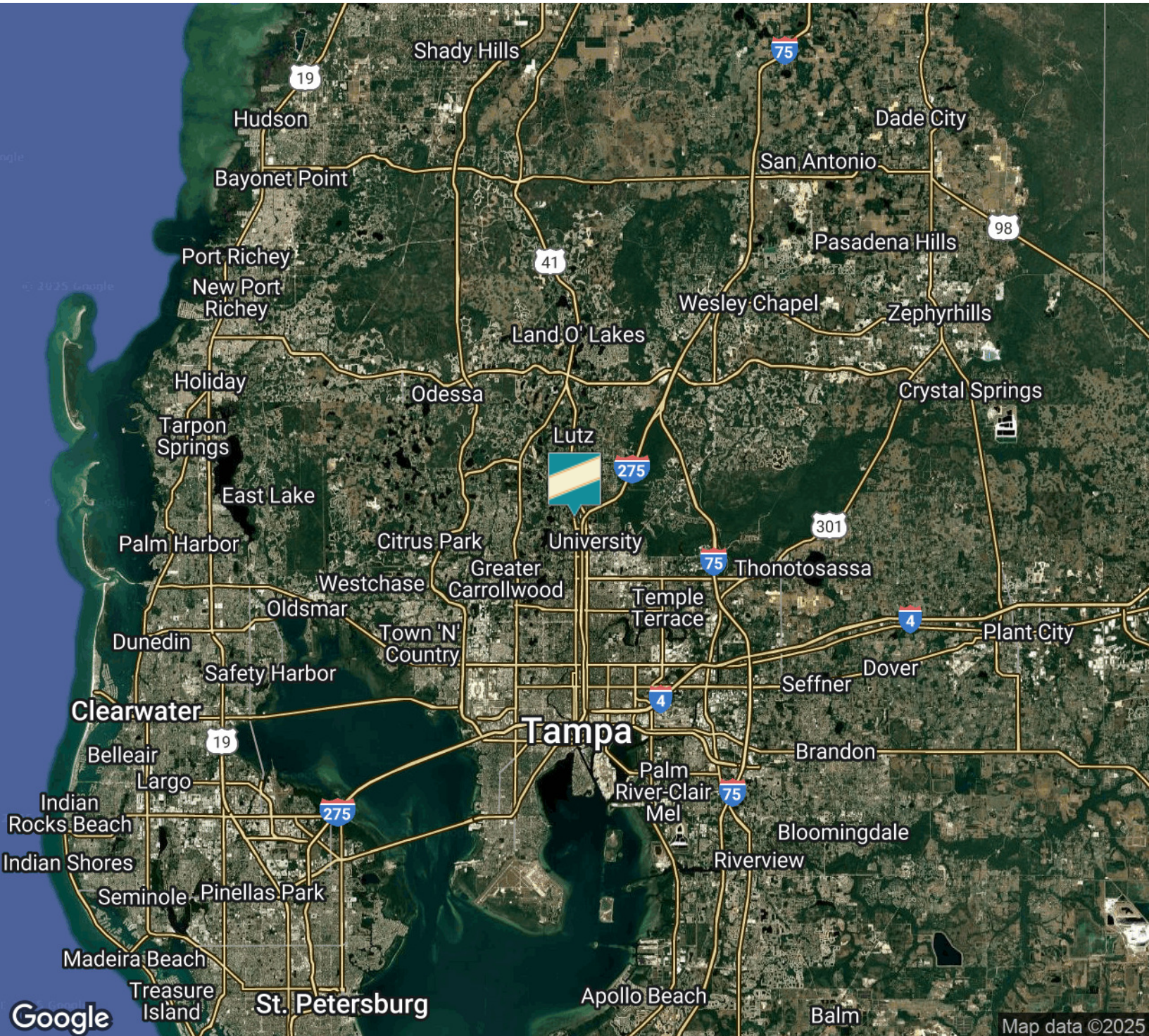
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LOCATION MAP



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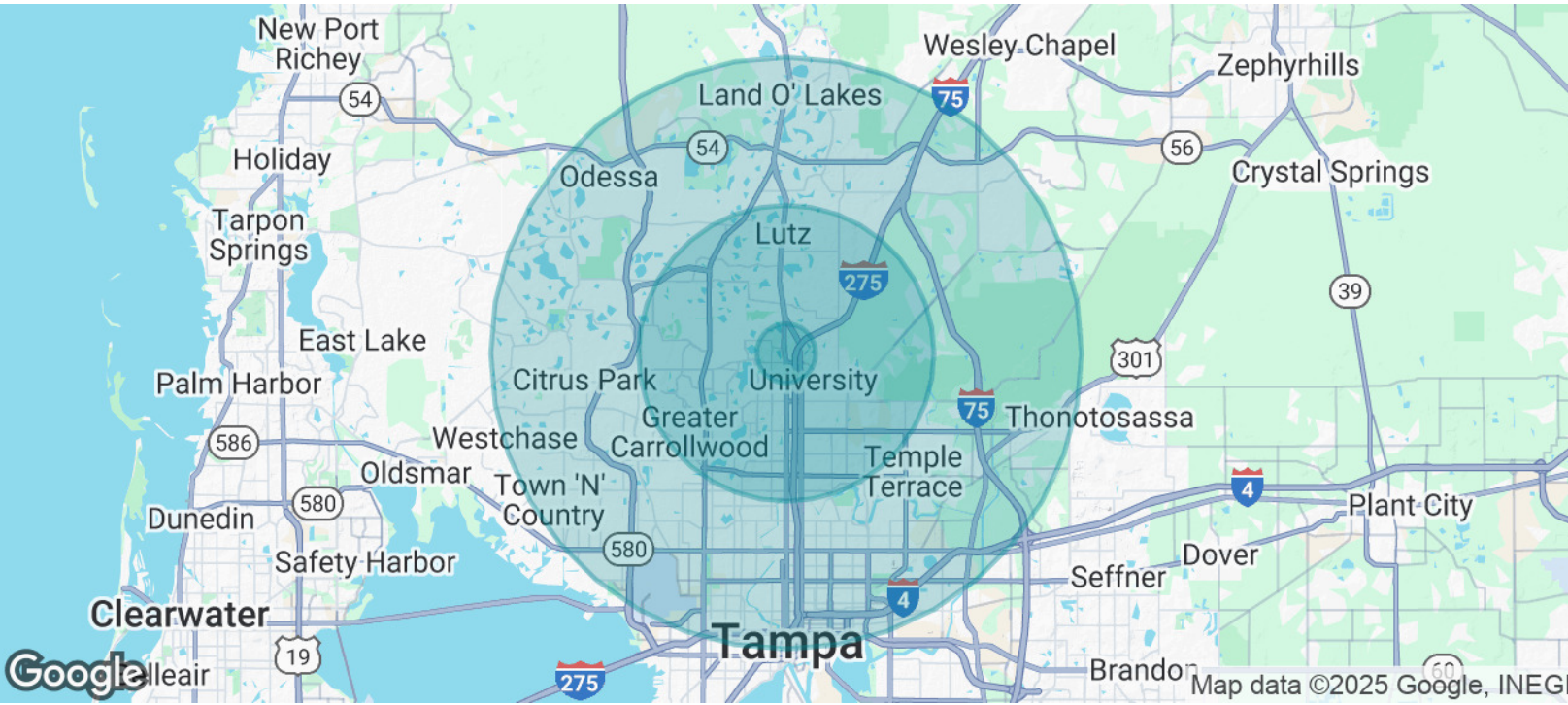
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DEMOGRAPHICS MAP & REPORT



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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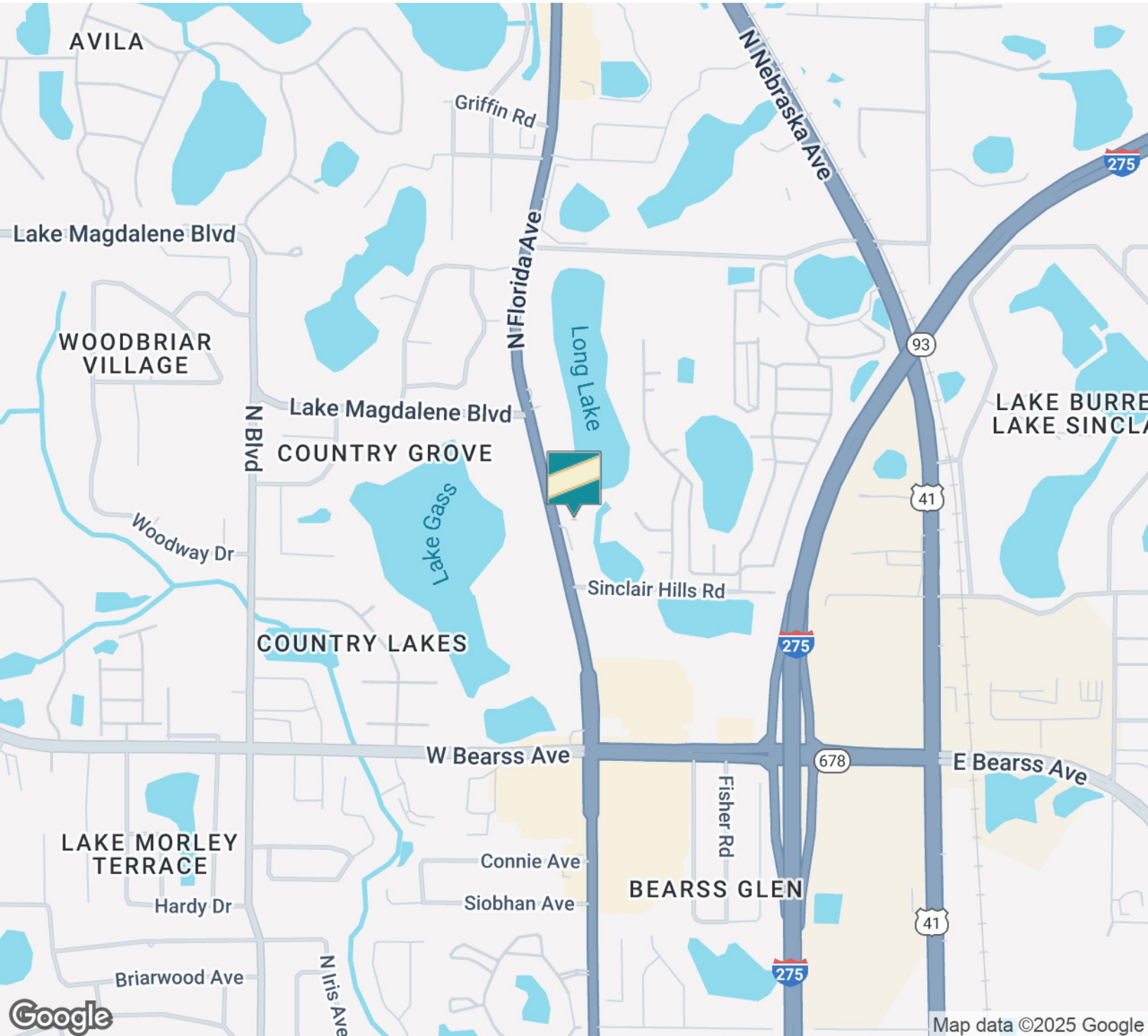
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AERIAL MAP



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ADVISOR BIO & CONTACT 1

GEORGE WILLIAM

Senior Broker Associate



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T 727.482.2818
george@grimaldicommercialrealty.com

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

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