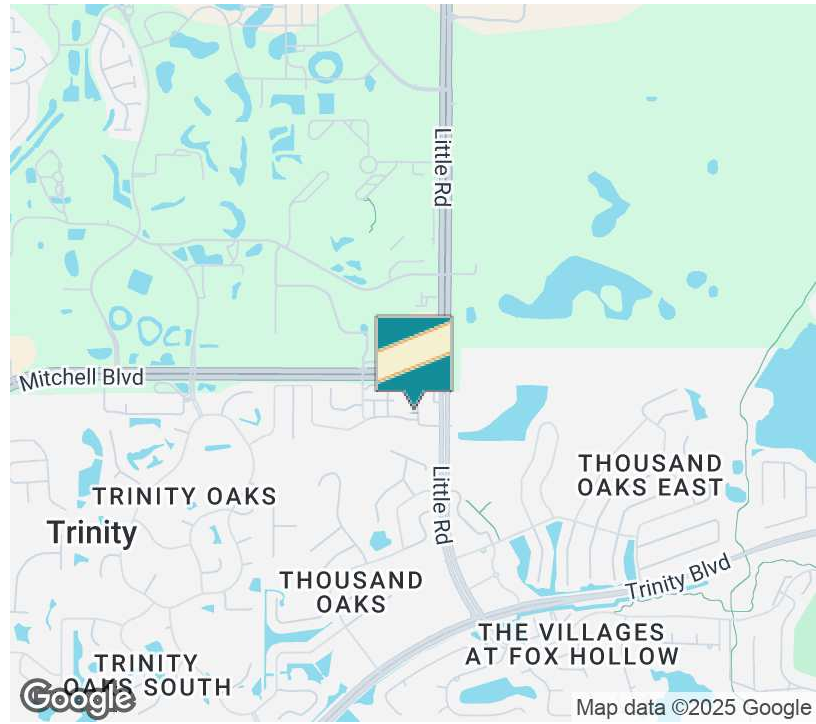




PRIME MEDICAL OFFICE IN TRINITY PROFESSIONAL CENTER

8849 Hawbuck Street, Suite B, Trinity, FL 34655

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,300 SF
Lease Rate:	\$22.00 SF/yr (NN (Taxes and CAM))
Lot Size:	0.07 Acres
Year Built:	2005
Building Size:	3,000 SF
Renovated:	2025
Zoning:	C2-Commercial (allows many uses including Medical, Retail, and Office)
Market:	Trinity area

PROPERTY OVERVIEW

Prime 1300 SF Medical Buildout - Fully Renovated in 2025** Trinity Professional Center Freestanding Building

Discover an exceptional opportunity for your medical practice with this Premium 1300 SF medical buildout, offering high-end finishes and meticulous attention to detail. Originally constructed in 2005 and freshly remodeled in 2025, this space promises both modern functionality and sophisticated elegance. This space is move-in ready for any premier medical practice with an exceptional medical layout. 40 Direct parking spaces at building.

Discover the ideal blend of work and leisure in Trinity, FL in Trinity Professional Center at Little Rd off of Hwy 54. Nestled within a thriving community, this sought-after medical location offers convenient access to top-notch medical facilities, dining destinations, and retail hotspots. With close proximity to HCA Florida Trinity Hospital/Trinity Medical Center and Advent Health/Bay Care, this lease opportunity is perfectly positioned for healthcare professionals seeking a prime high end medical space. Nearby dining options such as Bonefish Grill, Outback, Zim Zari, Craft Kitchen, and Brick Oven Pizzeria provide the perfect setting for client meetings, while easy access to Trinity Village Center and Mitchell Ranch Plaza make running errands a breeze. Experience the perfect fusion of work and lifestyle at this premier Trinity medical location.

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

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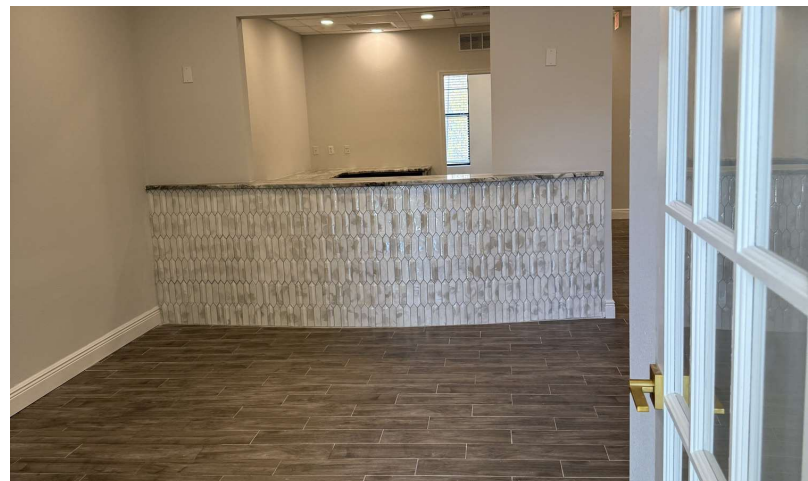
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COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- High end Move-In Ready Medical space- 1300 SF
- Join a thriving Medical Community in Trinity Professional Center
- Neutral modern high end finishes throughout including Granite Countertops and Wood Plank Tile
- Spacious and Customizable interior- Remodeled 2025 & Built 2005
- 7 Private Offices/Exam rooms plus additional Patient Intake room or additional Admin area
- Abundance of parking with an additional 10 spaces immediately in rear of unit
- Well- Maintained with Association & Management in place
- Large windows for natural light
- Ideal Medical Practice Layout with functional and stylish design
- Easy access for employees and patients
- 40 direct surface parking spaces at building (Apx. 6/1000 ratio)



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PROPERTY DESCRIPTION

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Features and Finishes-

Granite Countertops: Sleek and durable surfaces throughout the facility in a modern neutral pallet.

Wood Plank Tile Floors: Stylish and easy-to-maintain flooring in every room.

Chair Rail: Elegant detailing adding a touch of class.

Medical Cabinetry: Both upper and lower cabinets provide ample storage solutions.

Abundant Natural Light: Numerous windows create a bright and welcoming environment.

Space and Layout-

Spacious Waiting Room: Designed for patient comfort, with an oversized reception desk for efficient service.

Restrooms: Two restrooms conveniently located within the facility.

Private Offices/Exam Rooms: Seven well-appointed rooms, four of which are medically plumbed and equipped with modern cabinetry.

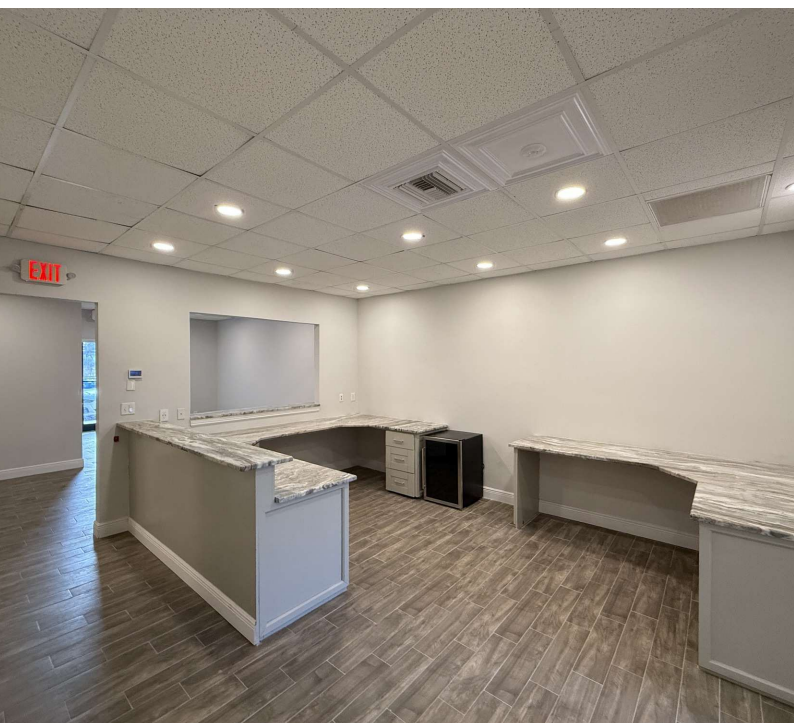
Patient Intake/Filing Room: Versatile additional space for patient intake or administrative use.

Break Area: Includes an oversized refrigerator and ample storage.

Neutral Décor: Freshly painted with neutral colors to provide a calming atmosphere.

Parking and Accessibility-

Ample Parking: Abundant parking spaces with an additional ten spots immediately behind the unit. Total of 40 direct surface parking spaces at building.



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8849 Hawbuck Street, Suite B, Trinity, FL 34655

PROPERTY DETAILS

Lease Rate	\$22.00 SF/YR
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PROPERTY INFORMATION

Property Type	Office/Retail
Property Subtype	Medical
Zoning	C2-Commercial (allows many uses including Medical, Retail, and Office)
Lot Size	0.07 Acres
APN #	35-26-16-0000-00500-0138
Power	Yes
Parking	40 direct surface parking spaces at building plus common area Parking

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
Restrooms	2- ADA

LOCATION INFORMATION

Building Name	PRIME MEDICAL OFFICE IN TRINITY PROFESSIONAL CENTER
Street Address	8849 Hawbuck Street, Suite B
City, State, Zip	Trinity, FL 34655
County	Pasco
Market	Trinity area
Market Type	Large
Nearest Highway	Highway 54
Nearest Airport	Tampa International Airport

BUILDING INFORMATION

Building Size	3,000 SF
Building Class	A
Occupancy %	50.0%
Tenancy	Multiple
Number of Floors	1
Year Built	2005
Year Last Renovated	2025
Gross Leasable Area	1,300 SF
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1
Walls	Chair rail throughout
Floor Coverings	Wood Plank Tile throughout
Countertops	Modern neutral granite

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SUITE A- 1300 SF AVAILABLE FOR LEASE



Add text here...

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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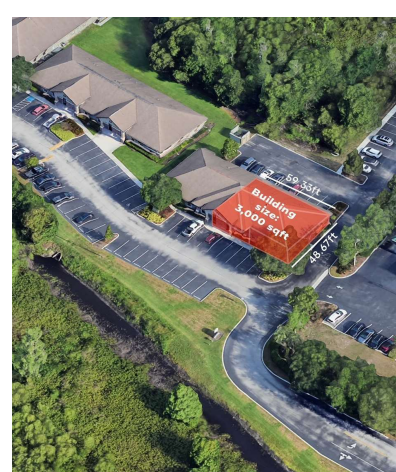
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ADDITIONAL INTERIOR PHOTOS



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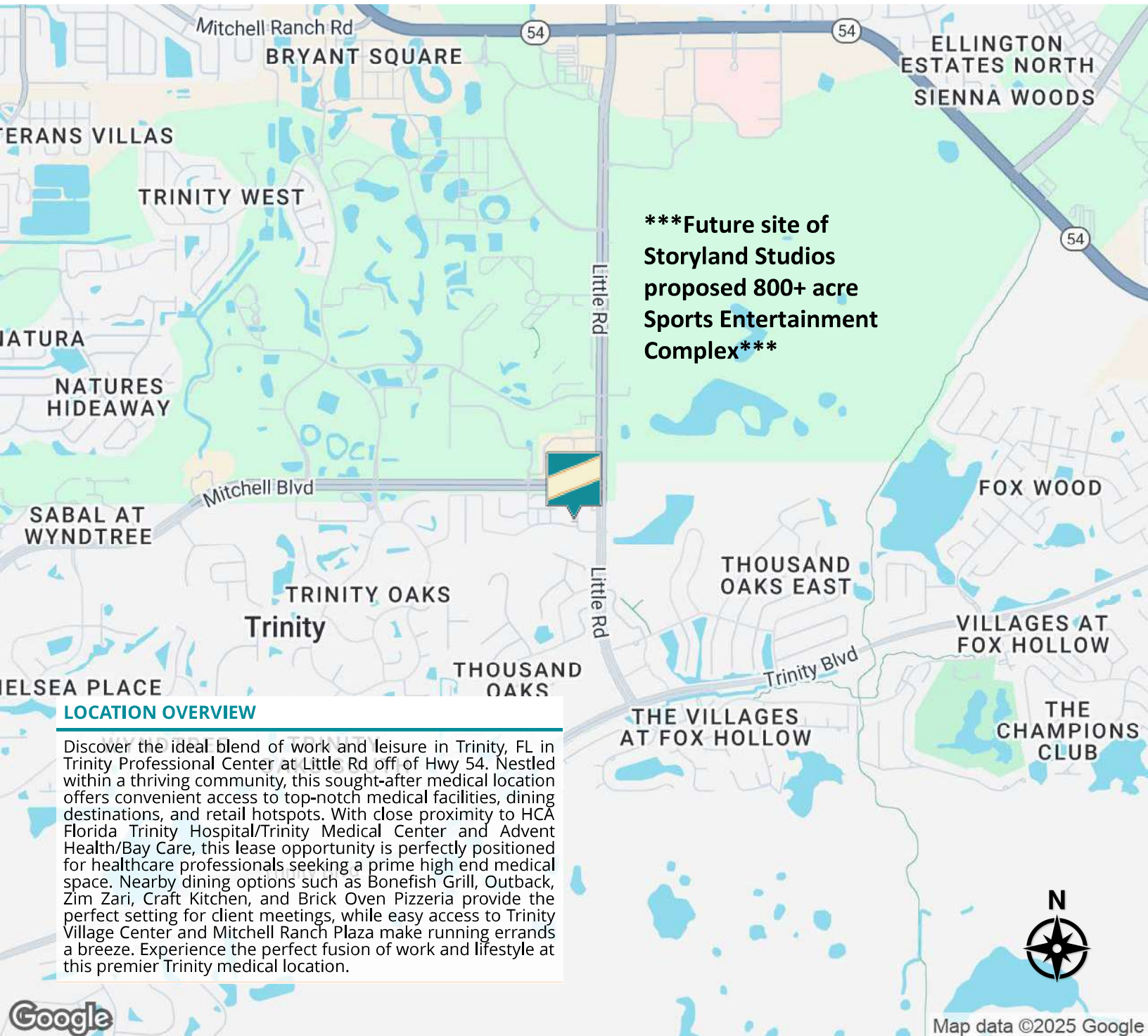
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LOCATION MAP



LOCATION OVERVIEW

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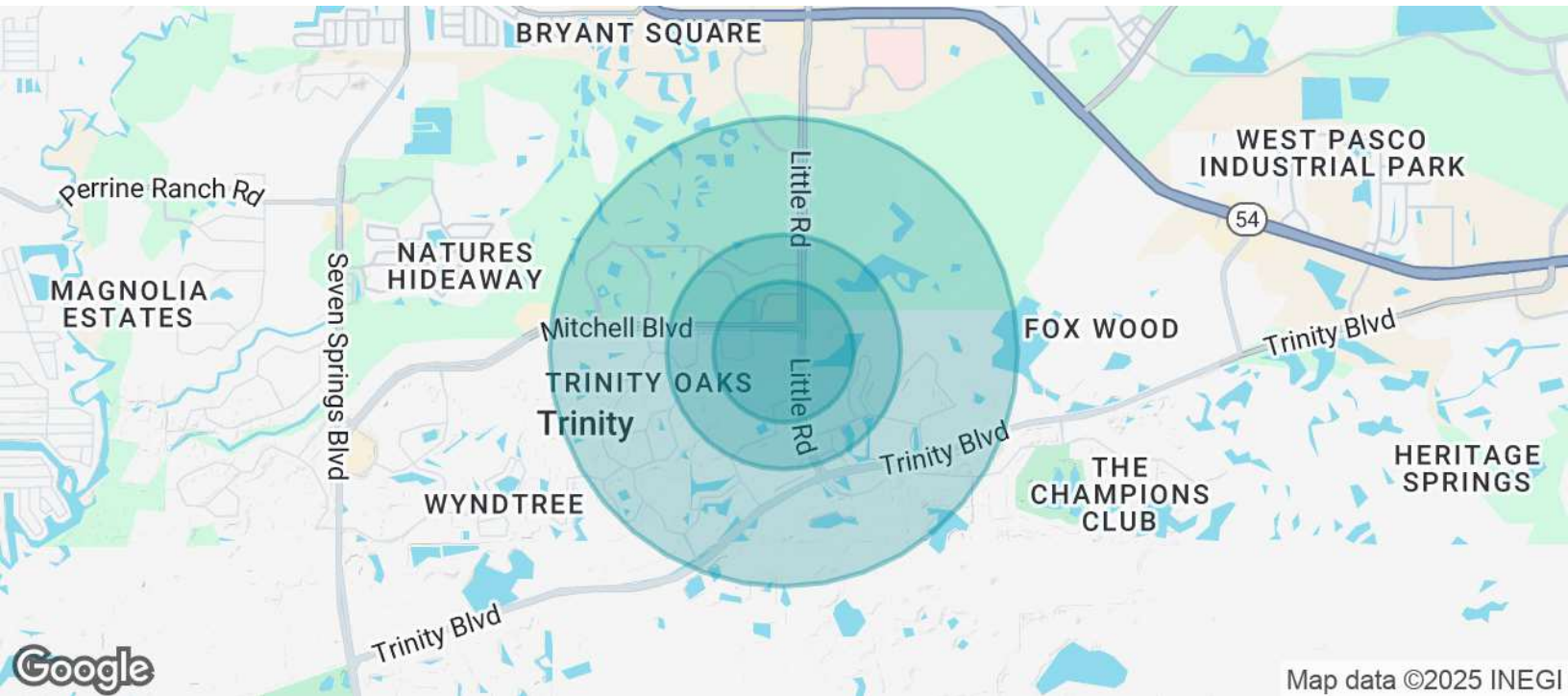
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DEMOGRAPHICS MAP & REPORT



Map data ©2025 INEGI

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	681	2,031	6,356
Average Age	40	40	41
Average Age (Male)	40	40	40
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	239	708	2,227
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$133,840	\$134,668	\$134,493
Average House Value	\$445,831	\$452,197	\$457,009

Demographics data derived from AlphaMap

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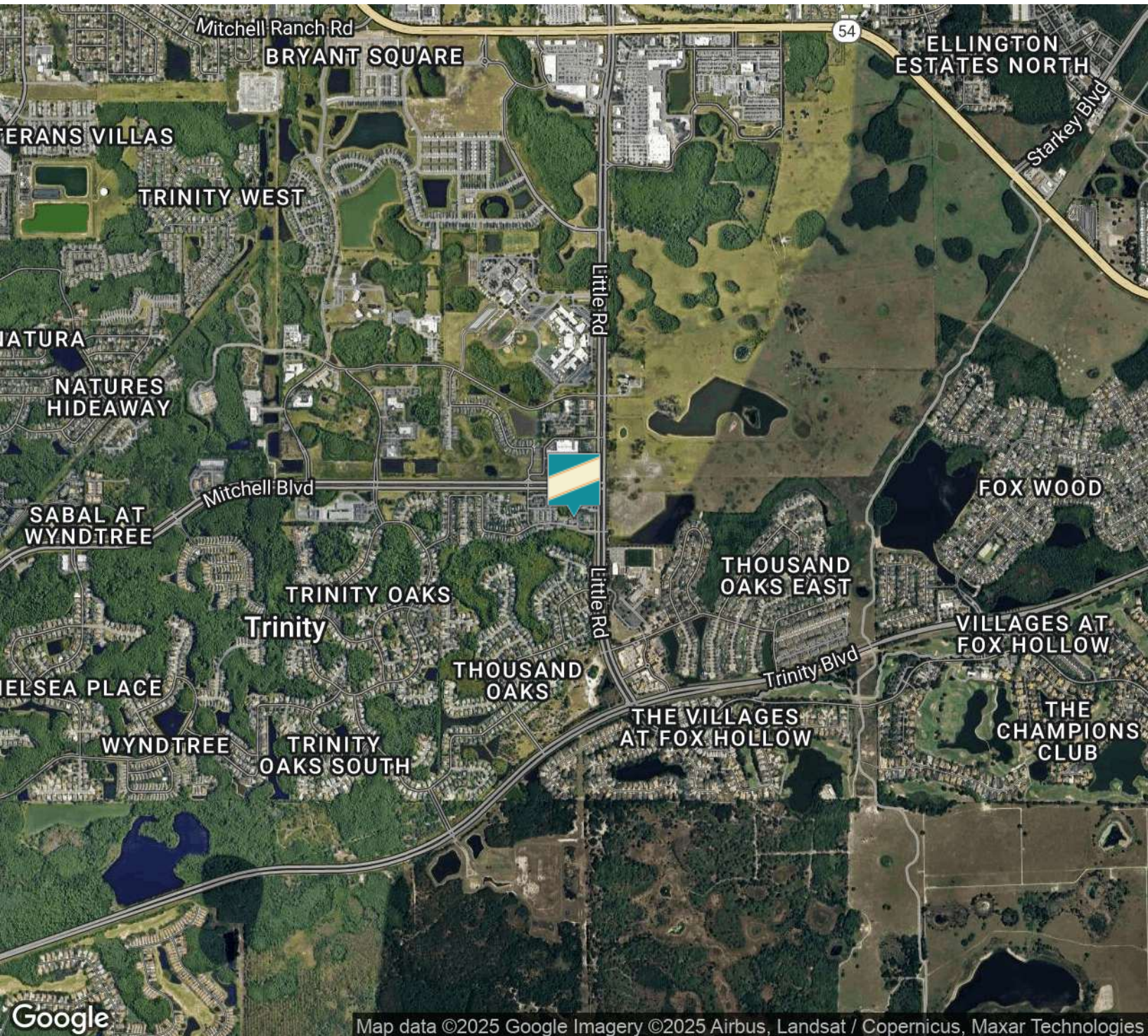
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AERIAL MAP



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ADVISOR BIO & CONTACT 1

KARI L. GRIMALDI/ BROKER

President



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C 813.376.3386
kari@grimaldicommercialrealty.com
FL #BK3076744

PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning and joining the family business at an early age, Kari understands the importance of networking and building relationships, and has accumulated 20+ years of experience and in-depth knowledge to execute and navigate commercial real estate transactions for Sellers, Buyers, and Landlords/Tenants from inception to closing. Kari has an extensive resume with some of the highlights listed below:

Multiple Year Crexi Platinum Broker Award Winner

Areas of Expertise:

Office and Build-to-Suit Sales & Leasing
Medical Office Sales
Retail Sales
Industrial Sales
Multifamily Investments
Single NNN National Investments
Land & Commercial Development
Foreign Investors & Investment Specialist
Seller Finance and Creative Financing
1031 & Reverse Exchanges
Short Sales & Distressed/Bank-owned assets

As a commercial real estate owner and investor herself, Kari knows first hand how to guide others through the process, and negotiate and close transactions successfully. Kari has a vast portfolio of closed transactions in all sectors of the commercial market, and is a multi-million dollar sales producer.

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

REIC Member- Real Estate Investment Council
CCIM Candidate- Certified Commercial Investment Member
ICSC Member- International Council of Shopping Centers

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