

FOR SALE

Brooker Creek Corporate Center Professional Office Condo
630 Brooker Creek Blvd., Suite 300-305, Oldsmar, FL 34677



OFFERING SUMMARY

Offer Price	\$1,178,000
Office Condo Area (Entire First Floor)	5,582 SF
Year Built	2004
Zoning	M-1 Limited Manufacturing District
Parking Spaces	147 Adjacent / Shared
Construction Type	Masonry / Tilt Wall
Parcel Numbers	Suite 300: 13-28-16-11866-003-3000 Suite 305: 13-28-16-11866-003-3050
Flood Zone	X – No Flood Insurance Required
2025 Property Taxes	\$15,474
HVAC Age	2021 – New Rooftop Units + Air Handlers
Association Fees*	\$5.06/SF/Year

*Covers: water, sewer, trash, exterior maintenance and building insurance

OVERVIEW

This immaculate office condo is available for purchase in a pristine corporate office park. Brooker Creek offers owners a low maintenance ownership opportunity in an impressive park like setting. **With a capacity for 47 staff, the suite is move-in ready with 7 perimeter offices, a conference room, two open workspaces, a kitchen and two restrooms.** Access the connected suites via two central lobby entry doors. The office is also accessible by two rear entry doors, one from the truck court. The condo is network wired and connectivity ready, just plug in your server and get to work. Windows surround the space on three sides, providing ample natural light through the tinted glass. Features include blinds on every window, an oversized conference room and key fob system on all entry doors. Located at border of Pinellas and Hillsborough Counties, the location provides quick access to TIA, the Veterans Expressway, metro Tampa and North Pinellas County.

Kori Billings CCIM

Broker Associate

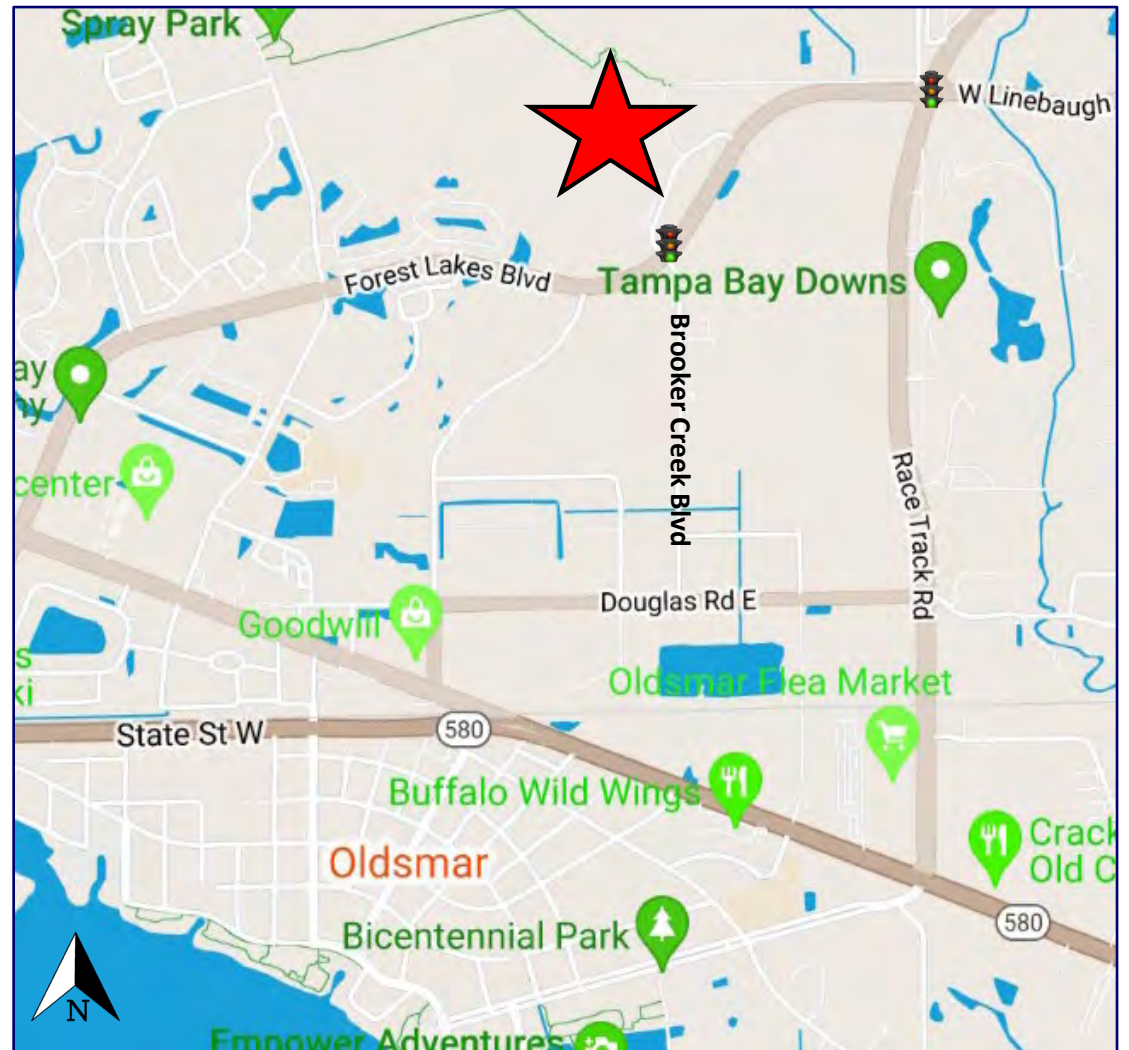
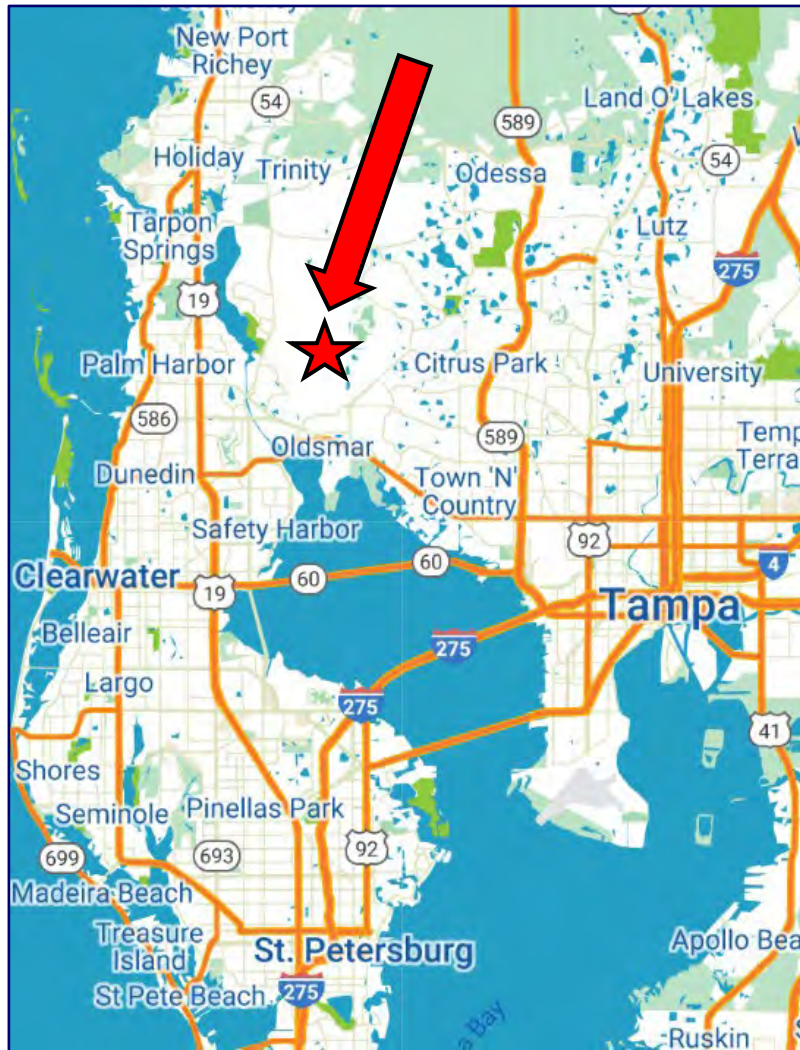
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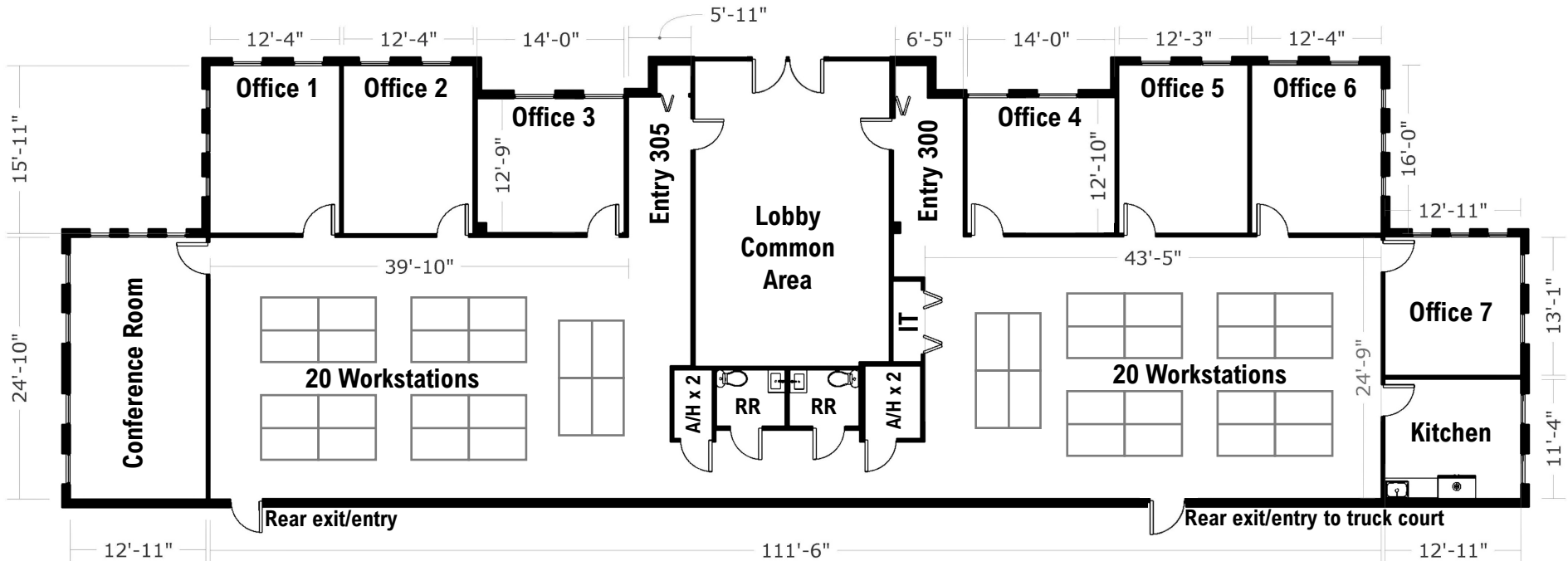


1.8 miles north of Tampa Road, just west of the intersection Race Track Road and West Linebaugh Avenue.
16,700 average daily traffic at the intersection of Brooker Creek Boulevard & Forest Lakes Boulevard South.
Located on the border of Pinellas and Hillsborough Counties, providing quick access to Tampa International, the Veterans Expressway, metro Tampa and North Pinellas County.





FLOOR PLAN



5,582 Square Feet - First Floor

- 7 Private Offices
- Conference Room
- Kitchen/Break Room with Cabinetry
- IT Closet
- 2 Restrooms
- 2 Rear Exits / Entrances

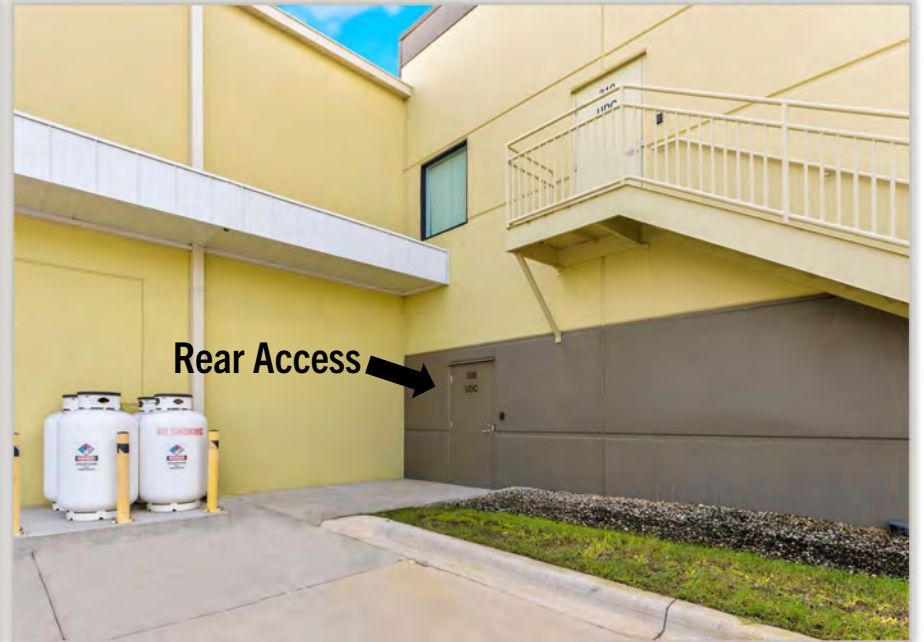


Video Tour

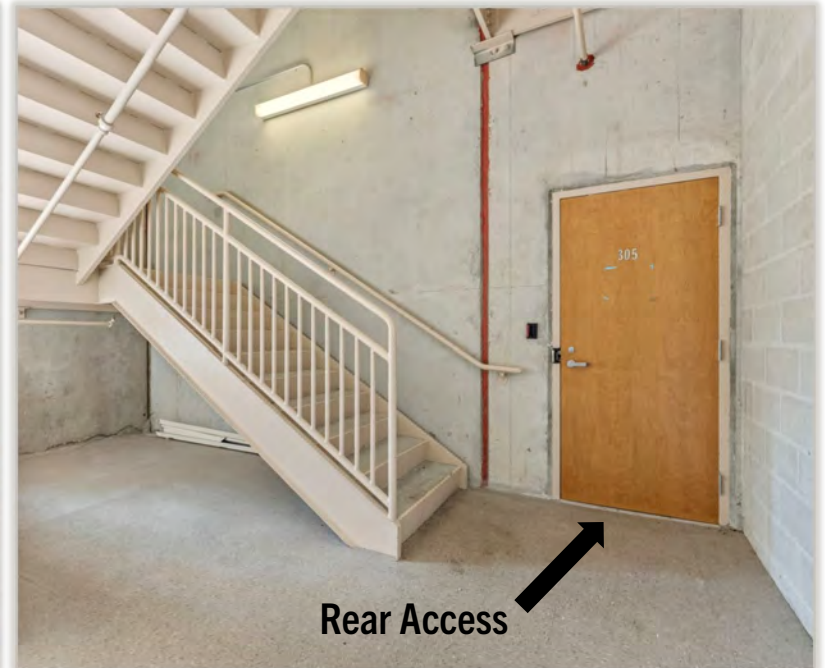
Furniture, appliances and conference room wall mounted TV available to buyer.



Interior & Truck Court Rear Access Suite 300



Interior & Rear Access Suite 305



Interior Suite 300-305

Office 5 – Suite 300



Office 1 – Suite 305



Office 7 – Suite 300



Office 3 – Suite 305



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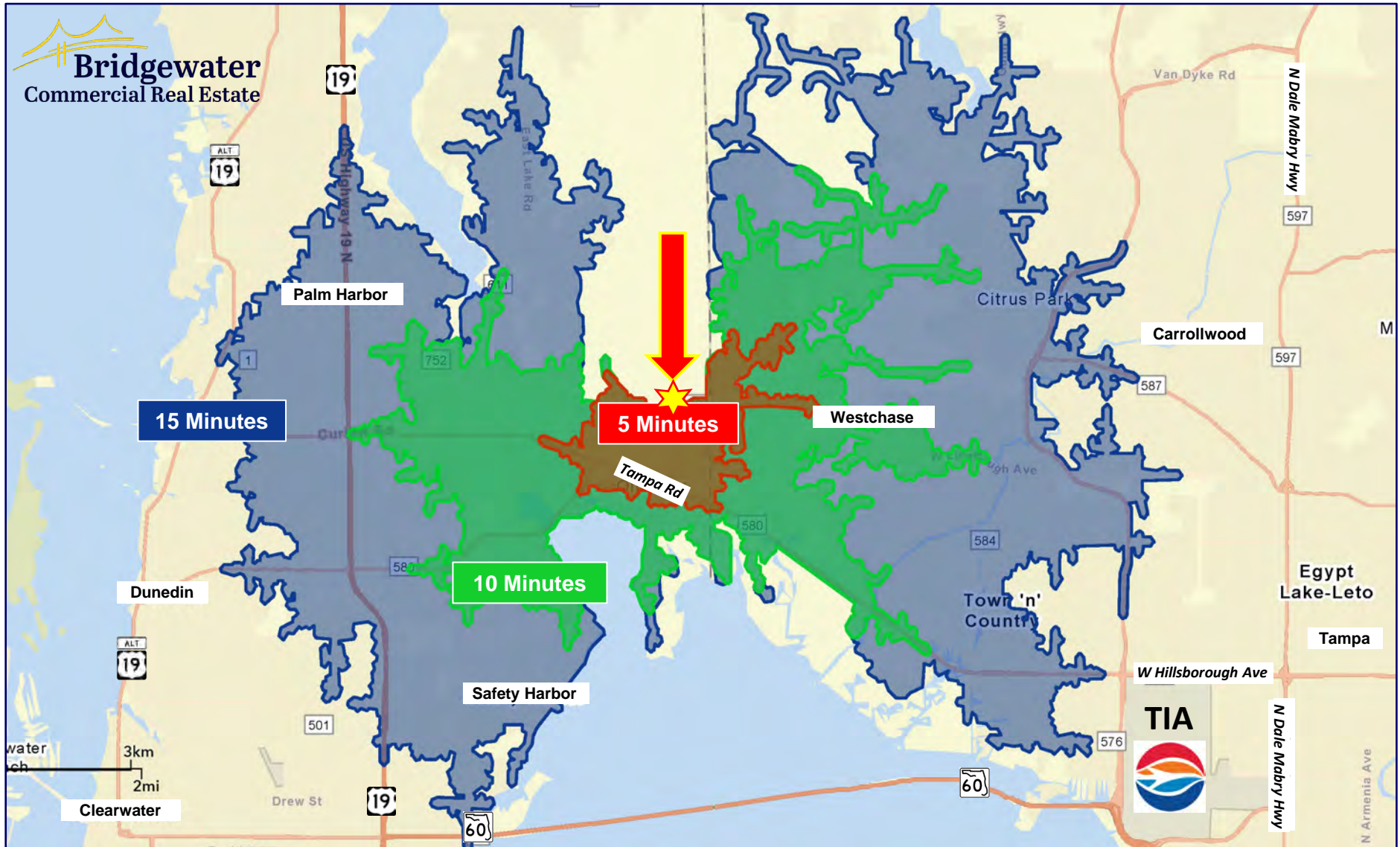
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5 - 10 - 15 Minute Drive Time Map



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5 - 10 - 15 Mile Radius Demographics

2025 POPULATION	5 Miles	10 Miles	15 Miles
Total Population	155,314	600,790	1,406,588
Daytime Population	137,566	597,007	1,543,962
Median Age	46.1	46.4	43.8
Male Population	74,720	291,074	687,130
Female Population	80,594	309,716	719,458
25+ Bachelor's Degree or Higher	48.1%	41.3%	39.3%

2025 HOUSEHOLDS	5 Miles	10 Miles	15 Miles
Total Households	66,408	258,598	613,413
Avg # of Persons per HH	2.32	2.29	2.25
Average HH Income	132,332	116,170	110,987
Average Home Value	543,713	500,141	496,291

Demographic data derived from ESRI



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