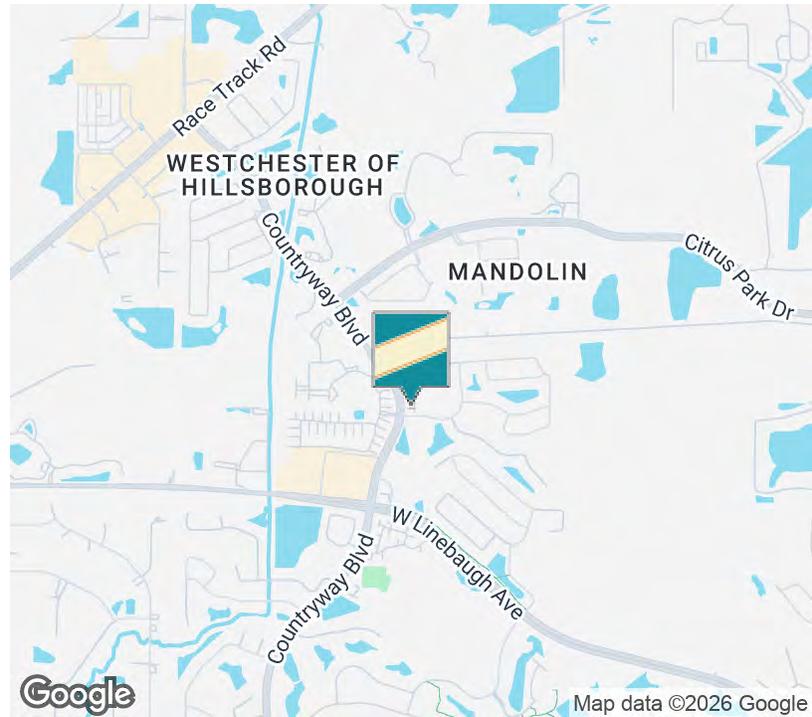


# WESTCHASE PROFESSIONAL OFFICE PARK

10921-10923 Countryway Blvd, Tampa, FL 33626

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	1,250 - 2,500 SF
Lease Rate:	\$25.00 SF/YR MG No additional NNN fees
Year Built:	2006
Building Size:	2,500 SF
Zoning:	PD
Market:	Tampa
Submarket:	Westchase

### PROPERTY OVERVIEW

Highly coveted Westchase Professional Office Park location! Beautifully finished and upgraded  $\pm 2,500$  SF freestanding professional office building offering a rare opportunity for users seeking a high-image, move-in ready environment in one of Tampa's most desirable business settings. Desirable Lease structure with No NNN Fees! Furnishings Available!

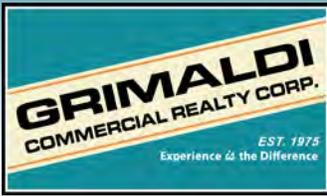
The building is currently configured as a single  $\pm 2,500$  SF suite but offers exceptional flexibility with two separate addresses and the ability to easily divide into two  $\pm 1,250$  SF units, allowing for a single tenant to occupy the full building or for two businesses to operate side-by-side. The thoughtfully designed floor plan includes up to 9 private offices, a spacious conference room (or alternatively eight offices plus a large multi-purpose room and conference room), two restrooms, and a generous reception/waiting area that can function as one large central lobby or be separated into two distinct reception areas with dual entrances. Several of the offices are oversized, providing the ability to accommodate multiple workstations or collaborative workspace if desired.

Interior boasts premium finishes, granite countertops, an oversized kitchen and eat-in breakroom with a full-size refrigerator, offering ample space for staff. Parking includes 6 designated spaces plus overflow. Ready for occupancy.

### Kari L. Grimaldi/ Broker

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# WESTCHASE PROFESSIONAL OFFICE PARK

10921-10923 Countryway Blvd, Tampa, FL 33626

## COMPLETE HIGHLIGHTS

### LEASE HIGHLIGHTS

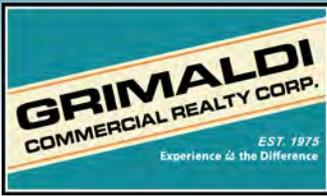
- Highly desirable Westchase location surrounded by strong demographics, rooftops, dense mix of retail, restaurants, banks, and professional services. NO NNN FEES!
- 2,500 SF Currently configured as one suite with two separate addresses; easily divisible to  $\pm 1,250$  SF per side. Furnishings available!
- Flexible layout with 9 private offices plus a large conference room (or 8 offices with conference room and multi-purpose room)
- Two restrooms + spacious reception/waiting area that function as one central lobby or 2 separate reception areas with dual entrances
- Several oversized offices suitable for multiple workstations or collaborative use
- Oversized kitchen and eat-in breakroom with granite countertops and full-size refrigerator
- Quality interior finishes including wood flooring and commercial-grade carpeting
- Turnkey, move-in ready for users including legal, financial, insurance & consulting
- 6 designated spaces plus additional overflow; overall ratio 4+ spaces per 1,000 SF
- Convenient access to Veterans Expressway



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# WESTCHASE PROFESSIONAL OFFICE PARK

10921-10923 Countryway Blvd, Tampa, FL 33626

## PROPERTY DESCRIPTION

### PROPERTY DESCRIPTION

Highly coveted Westchase Professional Office Park location! Beautifully finished and upgraded  $\pm 2,500$  SF freestanding professional office building offering a rare opportunity for users seeking a high-image, move-in ready environment in one of Tampa's most desirable business settings. Desirable Modified Gross Lease with no NNN Fees. The property is surrounded by a strong mix of retail, restaurant, banking, and professional service users and benefits from its location within the highly sought-after Westchase master-planned community, which includes approximately 4,500+ homes and a dense base of nearby businesses supporting a built-in customer and employee population.

The building is currently configured as a single  $\pm 2,500$  SF suite but offers exceptional flexibility with two separate addresses and the ability to easily divide into two  $\pm 1,250$  SF units, allowing for a single tenant to occupy the full building or for two tenants to operate side-by-side. The thoughtfully designed floor plan includes up to nine private offices, a spacious conference room (or alternatively eight offices plus a large multi-purpose room and conference room), two restrooms, and a generous reception/waiting area that can function as one large central lobby or be separated into two distinct reception areas with dual entrances. Several of the offices are oversized, providing the ability to accommodate multiple workstations or collaborative workspace if desired.

Interior finishes are above average and well suited for a professional environment, including dark wood flooring, commercial-grade carpeting, and granite countertops. The property features an oversized kitchen and eat-in breakroom with a full-size refrigerator, offering ample space for staff and enhancing day-to-day functionality. The efficient layout supports a variety of operational configurations while maintaining a polished, professional image for clients and visitors.

The freestanding nature of the building provides strong presence and convenient access, complemented by ample parking including six designated spaces for the office plus additional overflow parking within the office park, with an overall parking ratio of 4+ spaces per 1,000 SF. This is a turnkey, highly flexible office opportunity in the heart of Westchase for tenants seeking quality space in a premier location. No additional NNN Fees!



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# WESTCHASE PROFESSIONAL OFFICE PARK

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## PROPERTY DETAILS

Lease Rate	<b>\$25.00 SF/YR MG - NO ADDITIONAL NNN FEES</b>
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### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	PD
Corner Property	Yes
Power	Yes

### PARKING & TRANSPORTATION

Designated Parking Spaces	6
Parking Type	Surface, common area plus designated spaces
Parking Ratio	4.0

### UTILITIES & AMENITIES

Central HVAC	Yes
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### OFFICE FURNISHINGS

Furnishings	Available
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### LOCATION INFORMATION

Building Name	Westchase Professional Office Park
Street Address	10921-10923 Countryway Blvd
City, State, Zip	Tampa, FL 33626
County	Hillsborough
Sub-market	Westchase
Cross-Streets	Countryway Blvd and Oaksbury Drive
Nearest Highway	Veteran's Expressway
Nearest Airport	TIA

### BUILDING INFORMATION

Building Size	2,500 SF
Building Class	B
Tenancy	Single
Number of Floors	1
Average Floor Size	2,500 SF
Year Built	2006
Gross Leasable Area	2,500 SF
Construction Status	Existing
Framing	Stucco and Brick
Roof	Shingle
Free Standing	Yes
Number of Buildings	1

## Kari L. Grimaldi/ Broker

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# WESTCHASE PROFESSIONAL OFFICE PARK

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## EXTERIOR PHOTOS



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# WESTCHASE PROFESSIONAL OFFICE PARK

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## INTERIOR PHOTOS

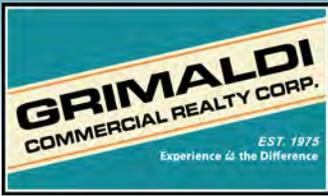


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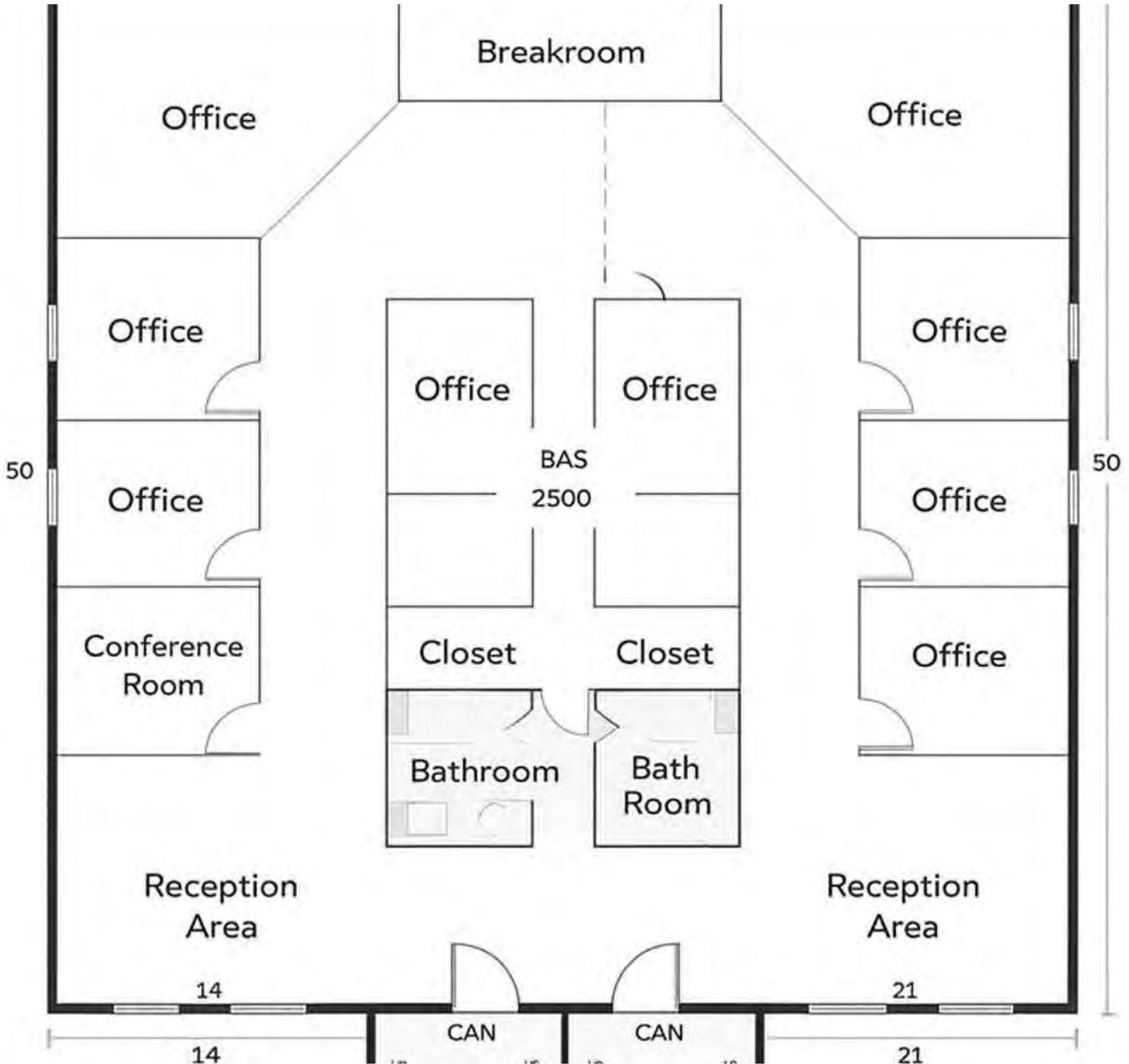
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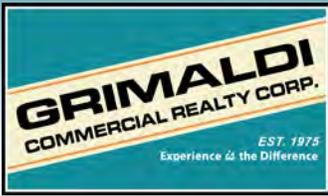
## FLOOR PLAN



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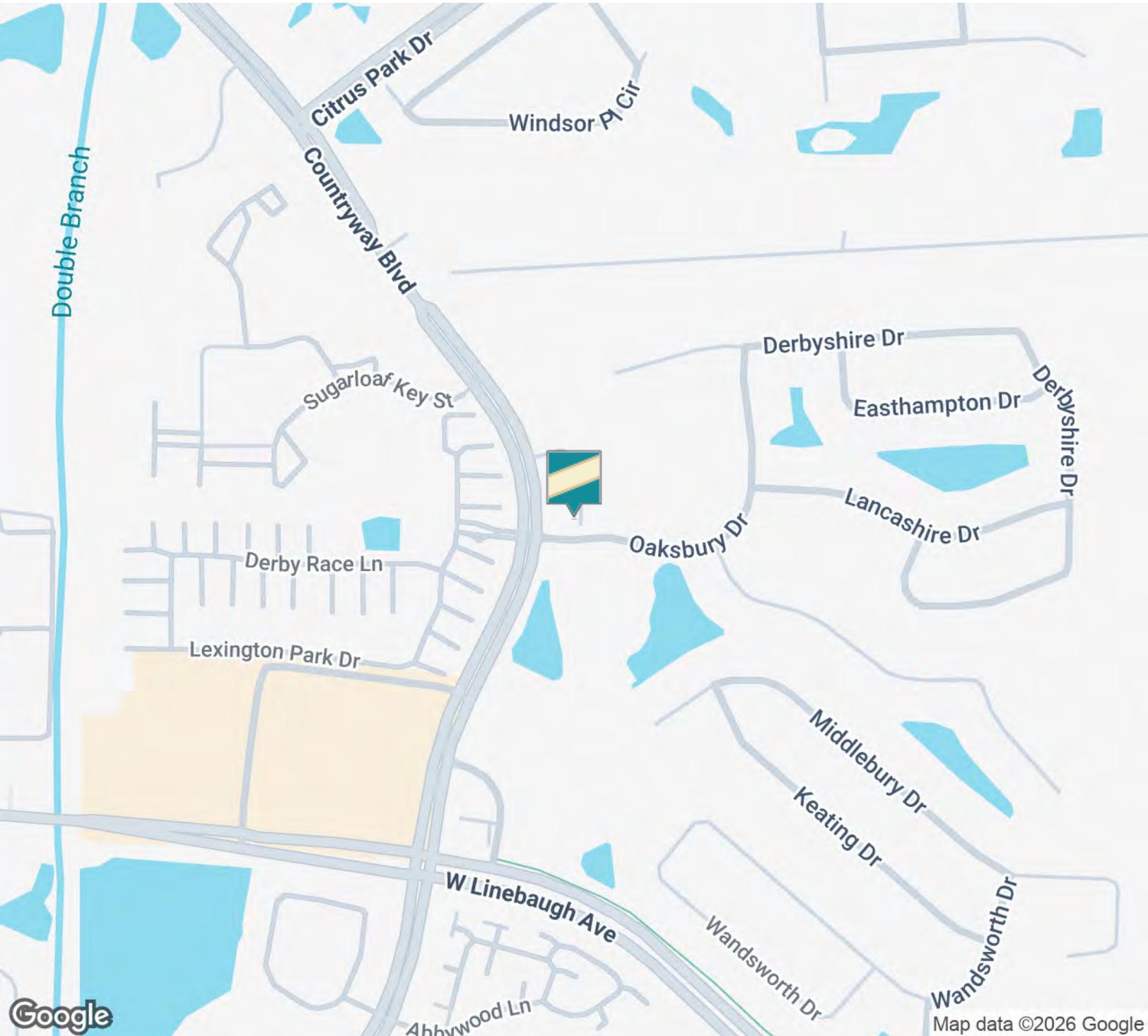
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# WESTCHASE PROFESSIONAL OFFICE PARK

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## LOCATION MAP



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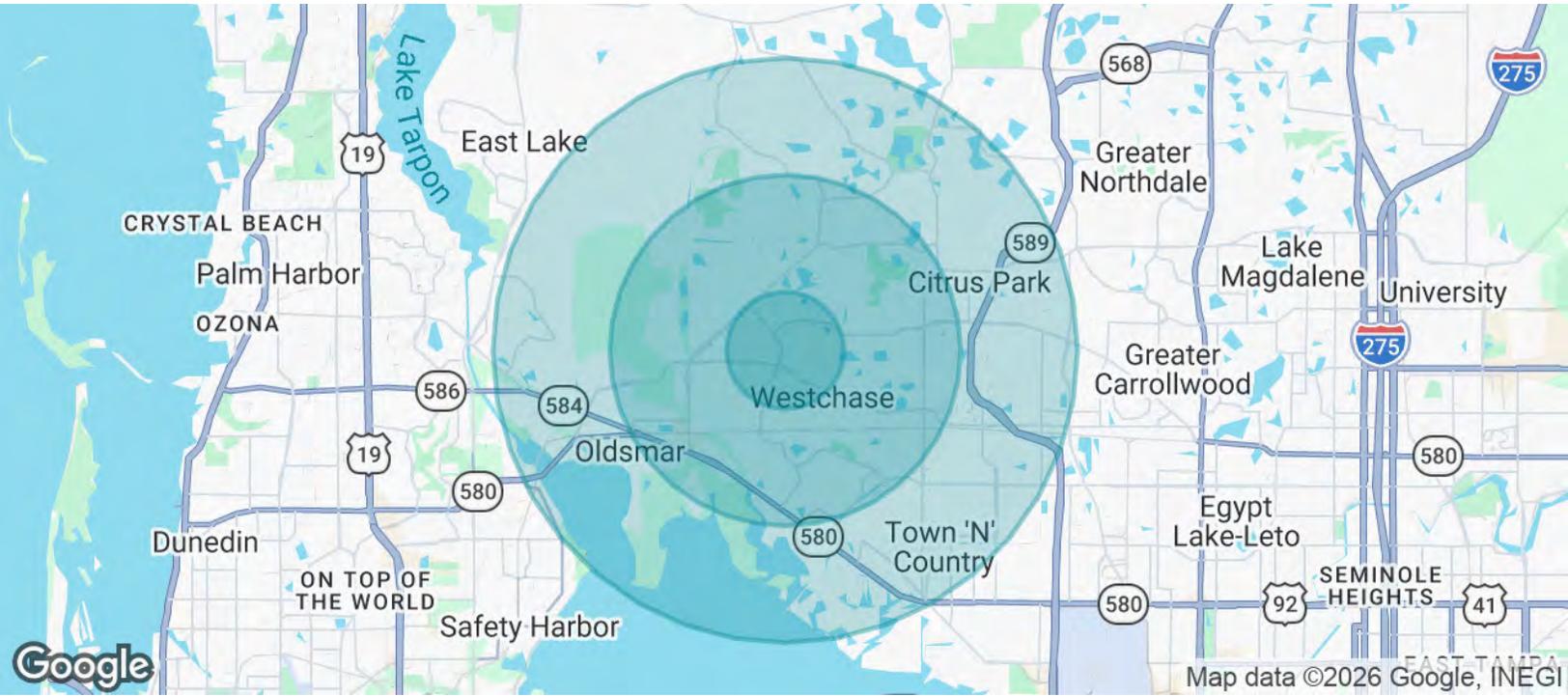
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# WESTCHASE PROFESSIONAL OFFICE PARK

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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,196	47,204	125,227
Average Age	35.7	36.5	37.2
Average Age (Male)	35.2	35.8	36.5
Average Age (Female)	36.1	37.0	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,360	18,149	48,262
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$115,003	\$96,080	\$79,583
Average House Value	\$378,490	\$366,638	\$297,628

2020 American Community Survey (ACS)

### Kari L. Grimaldi/ Broker

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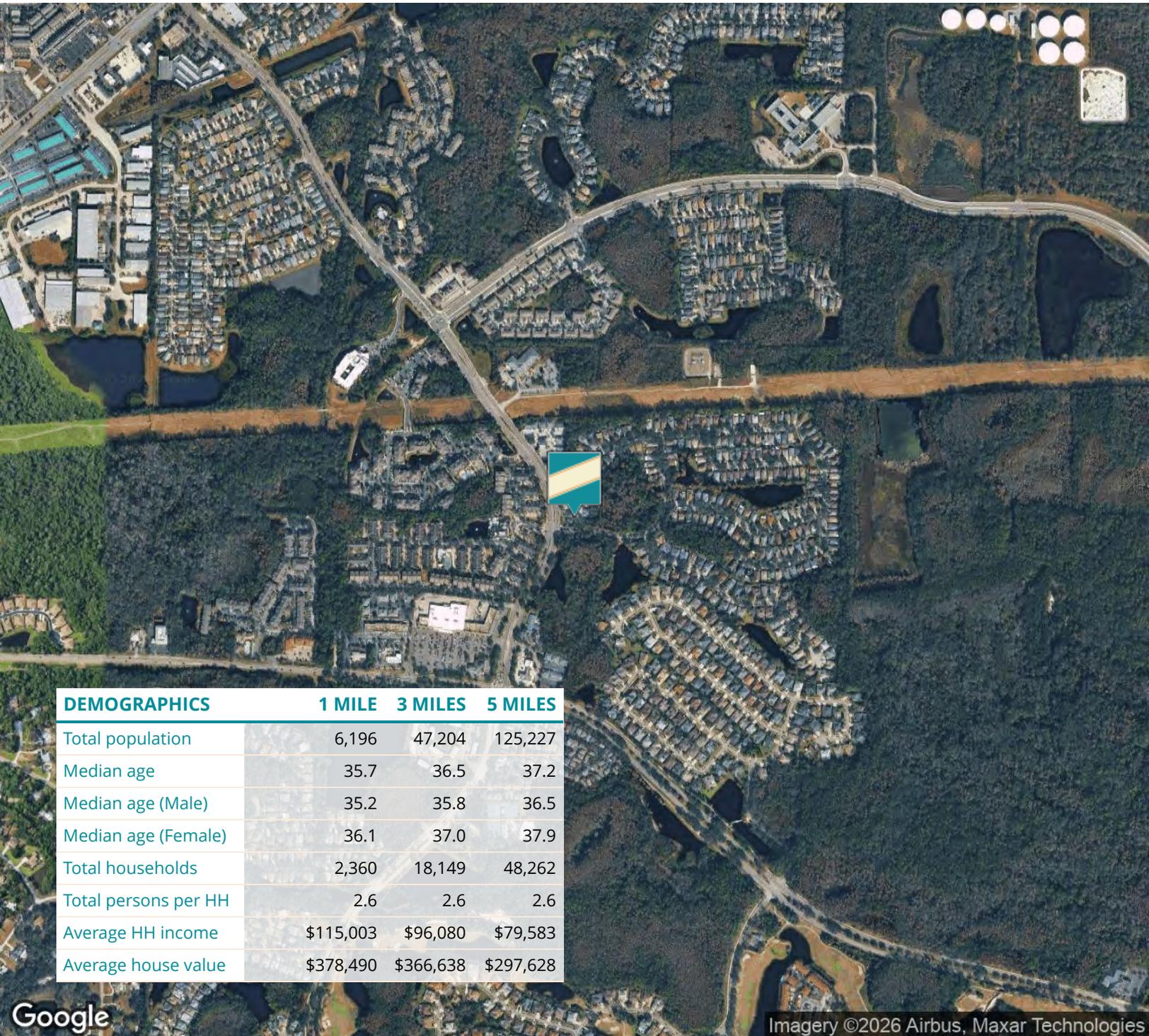
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# WESTCHASE PROFESSIONAL OFFICE PARK

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**AERIAL MAP**



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	6,196	47,204	125,227
Median age	35.7	36.5	37.2
Median age (Male)	35.2	35.8	36.5
Median age (Female)	36.1	37.0	37.9
Total households	2,360	18,149	48,262
Total persons per HH	2.6	2.6	2.6
Average HH income	\$115,003	\$96,080	\$79,583
Average house value	\$378,490	\$366,638	\$297,628

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# WESTCHASE PROFESSIONAL OFFICE PARK

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## ADVISOR BIO & CONTACT 1

### KARI L. GRIMALDI/ BROKER

President



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### PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

### EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

### MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member  
International Council of Shopping Centers (ICSC) - Member

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