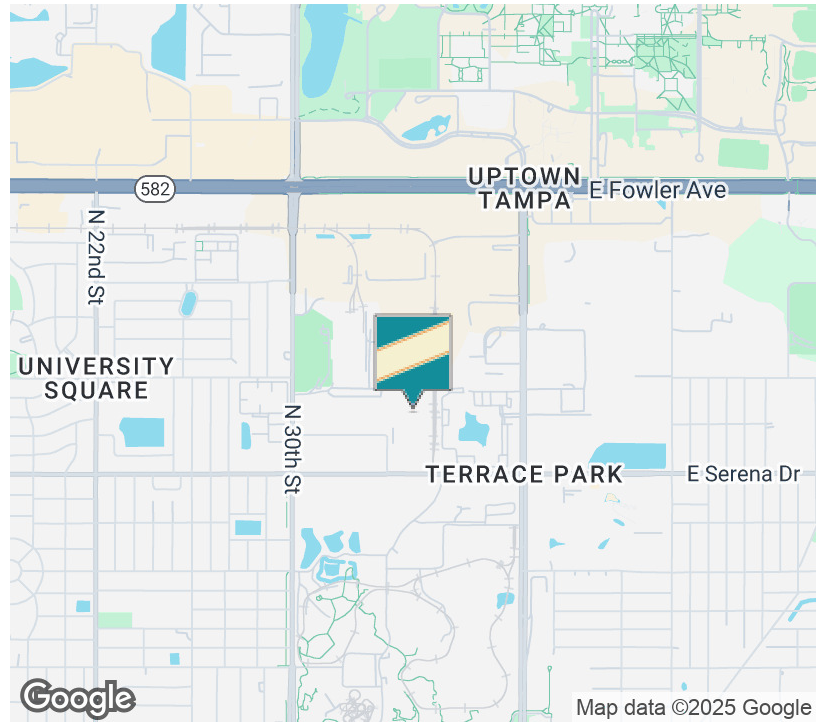




UNIVERSITY BUSINESS CENTER 1

10500 University Center Dr Suite 175, Tampa, FL 33612

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|------------------------|--|
| Available SF: | 1,720 SF |
| Lease Rate: | \$2,605.02/mo. (\$15.43/SF + \$4/SF NNN) |
| Lot Size: | 10.64 Acres |
| Year Built: | 1988 |
| Building Size: | 109,092 SF |
| Zoning: | IH |
| Market: | Tampa Bay |
| CONTACT LISTING AGENT: | Rosa Rondinelli 813.882.0884 315.286.5351 (cell) |

PROPERTY OVERVIEW

UNDER MARKET RENTAL RATE!! Contemporary move-in ready premium office space in a prime Tampa location near the University of South Florida and Busch Gardens, offers both convenience and functionality. This 1,720 sq. ft. suite features an efficient layout with a spacious reception/waiting room area with three private offices, a six-person conference room with new carpeting, and a large kitchenette with white cabinets and seating with new LVT flooring—perfect for team gatherings or breaks.

The space showcases windows that provide ample natural light, an open flexible floor plan, a welcoming reception/waiting area, and contemporary finishes designed to inspire productivity and collaboration.

This Turn-key office space is located in a professional business park that also offers the possibility to acquire separate warehouse/storage space if needed providing tenants extra flexibility.

Located near University of South Florida, Busch Gardens, and Moffitt Cancer Center, and with easy access to major highways including I-275 and I-75, this property offers unmatched accessibility. Tenants also benefit from ample parking and professional on-site property management dedicated to maintaining beautifully landscaped grounds which offers an inviting and polished appearance that enhances curb appeal and tenant satisfaction.

Zoned IH. Permitted Use: General Office, and warehouse.

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



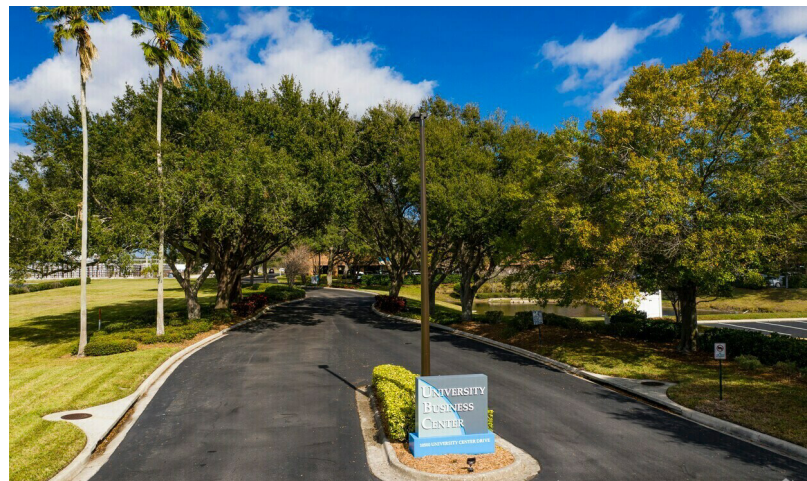
UNIVERSITY BUSINESS CENTER 1

10500 University Center Dr Suite 175, Tampa, FL 33612

COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- Under Market Rental Rate!
- Move-in Ready
- Contemporary Office space 1,720 SF
- Prime location in Tampa near USF, Busch Gardens, and Moffitt Cancer
- Center Permitted Use: General Office, warehouse, and storage in connection with Tenants business
- Abundant natural light
- Open floor plan which provides flexibility, 3 private offices, 6-person Conference Room
- Eat-In Kitchen/Break area
- Spacious reception/waiting area
- Convenient parking options
- Located in the Beer Brewery District
- Beautifully landscaped grounds
- University Center provides an ideal mix of Industrial and office tenants
- Access to major highways including I-275 and I-75



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



UNIVERSITY BUSINESS CENTER 1

10500 University Center Dr Suite 175, Tampa, FL 33612

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

UNDER MARKET RATE contemporary move-in ready office/warehouse space in a prime Tampa location near the University of South Florida and Busch Gardens, offers both convenience and functionality. This 1,720 sq. ft. suite features an efficient layout with three private offices, a six-person conference room with new carpeting, and a large kitchenette with white cabinets and seating with new LVT flooring—perfect for team gatherings or breaks.

The space showcases windows that provide ample natural light, an open flexible floor plan, a welcoming reception/waiting area, and contemporary finishes designed to inspire productivity and collaboration.

Located near University of South Florida, Busch Gardens, and Moffitt Cancer Center, and with easy access to major highways including I-275 and I-75, this property offers unmatched accessibility. Tenants also benefit from ample parking and professional on-site property management dedicated to maintaining beautifully landscaped grounds which offers an inviting and polished appearance that enhances curb appeal and tenant satisfaction.

Zoned IH (Industrial Heavy). Permitted Use: General Office, warehouse.

LOCATION DESCRIPTION

Located in the vibrant Tampa Bay area, University Business Center 1 offers a prime commercial office/warehouse leasing opportunity with access to a dynamic business environment. Situated near the University of South Florida, Busch Gardens, and Adventure Island, the area is surrounded by a bustling community of professionals, students, residents, and tourists.

Tenants have access to popular dining options near by, including Yuengling Draft Haus & Kitchen, as well as convenient shopping at University Mall. This property is located in the thriving beer brewery business district, making it an ideal choice for tenants seeking a strategic environment for their office and warehouse operations.



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



UNIVERSITY BUSINESS CENTER 1

10500 University Center Dr Suite 175, Tampa, FL 33612

PROPERTY DETAILS

| | |
|------------|-----------------------------|
| Lease Rate | \$2,605.02 PER MONTH |
|------------|-----------------------------|

LOCATION INFORMATION

| | |
|------------------|---|
| Building Name | University Business Center 1 |
| Street Address | 10500 University Center Dr Suite 175 |
| City, State, Zip | Tampa, FL 33612 |
| County | Hillsborough |
| Market | Tampa Bay |
| Cross-Streets | Between 30th & 40th off of Bouganvillea Ave |
| Nearest Highway | I-275 and I-75 |
| Nearest Airport | Tampa International Airport |

BUILDING INFORMATION

| | |
|---------------------|----------------|
| Building Size | 109,092 SF |
| NOI | \$0.00 |
| Cap Rate | 0.0 |
| Building Class | C |
| Number of Floors | 1 |
| Year Built | 1988 |
| Gross Leasable Area | 1,720 SF |
| Number of Buildings | 2 |
| Floor Coverings | Carpet and LVT |

PROPERTY INFORMATION

| | |
|------------------|---|
| Property Type | Office/Warehouse |
| Property Subtype | Office Building |
| Zoning | IH-Industrial Heavy (permitted uses General office, warehouse, and storage in connection to tenants business) |
| Lot Size | 463,406 SF |
| APN # | 141180.0200 |

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

| | |
|-----------------|-----|
| Handicap Access | Yes |
| Central HVAC | Yes |
| Restrooms | 1 |
| Landscaping | Yes |

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



UNIVERSITY BUSINESS CENTER 1

10500 University Center Dr Suite 175, Tampa, FL 33612

PHOTOS



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldcommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



UNIVERSITY BUSINESS CENTER 1

10500 University Center Dr Suite 175, Tampa, FL 33612

ADDITIONAL PHOTOS



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.

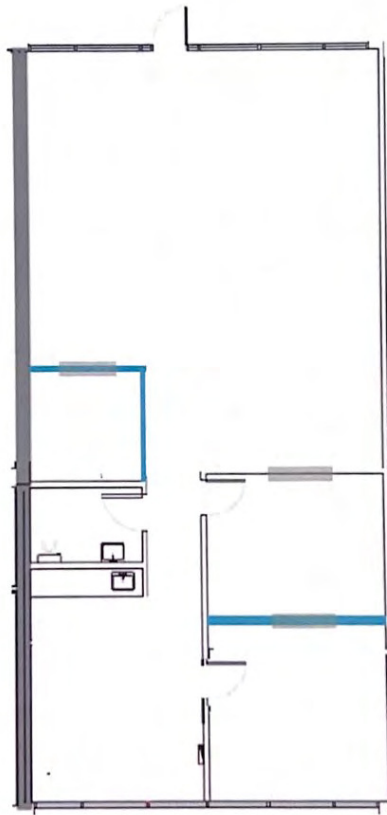


UNIVERSITY BUSINESS CENTER 1

10500 University Center Dr Suite 175, Tampa, FL 33612

FLOOR PLAN

- New paint throughout entire office
- New carpet tile in open areas, hallway and inside all offices
- New LVT in break room
- New countertop in breakroom – cabinets, faucet and sink to remain as-is
- Restroom to remain as-is (painting only)
- Construct demising wall
- Construct new walls, highlighted in blue in the plan below
- Install two doors/doorframes for offices
- Install three 36" x 48" interior windows in new interior offices (in locations indicated by gray boxes in the plan below)
- Install LED lights



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

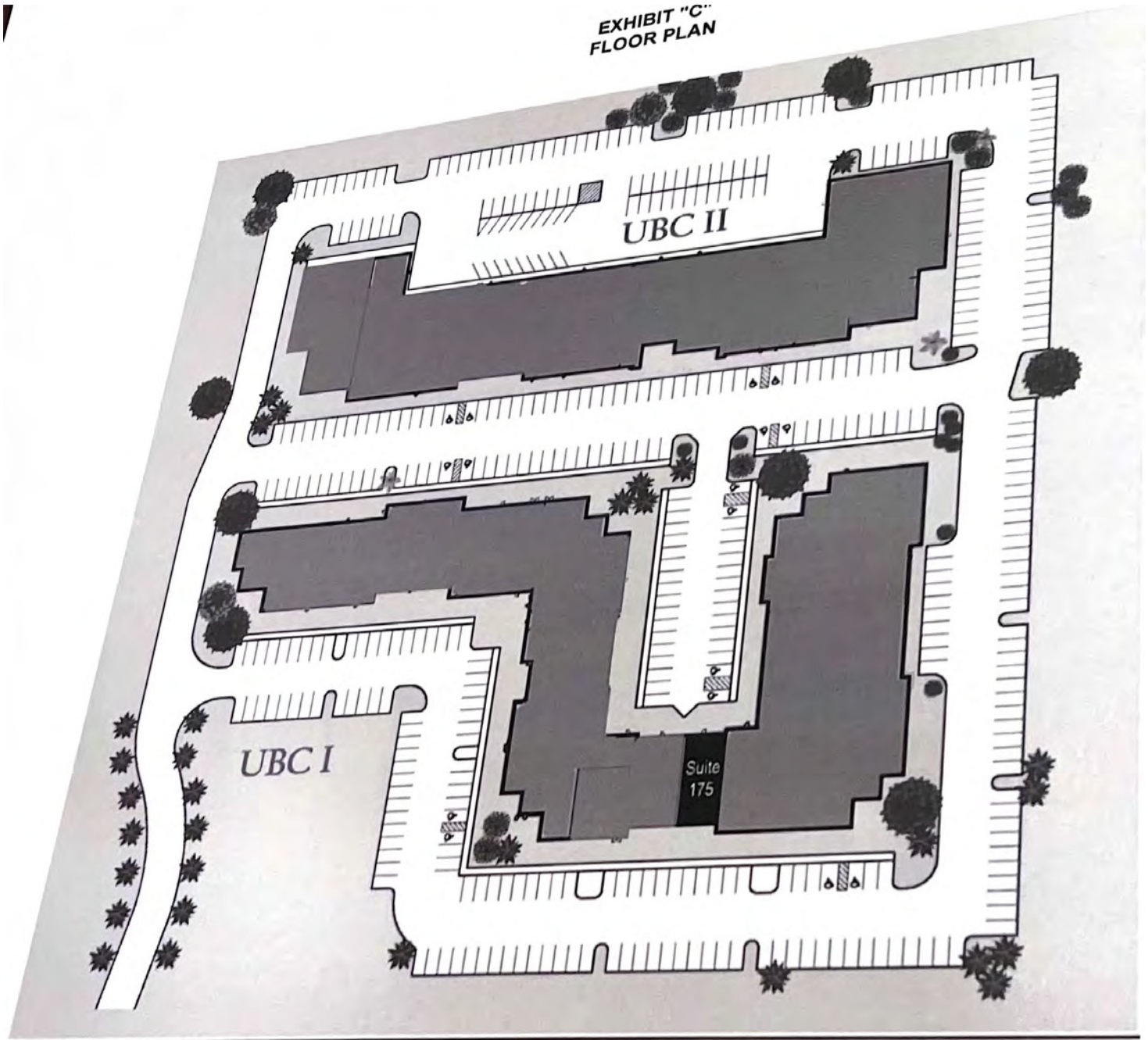
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



UNIVERSITY BUSINESS CENTER 1

10500 University Center Dr Suite 175, Tampa, FL 33612

PARKING



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

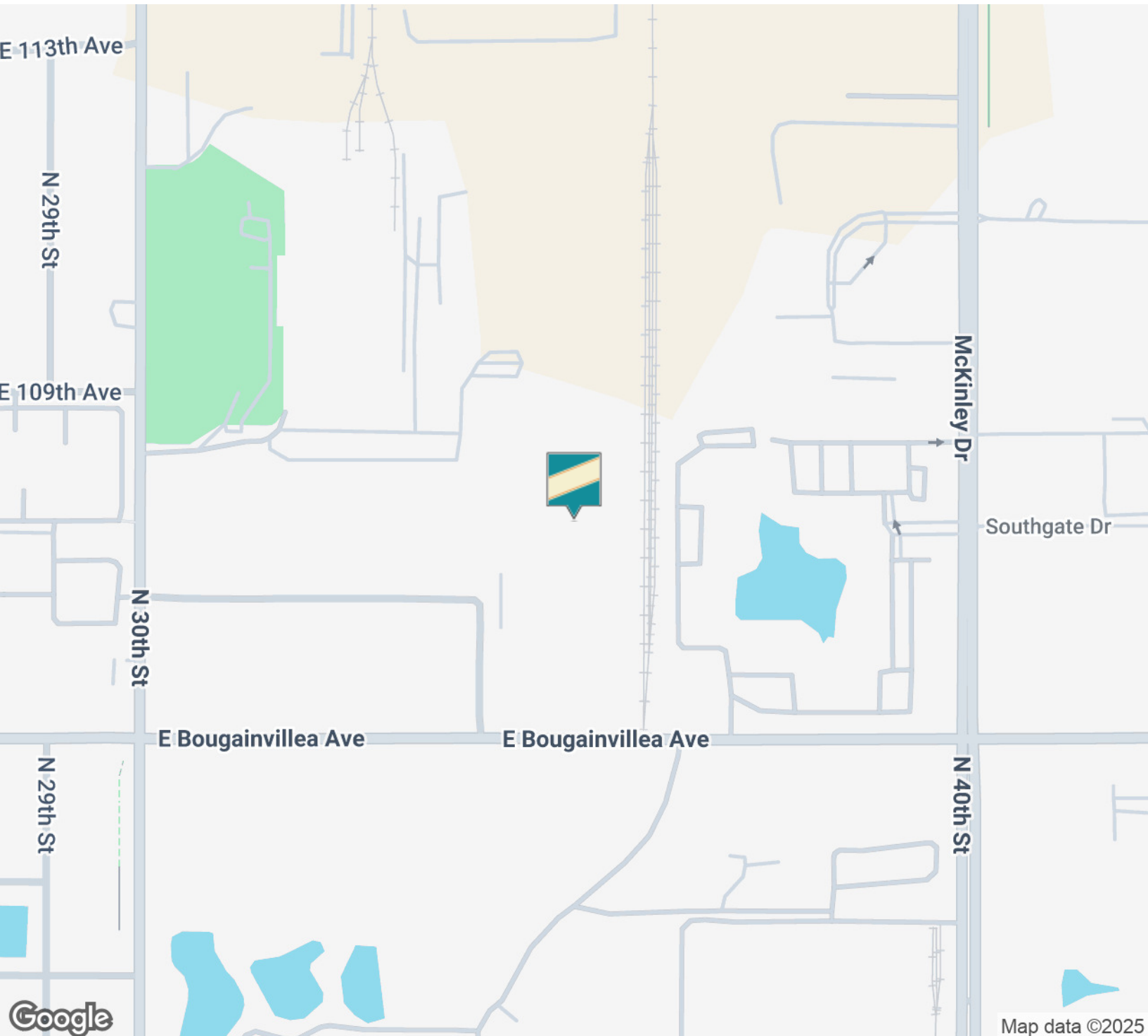
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



UNIVERSITY BUSINESS CENTER 1

10500 University Center Dr Suite 175, Tampa, FL 33612

LOCATION MAP



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldcommercialrealty.com

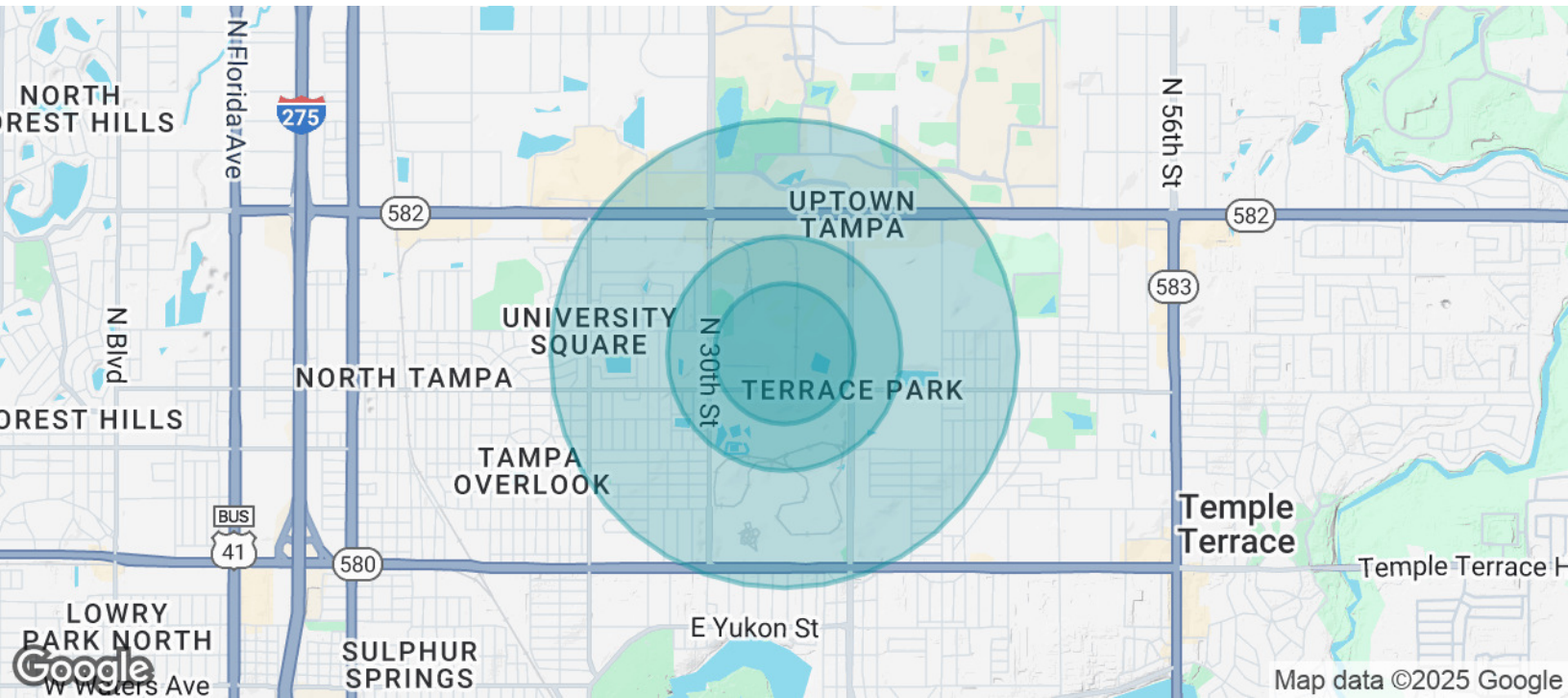
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



UNIVERSITY BUSINESS CENTER 1

10500 University Center Dr Suite 175, Tampa, FL 33612

DEMOGRAPHICS MAP & REPORT



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 376 | 2,249 | 13,077 |
| Average Age | 33 | 33 | 35 |
| Average Age (Male) | 32 | 32 | 34 |
| Average Age (Female) | 33 | 34 | 36 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 236 | 951 | 4,370 |
| # of Persons per HH | 1.6 | 2.4 | 3 |
| Average HH Income | \$48,419 | \$46,461 | \$48,421 |
| Average House Value | \$76,206 | \$184,982 | \$227,847 |

Demographics data derived from AlphaMap

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

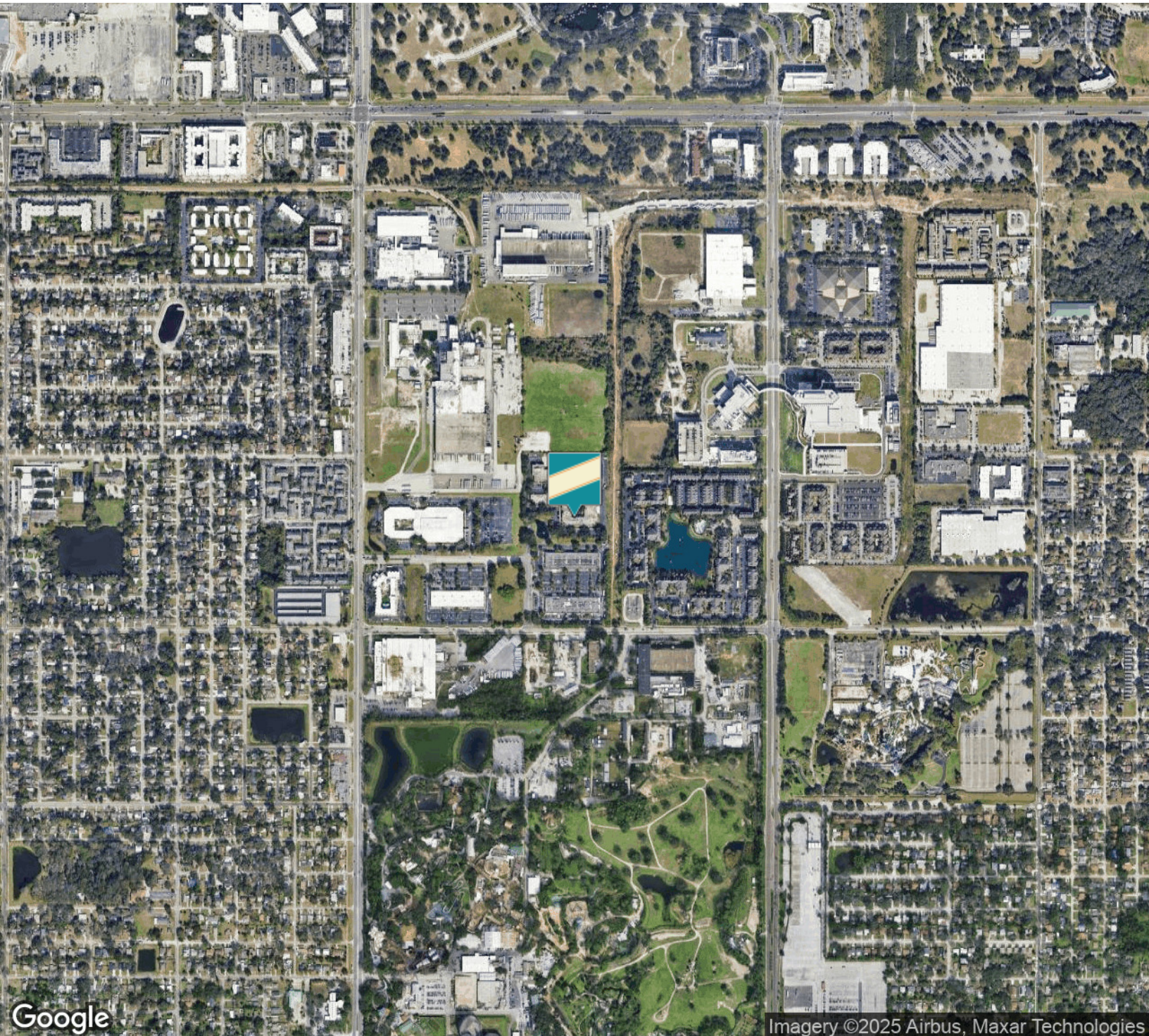
The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



UNIVERSITY BUSINESS CENTER 1

10500 University Center Dr Suite 175, Tampa, FL 33612

AERIAL MAP



Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



GRIMALDI COMMERCIAL REALTY CORP.

ADVISOR BIO

ROSA RONDINELLI

Commercial Real Estate Advisor



115 W Bearss Ave
Tampa, FL 33613

T 813.882.0884
C 315.286.5351

rosa@grimaldicommercialrealty.com
FL #SL3418711

PROFESSIONAL BACKGROUND

Rosa Rondinelli is a seasoned real estate agent and mentor/trainer licensed since 2018. Backed by a strong professional background in Sales and Marketing, Rosa has consistently exceeded expectations—earning multiple “Top in Sales of the Year” awards.

Originally from the New Jersey/New York area, Rosa Rondinelli has proudly called Tampa home for over eight years. Her passion for commercial real estate ignited after relocating and immersing herself in the fast-paced, ever-evolving Tampa Bay market.

Committed to delivering exceptional results, Rosa puts her clients' needs and goals at the forefront of every transaction. Her expansive network and persuasive negotiation skills distinguish her as a trusted, results-driven advisor in Tampa's competitive commercial real estate landscape.

Rosa stays ahead of the curve by keeping a close pulse on market trends, legal developments, and emerging technologies—ensuring her clients receive the most current and strategic guidance possible.

Outside of real estate, Rosa is a proud mom to her 10-year-old son and deeply values time with her family. Coming from a proud military family, she is also passionate about supporting those who serve and have served.

Areas of Focus:

- Commercial Sales & Leasing
- Office Sales & Leasing
- Medical Office Sales & Leasing
- Industrial Sales & Leasing
- Retail Sales & Leasing
- Seller Financing and Creative Financing

EDUCATION

Rosa graduated from Georgian Court University in Lakewood, New Jersey, where she received a Bachelor's degree in Business.



GRIMALDI COMMERCIAL REALTY CORP.

ADVISOR BIO 2

KARI L. GRIMALDI/ BROKER

President



115 W Bearss Ave
Tampa, FL 33613
T 813.882.0884
C 813.376.3386
kari@grimaldicommercialrealty.com
FL #BK3076744

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

Kari L. Grimaldi/ Broker

813.882.0884
kari@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.