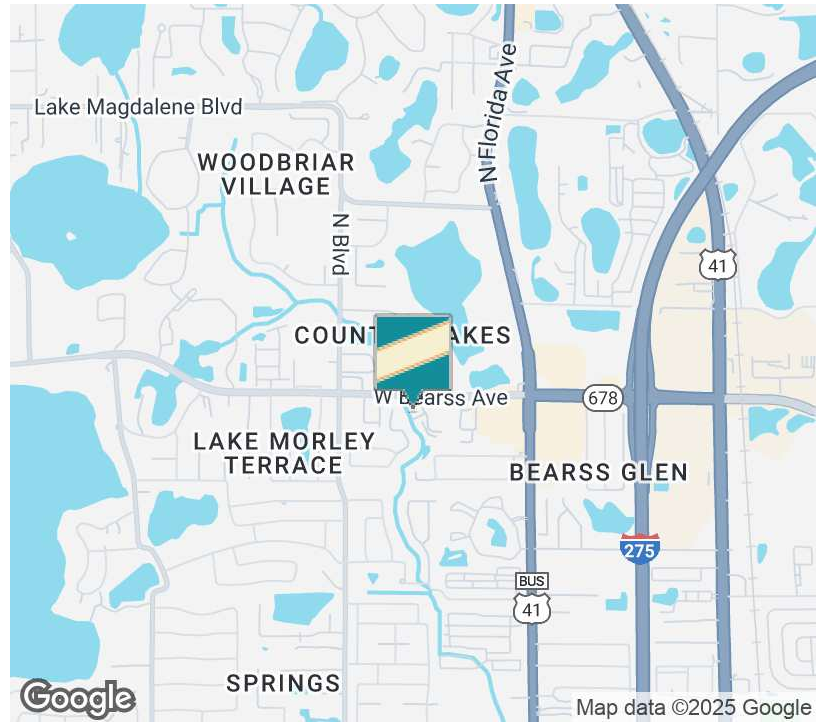




# TERRA CORP BUSINESS OFFICE PARK

14906 Winding Creek Court, Tampa, FL 33613

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	Unit 104-C 525 SF
Lease Rate:	\$1,094.00 per month (\$25.00 SF/YR) MG
Lot Size:	0.0 Acres
Building Size:	13,250 SF
Renovated:	2018
Zoning:	PD
Market:	Tampa
Submarket:	Lake Magdalene/ Carrollwood/ N. Tampa

## PROPERTY OVERVIEW

Fully and beautifully renovated Professional Office Site! Executive Office Suites on Winding Creek Ct. / Bearss Ave between Rome N. Blvd and Florida Ave in Carrollwood/ Lk Magdalene. There is one 525 SF suite available for \$1094.00 per month (\$25 SF/YR). The space is very well appointed and spacious with two private offices, a private restroom, a reception area, and a kitchenette with a sink and fridge.

## AVAILABLE SPACES

SPACE: 104-C	LEASE RATE	LEASE TYPE	SIZE (SF)
14902 Winding Creek Court	\$25.00 SF/yr	Executive Suites	525 SF

**Kari L. Grimaldi/ Broker** **Jordan Levy**

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## COMPLETE HIGHLIGHTS

### LEASE HIGHLIGHTS

- Executive Office Suite Available
- Well appointed and spacious with two private offices, a private restroom, a reception area, and a kitchenette with a sink and fridge.
- All first-floor Walk-up suites
- Each Suite with Private Entry, Alarmed and Fully Sprinkled
- Covered outside seating throughout the walkways
- Beautifully appointed buildings, all solid concrete construction - ground-up remodeling ~2018
- Large floor-to-ceiling windows to appreciate the numerous Grand Oaks around the property



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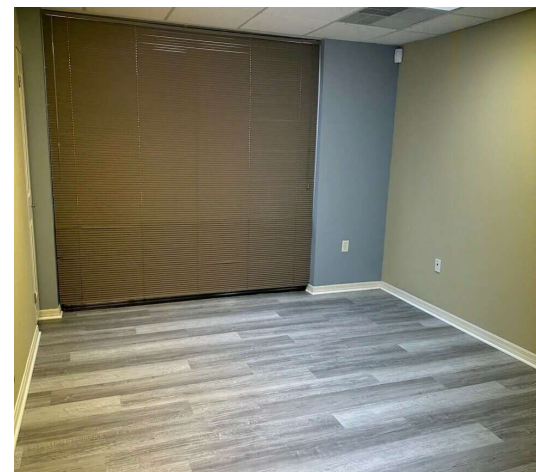
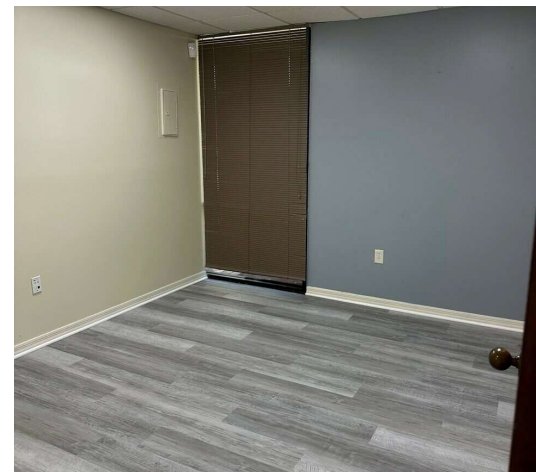




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## UNIT 101-C PHOTOS



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# TERRA CORP BUSINESS OFFICE PARK

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## PROPERTY DESCRIPTION

### PROPERTY DESCRIPTION

Beautifully renovated complex comprised of four buildings with covered outside seating areas, surrounded by mature live oaks, on Bearss Ave between Florida Ave and N. Blvd. in Lake Magdalene area. Offices have been fully renovated or in process, each with private restroom, reception area, with 2-5 private offices, with private entry, alarm system and fully sprinkled, for each suite. Each space has a kitchenette with a sink, granite tops and a small refrigerator. Spaces are leasing quickly, please call now to schedule a showing of the remaining space. (Rent does not include internet. Tenant will be responsible for setting up their own internet service - Frontier or Spectrum.)

ONLY 1 SPACE CURRENTLY AVAILABLE -

Suite 104-C / 525 SF

The suite has a reception area with a kitchenette, 2 large private offices and a private restroom. Configurations may vary slightly from the attached floor plan.

### LOCATION DESCRIPTION

Direct frontage on busy W Bearss Ave. in Tampa, conveniently located between N. Blvd and Florida Ave in Lk Magdalene area, less than a mile from I-275 and minutes from N. Dale Mabry Hwy. Convenient to Carrollwood, Lutz, Land O Lakes and more.

### EXTERIOR DESCRIPTION

Solid block construction with stucco exterior finish

### INTERIOR DESCRIPTION

Drywall with drop ceiling, choice of flooring products, kitchenettes with granite countertops and mini-fridge, private bathroom.

### PARKING DESCRIPTION

Surface

### UTILITIES DESCRIPTION

TECO - all spaces separately monitored. Rent does not include internet - tenant will be responsible for setting up their own internet service.

### CONSTRUCTION DESCRIPTION

Solid block construction, stucco exterior finish



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# TERRA CORP BUSINESS OFFICE PARK

14906 Winding Creek Court, Tampa, FL 33613

## PROPERTY DETAILS

Lease Rate	<b>\$1,094.00 PER MONTH</b> <b>(\$25.00 SF/YR) MG</b>
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### LOCATION INFORMATION

Building Name	Terra Corp Business Office Park
Street Address	14906 Winding Creek Court
City, State, Zip	Tampa, FL 33613
County	Hillsborough
Market	Tampa
Sub-market	Lake Magdalene
Cross-Streets	Bearss Ave and North Blvd.
Nearest Highway	I-275
Nearest Airport	Tampa International

### BUILDING INFORMATION

Building Size	13,250 SF
Building Class	B
Occupancy %	95.0%
Tenancy	Multiple
Ceiling Height	9 ft
Minimum Ceiling Height	9 ft
Number of Floors	1
Average Floor Size	611 SF
Year Last Renovated	2018
Gross Leasable Area	13,250 SF
Construction Status	Existing
Framing	Metal
Condition	Excellent
Roof	Flat Membrane
Free Standing	Yes
Number of Buildings	3
Walls	concrete

### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	PD
Lot Size	1 SF
Power	Yes

### PARKING & TRANSPORTATION

Street Parking	Yes
Parking Price Per Month	\$0.00 /month
Parking Type	Surface
Parking Ratio	3.77
Number of Parking Spaces	50

### UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
HVAC	Each unit has it's own system and controls
Broadband	Cable
Restrooms	Each unit has private restroom
Landscaping	tastefully appointed and with on-site maintenance
Gas / Propane	Yes
Internet	(Not included in Rent. Tenant will be responsible for setting up their own internet service - Frontier or Spectrum)

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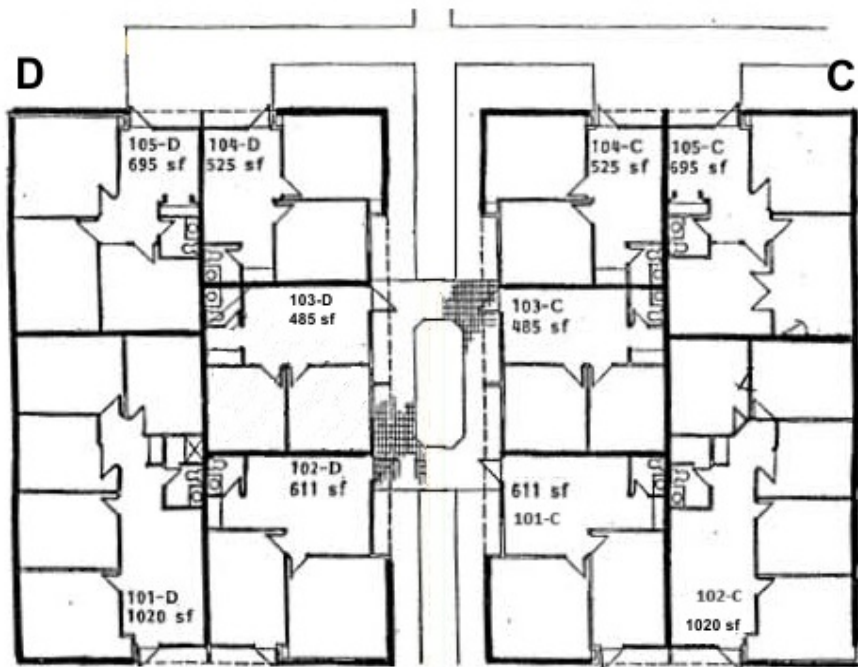
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# TERRA CORP BUSINESS OFFICE PARK

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## LAYOUT



14906 Winding Creek Court

14902 Winding Creek Court

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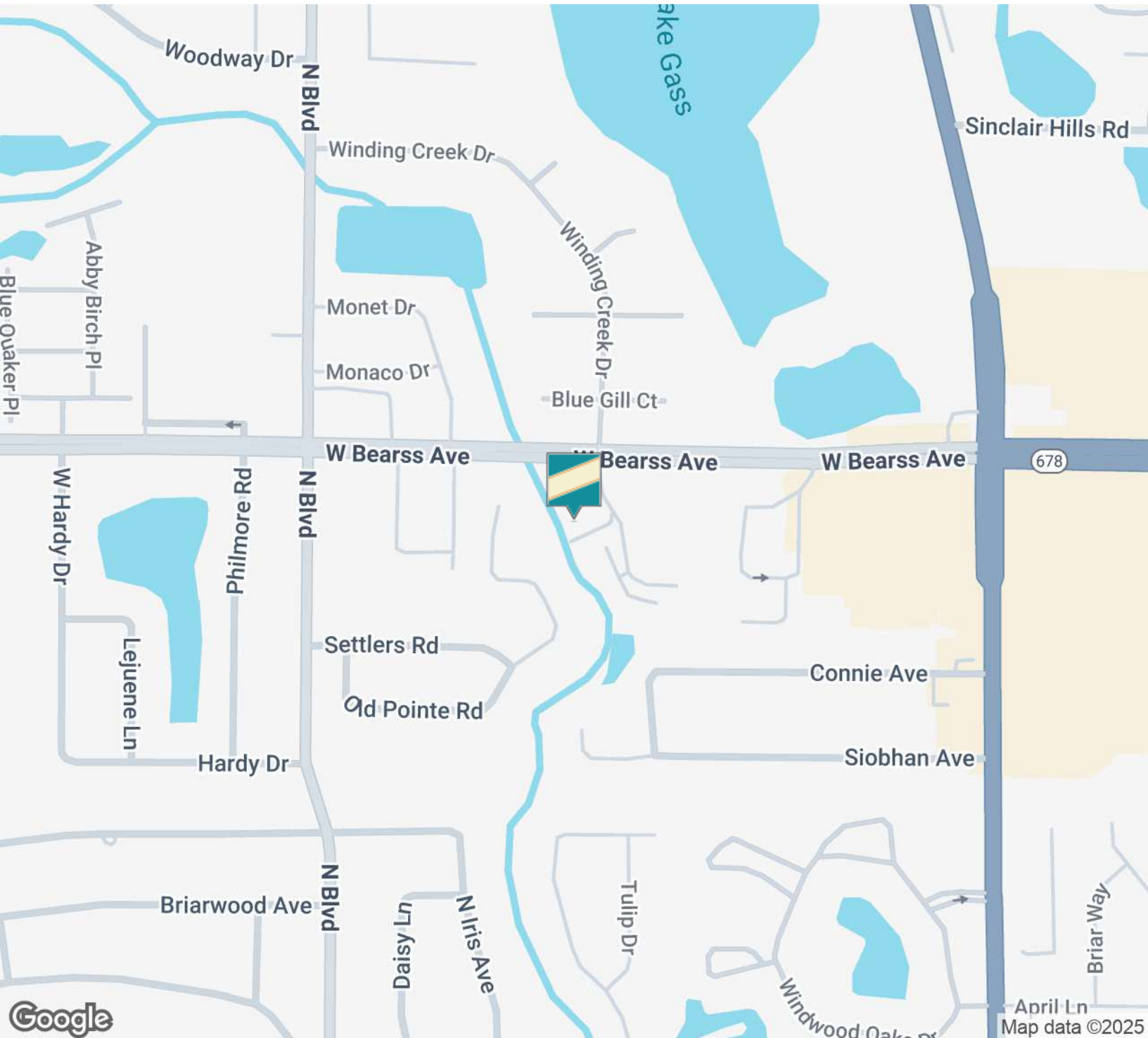
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# TERRA CORP BUSINESS OFFICE PARK

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## LOCATION MAP



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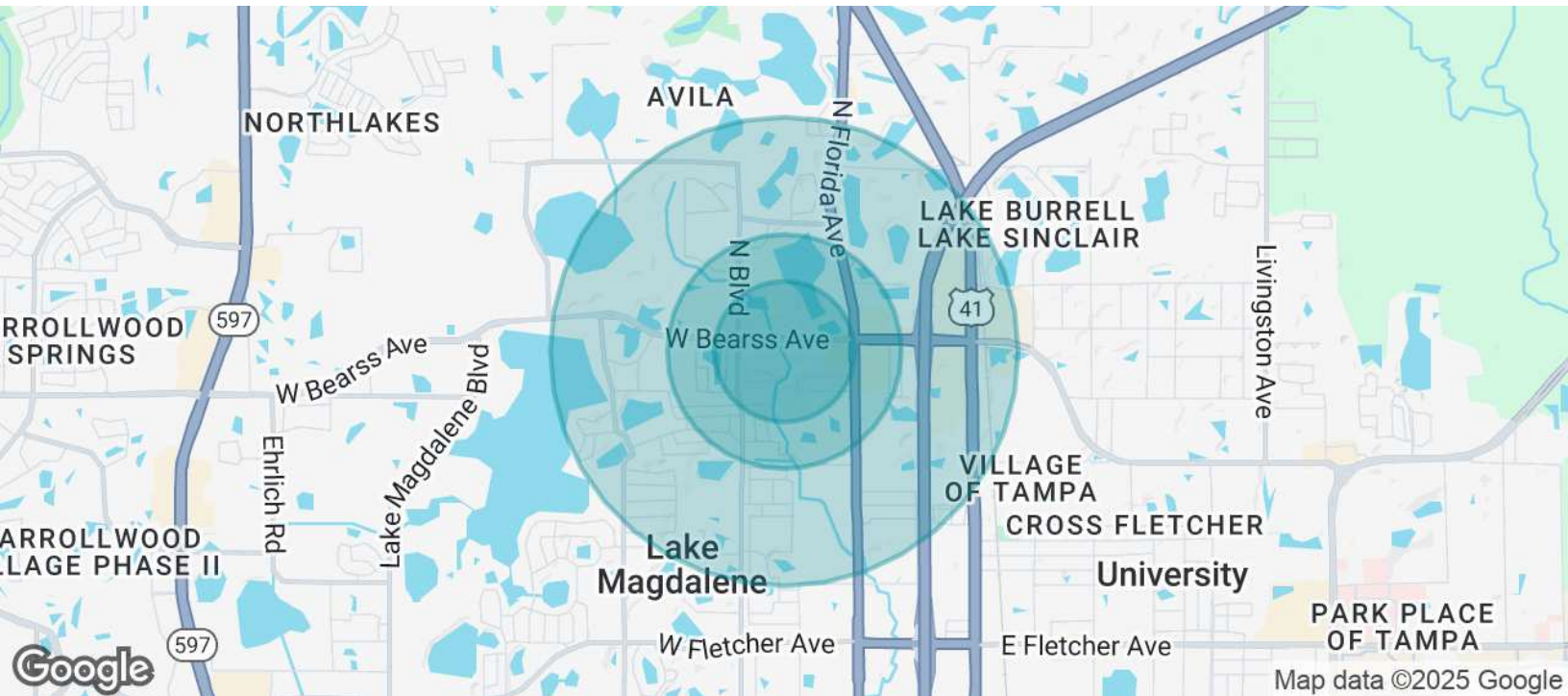
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# TERRA CORP BUSINESS OFFICE PARK

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## DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	752	2,910	8,283
Average Age	43	44	46
Average Age (Male)	41	42	45
Average Age (Female)	45	45	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	326	1,226	3,451
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$95,440	\$96,445	\$108,959
Average House Value	\$366,587	\$372,594	\$434,810

Demographics data derived from AlphaMap

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# TERRA CORP BUSINESS OFFICE PARK

14906 Winding Creek Court, Tampa, FL 33613

**ADVISOR**

## KARI L. GRIMALDI/ BROKER

President



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Tampa, FL 33613  
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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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## COMMERCIAL REAL ESTATE ADVISOR

### 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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