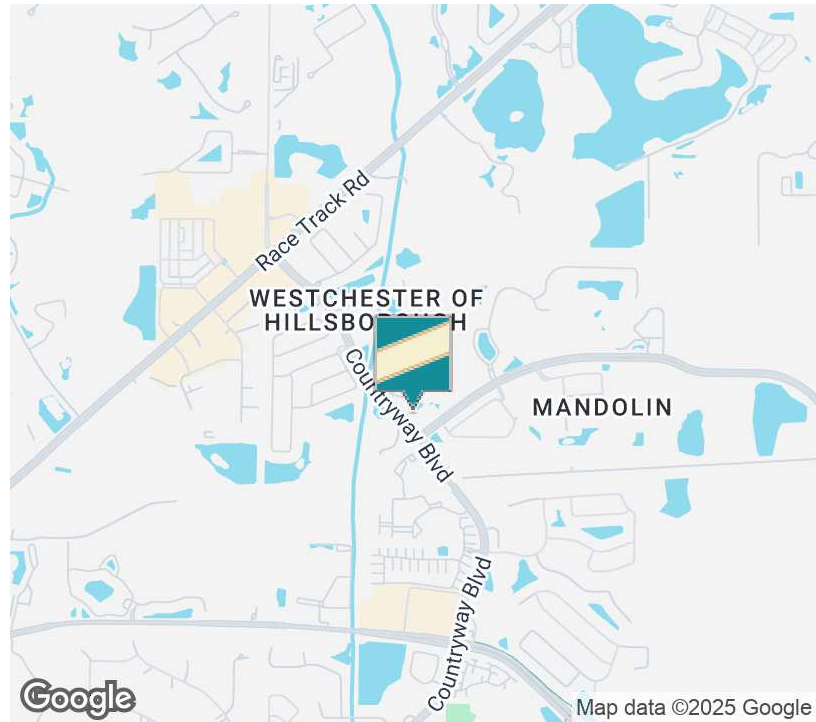




PRIME 1,500 SF MEDICAL OR PROFESSIONAL OFFICE IN RENOWNED WESTCHASE

11357 Countryway Blvd, Tampa, FL 33626

1500 SF OPEN CONCEPT WITH 2 ENCLOSED ROOMS



OFFERING SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$21.00 SF/yr (MG)
Lot Size:	0.09 Acres
Year Built:	2005
Building Size:	1,500 SF
Zoning:	PD
Market:	Tampa
Submarket:	Westchase

PROPERTY OVERVIEW

Unlock the potential of your business with this modern 1,500 SF open-concept office space. A rare find in Westchase, it is suited for medical, wellness, or professional use. Featuring a flexible open layout, this space allows for easy customization to meet the needs of healthcare providers, therapy offices, or executive professionals. It contains one private suite in the back, perfect for a medical professional who needs an examination room, or for the executive who values their space and privacy. It also features a built out administrative/reception area, bathroom, a fully-plumbed multi-use room that can serve as a break room, and a working alarm system.

Located in the thriving Tampa suburb of Westchase, the area offers a dynamic blend of convenience and charm. Boasting a variety of dining options, from cafes to upscale restaurants, the location provides the perfect area for client meetings and team lunches. Nearby nature preserves and parks offer an escape, while a range of retail and service amenities caters to everyday needs. Moreover, the property's proximity to medical centers and healthcare providers makes it an ideal location for medical professionals seeking a strategic base in this vibrant community. It's central location is ideal, being minutes from Veterans Expressway and just 20 minutes from Tampa International Airport.

Jordan Levy

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COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- Prime Westchase location with high visibility and easy access
- Direct frontage on Countryway Blvd
- Rare find in the Lexington Professional Park
- Flexible open-concept layout—ideal for medical, wellness, or office use
- Contains a private suite that can be used as an exam room or private office
- A fully-plumbed room that has a variety of uses, including a break room
- Secured by active alarm system
- Convenient parking for patients and clients
- Located on the corner of Countryway Blvd & Citrus Park Rd
- Close to major roads, dining, and retail for added convenience
- Physiotherapy Equipment already in place for rent or purchase
- Equipment can be removed for Tenants



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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Located in the thriving Tampa suburb of Westchase, the area offers a dynamic blend of convenience and charm. It has prime visibility and frontage on Countryway Blvd. Boasting a variety of dining options nearby, including SoFresh, Grain and Berry, and the ever popular Sushi Alive, the location provides the perfect area for client meetings and team lunches. Nearby nature preserves and parks offer an escape, while a range of retail and service amenities caters to everyday needs. Moreover, the property's proximity to medical centers and healthcare providers makes it an ideal location for medical professionals, just minutes from Baycare Outpatient Center on Racetrack Road and two Emergency Rooms off of Sheldon Road. It's central location is ideal, being minutes from Veterans Expressway and just 20 minutes from Tampa International Airport.



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PROPERTY DETAILS

Lease Rate	\$21.00 SF/YR
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LOCATION INFORMATION

Street Address	11357 Countryway Blvd
City, State, Zip	Tampa, FL 33626
County	Hillsborough
Market	Tampa
Sub-market	Westchase
Township	28S
Range	17E
Section	8
Signal Intersection	Yes
Market Type	Large
Nearest Highway	SR 589 (Veterans Expressway)
Nearest Airport	Tampa International Airport

BUILDING INFORMATION

Building Size	1,500 SF
Building Class	B
Occupancy %	AVAILABLE FOR OCCUPANCY
Tenancy	Single
Number of Floors	1
Year Built	2005
Gross Leasable Area	1,500 SF
Construction Status	Existing
Condition	Average
Roof	Shingle
Number of Buildings	1
Walls	Drywall
Ceilings	Drop Ceiling
Floor Coverings	Carpet & Tile
Exterior Walls	Stucco & Brick

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	PD
Lot Size	4,099 SF
APN #	3526.0028
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	12

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
HVAC	Central
Restrooms	1

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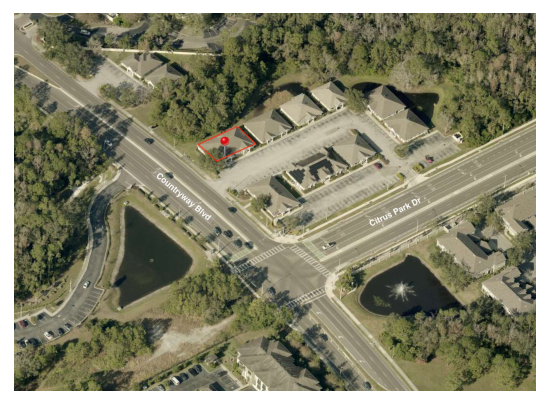
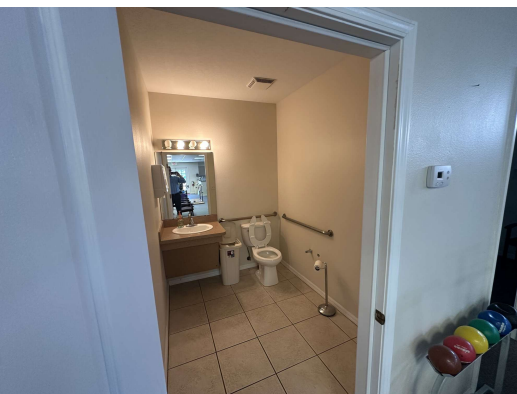
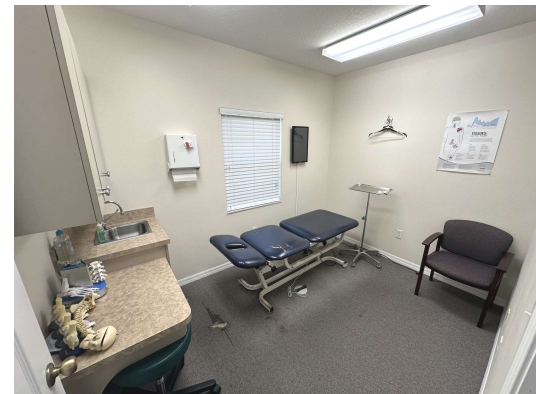
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ADDITIONAL PHOTOS



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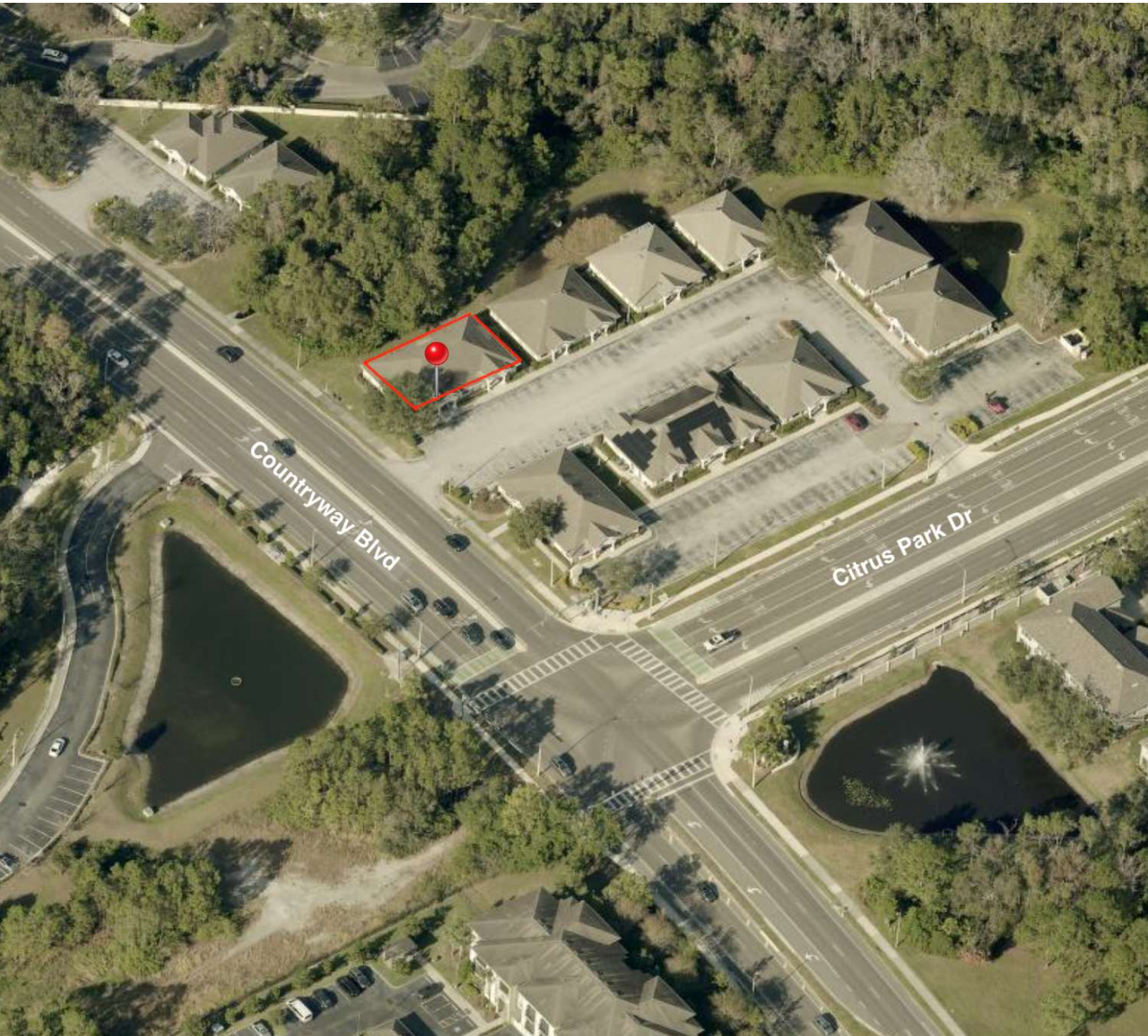
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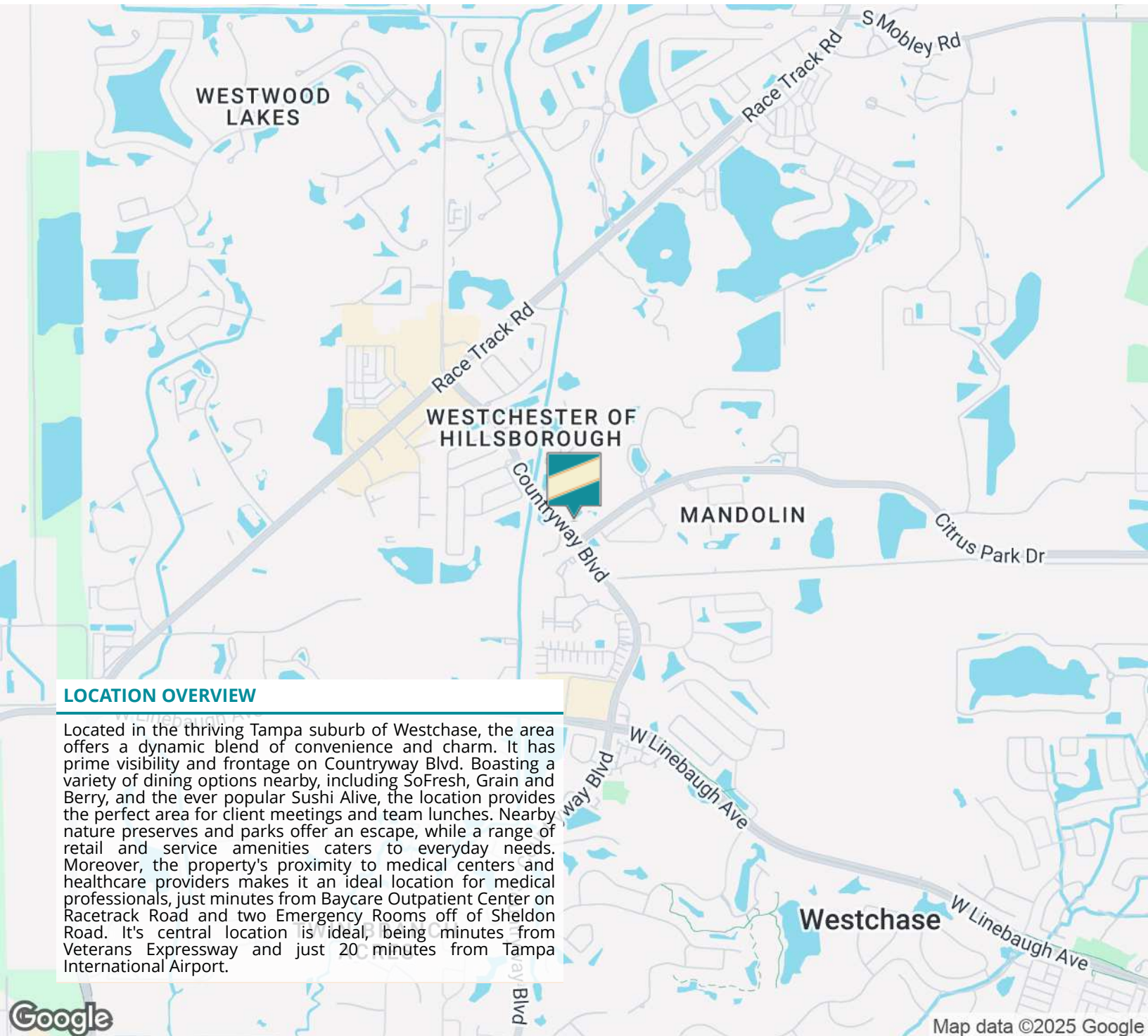
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LOCATION MAP



LOCATION OVERVIEW

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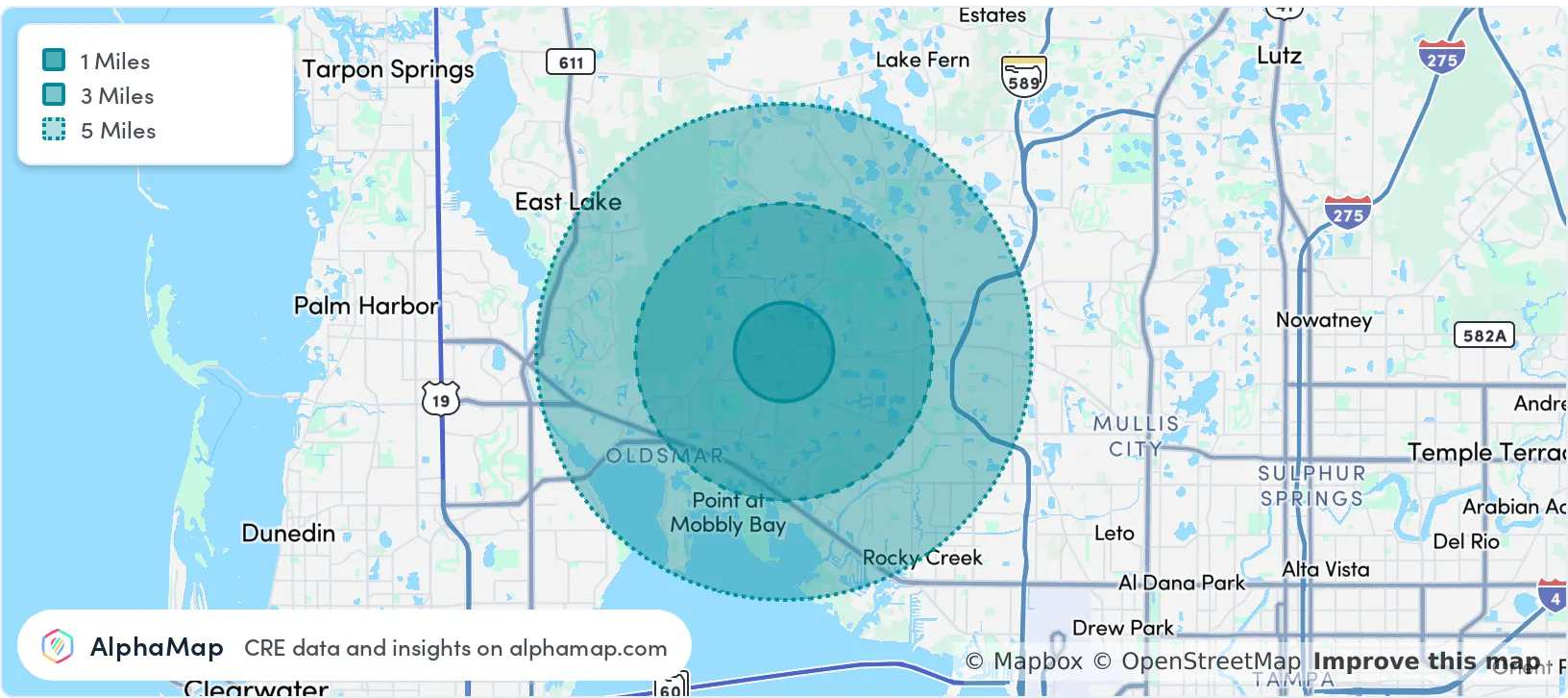
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AREA ANALYTICS



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	9,434	52,998	154,858
Average Age	39	40	42
Average Age (Male)	38	39	41
Average Age (Female)	40	41	43

HOUSEHOLD & INCOME

1 MILE

3 MILES

5 MILES

Total Households	3,757	20,311	60,642
Persons per HH	2.5	2.6	2.6
Average HH Income	\$164,067	\$158,493	\$123,227
Average House Value	\$573,551	\$536,595	\$456,447
Per Capita Income	\$65,626	\$60,958	\$47,395

Map and demographics data derived from AlphaMap

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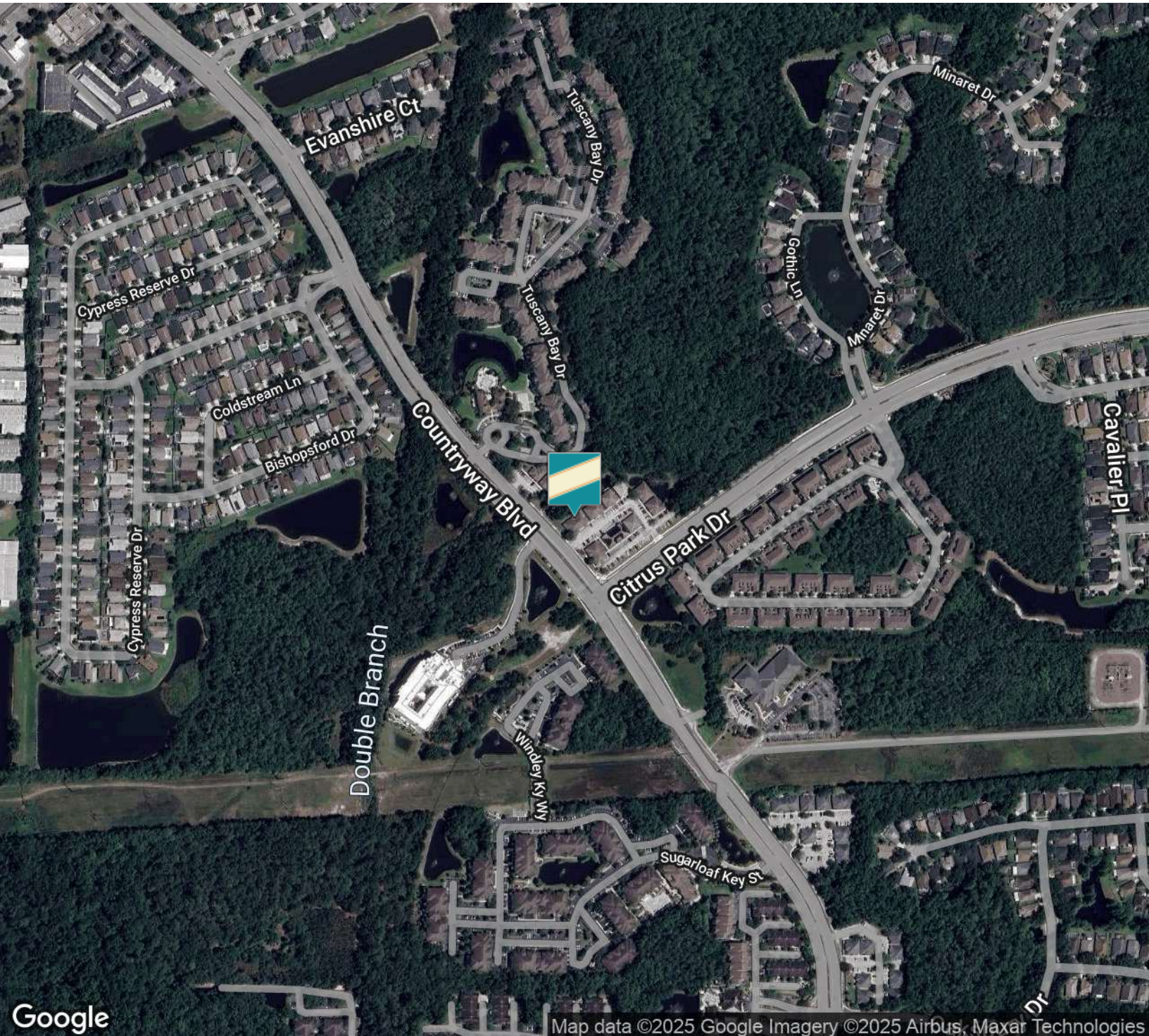
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AERIAL MAP



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ADVISOR BIO

JORDAN LEVY

Commercial Real Estate Advisor



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FL #SL3607889

PROFESSIONAL BACKGROUND

Originally from St. Louis, Jordan Levy moved to Tampa in 2019. A student-athlete graduate from Southern Illinois University with a Sports Administration degree, he later received an MBA from Maryville University. Jordan then became an NFL Agent, representing players in contract negotiations, while also implementing their strategic marketing and career plans.

As an agent, he prided himself on his ability to cultivate relationships and prioritize his client's needs. His decision to transition his skill set into commercial real estate was driven by his passion for market dynamics and his desire to apply his negotiation expertise and strategic thinking to his interest in commercial real estate. His deep understanding of client needs, coupled with his experience in managing complex transactions, make him a valuable asset to the commercial real estate industry. Joining the Grimaldi Commercial Realty team, renowned for their expertise and legacy, was an effortless decision for Jordan, who understood the importance of being mentored by the best in the industry.

Jordan believes in the power of integrity, transparency, and relentless pursuit of excellence. His approach is client-focused, ensuring that each transaction is handled with the utmost professionalism and dedication. He remains committed to delivering results that exceed expectations and building lasting relationships based on trust and mutual success. In his off time, Jordan likes to work out, play golf, and enjoy the beach.

Areas of Expertise:

- Commercial Sales & Leasing
- Office Sales & Leasing
- Medical Office Sales & Leasing
- Industrial Sales & Leasing
- Retail Sales & Leasing
- Gas Stations/Convenience Stores
- Investment Assets

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BROKER BIO

KARI L. GRIMALDI/ BROKER

President



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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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