

FLORILAND OFFICE CENTER

9309 N Florida Ave
Tampa, FL 33612



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RMC
PROPERTY GROUP
Licensed Real Estate Broker

8902 N Dale Mabry Hwy, Suite 200
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PROPERTY OVERVIEW



INVESTMENT SUMMARY

RMC is pleased to offer for sale the Floriland Office Center, a 161,060 square-foot property located in Tampa, FL. Floriland is centrally located at the NEC of E Busch Blvd and N Florida Ave and adjacent to I-275, offering easy access to downtown Tampa, Tampa International Airport, and University of South Florida (USF). This offering provides investors with an attractive value-add opportunity as a result of Ultimate Medical Academy (UMA) exercising its termination rights on five (5) of its existing units totaling 92,425 sf. UMA will continue to operate unit #100 (25,563sf) and per the terms of the lease, UMA will continue to pay rent until 8/31/2026 on any space that it exercises its termination rights on. This structure offers a prospective buyer a one-year rental income stream while releasing the units. The units that UMA plans to vacate are in excellent condition and lease ready.

INVESTMENT SUMMARY	
ASKING PRICE	\$16,890,000
IN PLACE NOI	\$1,604,734
CAP RATE	9.50%
SQUARE FOOTAGE	161,060
LAND AREA	11.41 acres (MOL)
OCCUPANCY	98.02%
ANCHOR TENANT(S)	Ultimate Medical Academy ("UMA")
PROPERTY ADDRESS	9309 N Florida Ave Tampa, FL 33612



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UNIT	TENANT
100	UMA
101	PEARLINA'S ADULT DAYCARE
101 A	AVAILABLE
103	THE RESOURCE EMPOWERMENT CENTER
104	WINNER'S WORSHIP CENTER
105	UMA (TERMINATION EXERCISED- GIVING BACK SPACE 08/31/2026)
107	UMA (TERMINATION EXERCISED- GIVING BACK SPACE 08/31/2026)
108	UMA (TERMINATION EXERCISED- GIVING BACK SPACE 08/31/2026)
109	ALEX EDU
109 A	UMA (TERMINATION EXERCISED- GIVING BACK SPACE 08/31/2026)
111	CLAREMEDICA VIKING, LLC (111-D SUBLEASE TO IDEAL DENTAL)
115	UMA (TERMINATION EXERCISED- GIVING BACK SPACE 08/31/2026)

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SITE PLAN

