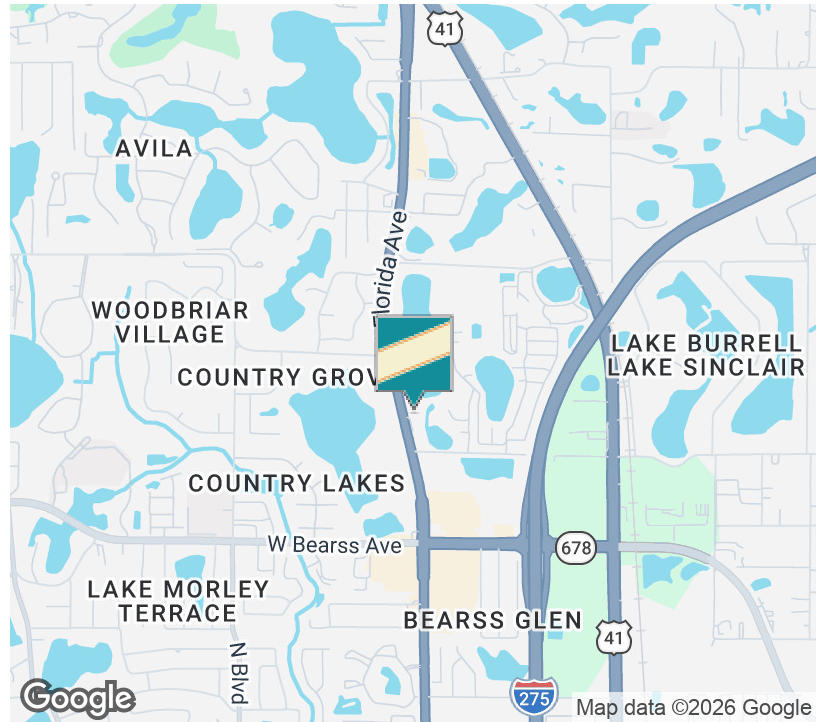




TWO-SUITE OFFICE/MEDICAL BUILDING

15429 N Florida Ave, Tampa, FL 33613

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,608 SF
Lease Rate:	\$28 SF/yr (NNN)
Renovated:	2024
Zoning:	CN
Market:	Tampa Metro
Submarket:	North Tampa / Carrollwood

PROPERTY OVERVIEW

Two-Suite Office/Medical Building (Shared Reception entrance with Medical Spa)

Located in the Lago Oaks Professional Office Center just steps from Bearss Avenue and I-275, this two-unit concrete block office/medical building offers direct frontage on North Florida Avenue—delivering exceptional visibility in one of North Tampa's most active commercial corridors. The available premises comprise one demised suite featuring 5 private offices, 1 restroom, a shared conference room, and shared kitchen.. Visitors are welcomed through double doors into an elegant common entry, and a rear wooden deck overlooks a peaceful nature preserve—adding a rare touch of tranquility. With access to 43 shared surface parking spaces within the office park, this offering combines functionality, accessibility, and curb appeal for medical, professional, or specialty users seeking a high-impact location.

Please note for tours: this suite shares the reception/waiting area and front desk with the adjacent medical spa; there is no exclusive lobby for the available suite. Showings are coordinated to respect both occupants' operations. For inquiries and scheduling, please contact George William at (727) 482-2818 or George@grimaldcommercialrealty.com.

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldcommercialrealty.com



TWO-SUITE OFFICE/MEDICAL BUILDING

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COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- Two-Suite Office/Medical Building
- Office Suite w/ Retail Direct frontage on North Florida Avenue for high visibility
- Zoned for office/medical use
- Five private offices, 1 bathrooms, and large shared conference room.
- Elegant double-door entryway with upscale professional presentation
- Rear wooden deck overlooking a peaceful nature preserve
- Excellent access near Bearss Avenue and I-275, convenient to Carrollwood, Lake Magdalene, and North Tampa
- Ideal for medical, professional, or specialty users seeking visibility and accessibility



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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Located within the Lago Oaks Professional Office Center, this property offers direct frontage on North Florida Avenue along with high visibility and immediate access to Bearss Avenue and I-275—placing it at the heart of one of North Tampa's most active commercial corridors. Its strategic position between the Carrollwood and Lake Magdalene communities makes it ideal for businesses seeking both exposure and convenience, with prominent street presence and seamless regional connectivity.

Surrounded by established medical, retail, and professional office users, the site benefits from strong traffic counts, dense demographics, and a well-maintained office park setting. Whether for owner-users or investors, this location delivers exceptional connectivity and curb appeal in a high-demand submarket.



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PROPERTY DETAILS

Lease Rate	\$28 SF/YR
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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	CN
APN #	017356-5658

LOCATION INFORMATION

Building Name	Two-Suite Office/Medical Building
Street Address	15429 N Florida Ave
City, State, Zip	Tampa, FL 33613
County	Hillsborough
Market	Tampa Metro
Sub-market	North Tampa / Carrollwood

UTILITIES & AMENITIES

BUILDING INFORMATION

Building Size	3,216 SF
Building Class	B
Number of Floors	1
Year Built	2001
Year Last Renovated	2024
Number of Buildings	1

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ADDITIONAL PHOTOS



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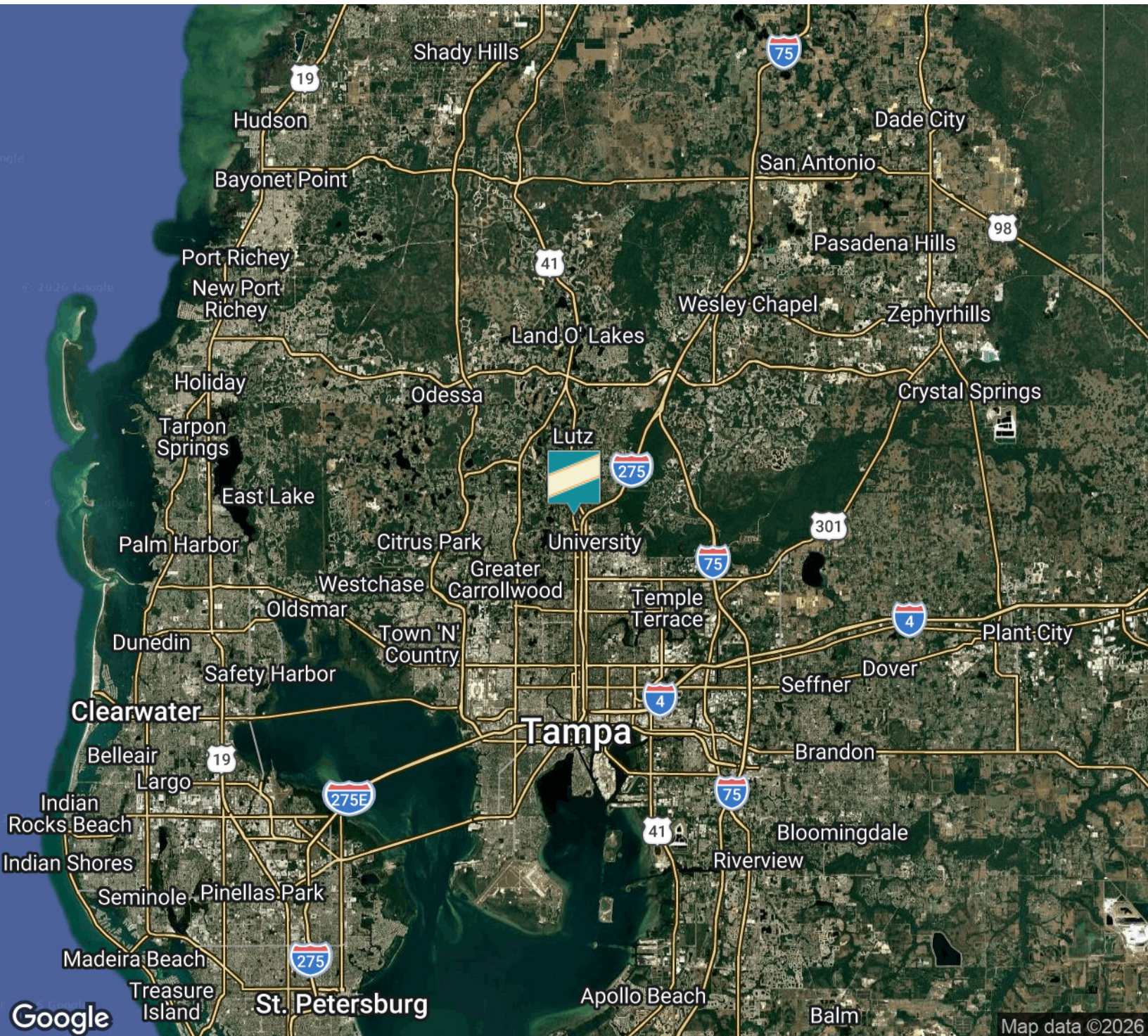
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TWO-SUITE OFFICE/MEDICAL BUILDING

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LOCATION MAP



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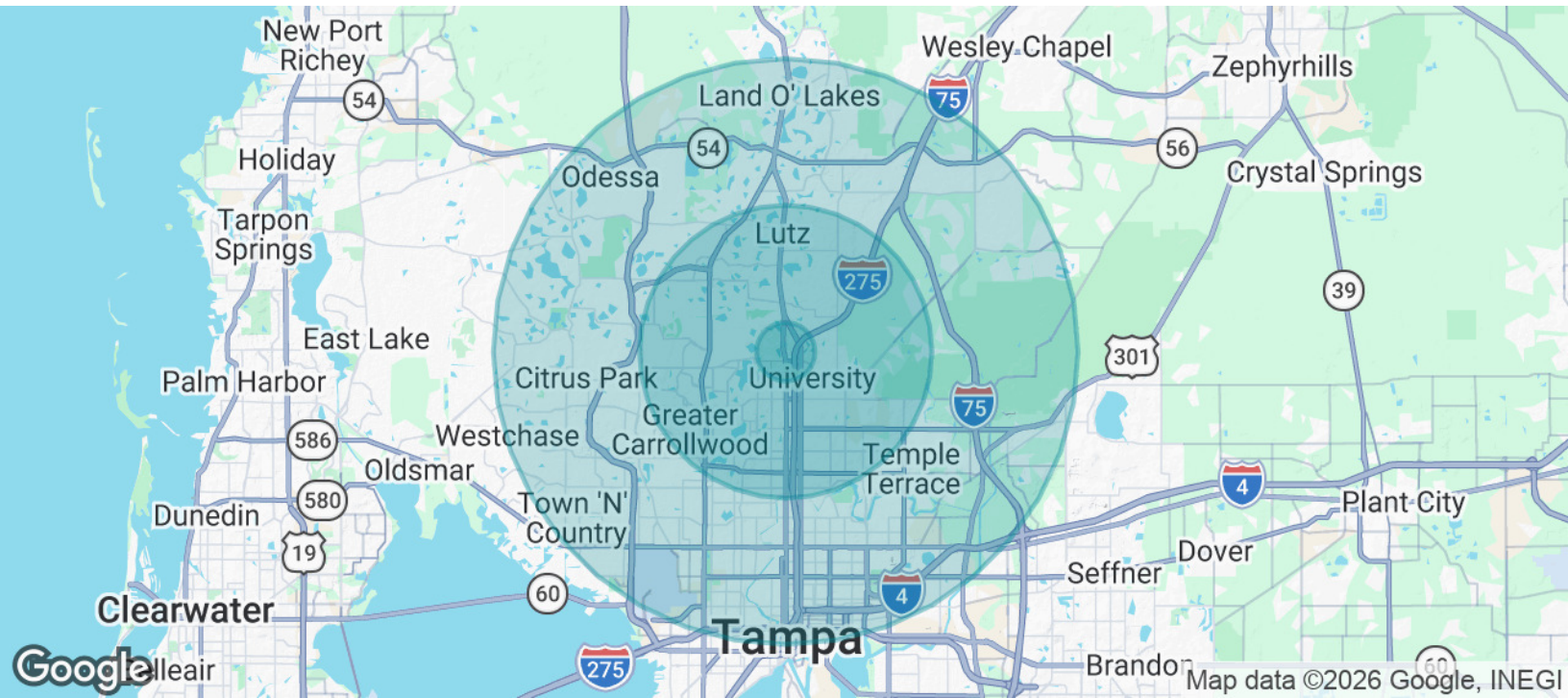
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,469	229,905	759,682
Average Age	40.9	36.7	37.8
Average Age (Male)	36.7	35.3	36.6
Average Age (Female)	43.0	38.1	39.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,811	95,810	307,047
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$76,072	\$68,385	\$72,935
Average House Value	\$237,100	\$193,429	\$212,143

2020 American Community Survey (ACS)

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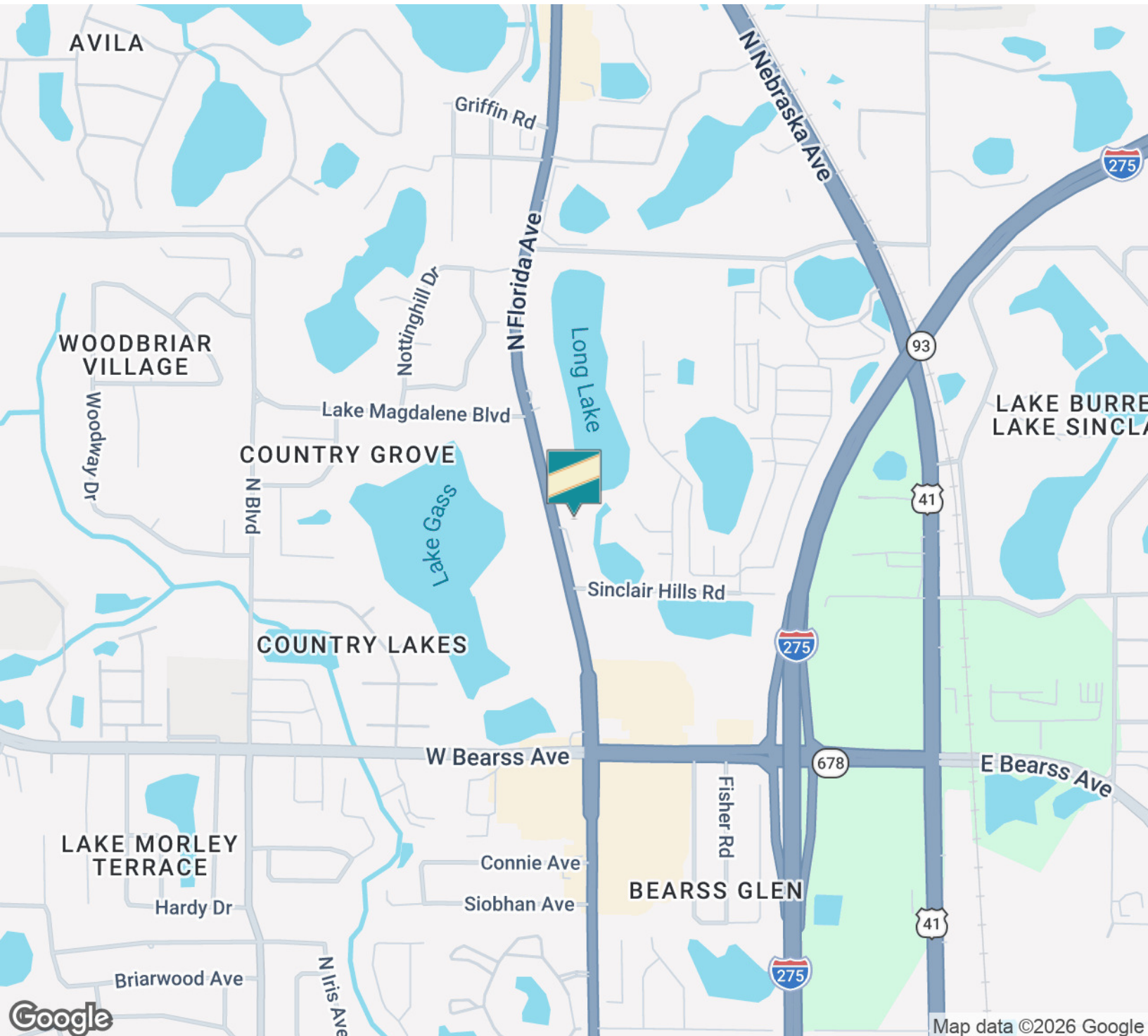
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AERIAL MAP



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TWO-SUITE OFFICE/MEDICAL BUILDING

15429 N Florida Ave, Tampa, FL 33613

ADVISOR BIO & CONTACT 1

KARI L. GRIMALDI/ BROKER

President



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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

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