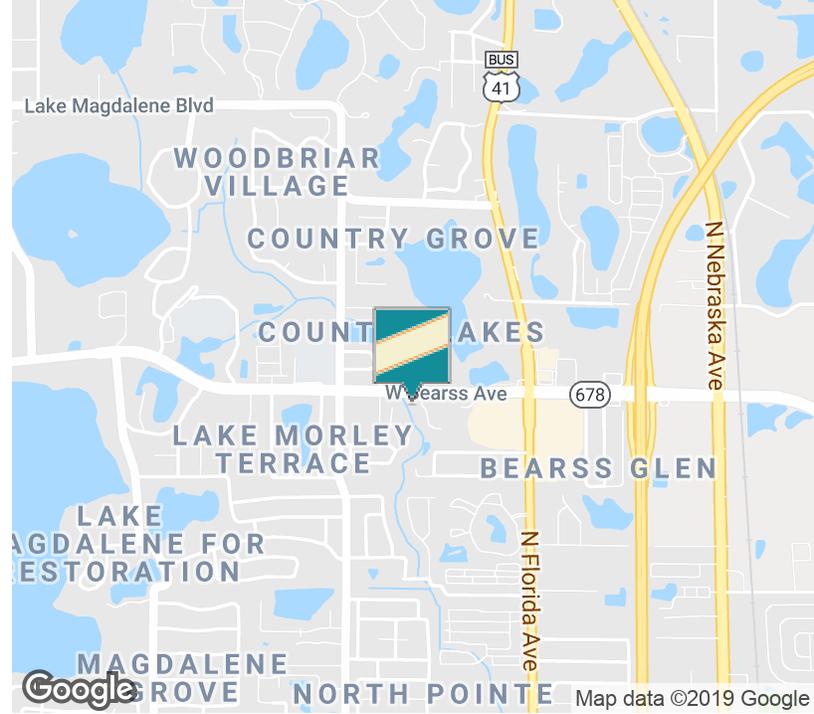




TERRA CORP BUSINESS PARK

14902 - 14906 Winding Creek Court, Tampa, FL 33613

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 525 SF

Lease Rate: \$16.00 SF/yr (MG)

Lot Size: 1.88 Acres

Building Size: 13,250 SF

Renovated: 2018

Zoning: PD

Market:

PROPERTY OVERVIEW

Beautifully renovated complex comprised of four buildings with covered outside seating areas, surrounded by mature live oaks, on Bears Ave between Florida Ave and N. Blvd. in Lake Magdalene area. Offices have been fully renovated, each with new restroom, reception area, with 2-5 private offices, and sizes ranging from 525 SF to 1,020 SF, up to 1,621 combined, with private entry, alarm system and fully sprinkled, for each suite. Each space has a kitchenette with a sink and small refrigerator, custom cabinetry and granite tops.

Spaces are leasing quickly, please call now to schedule showing of the last suite.

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
14902 Winding Creek Court 104 - D	\$16.00 SF/yr	Office Building	525 S

Derek M. Seckinger

813.882.0884

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Kari L. Grimaldi/ Broker

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COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- Two to five office Executive Suites
- Each Suite with Kitchenette - sink, upper and lower cabinets and refrigerator
- Office sizes from 525 SF to 1,020 SF with max contiguous 1,621 SF
- Each Suite with Private Entry, Alarm and Fully Sprinkled
- Covered outside seating throughout the walkways
- Beautifully appointed buildings all solid concrete construction



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ADDITIONAL PHOTOS



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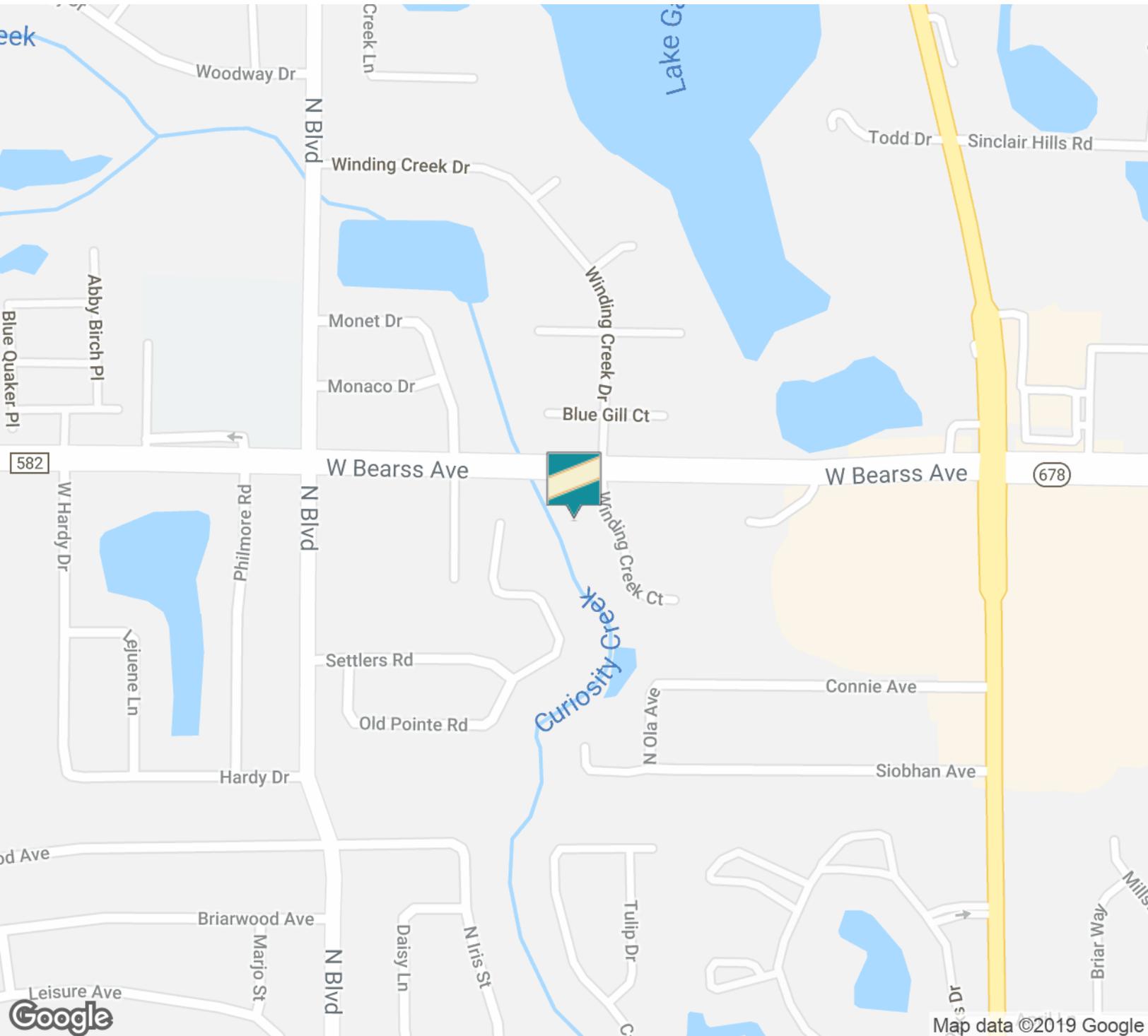
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LOCATION MAPS



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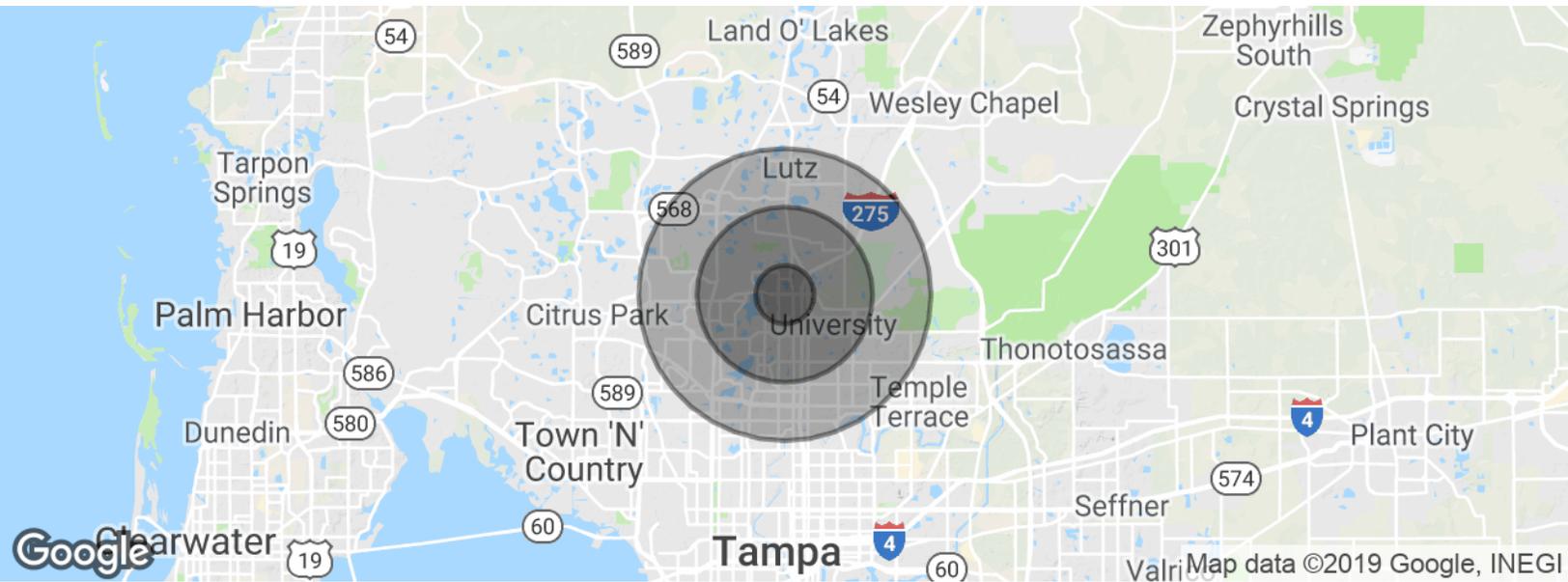
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,151	82,885	221,133
Median age	44.3	36.5	35.4
Median age (Male)	43.4	35.5	34.6
Median age (Female)	45.0	37.6	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,561	34,398	86,581
# of persons per HH	2.3	2.4	2.6
Average HH income	\$59,520	\$57,438	\$60,710
Average house value	\$187,118	\$237,312	\$248,755

* Demographic data derived from 2010 US Census

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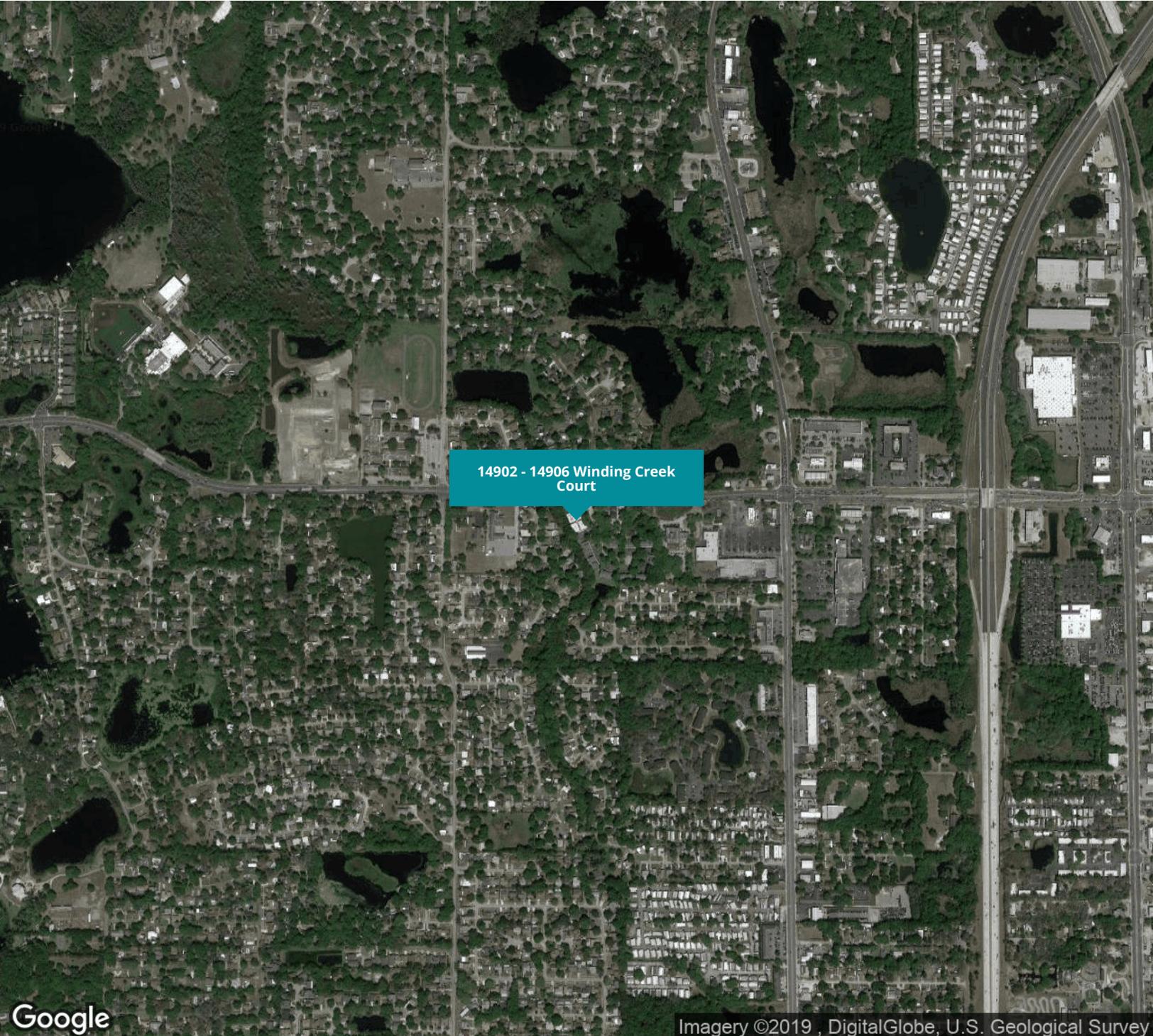
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AERIAL MAPS



14902 - 14906 Winding Creek Court

Google

Imagery ©2019 , DigitalGlobe, U.S. Geological Survey

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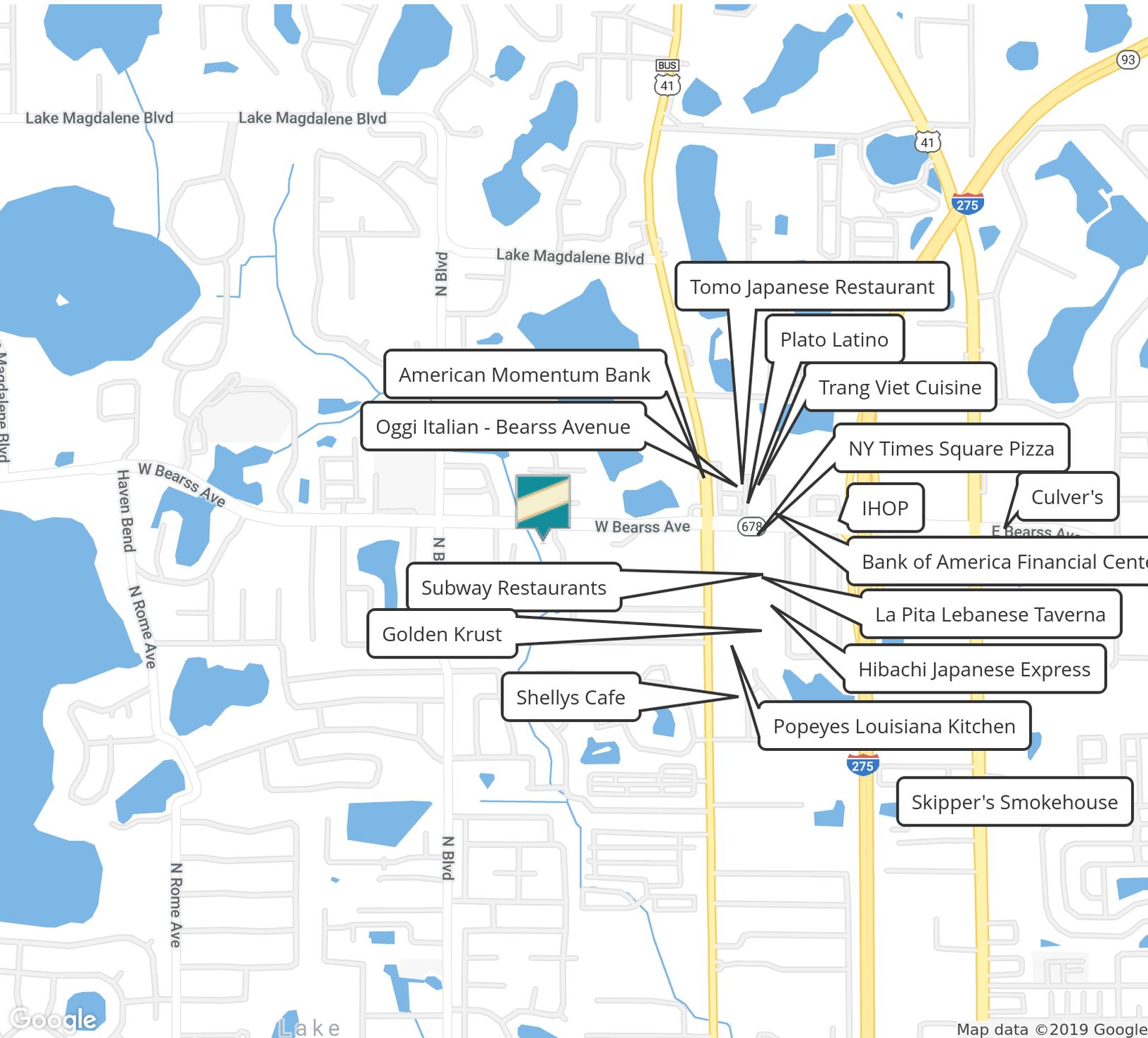
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RETAILER MAP



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ADVISOR BIO & CONTACT 1

DEREK M. SECKINGER

Commercial / Industrial Property Sales Associate



115 W Bearss Ave
Tampa, FL 33613
T 813.882.0884
C 813.344.6552
Derek@grimaldicommercialrealty.com
FL #SL3344454

PROFESSIONAL BACKGROUND

Derek Seckinger, Sales associate, is a Sales and Marketing Professional with 25 years of experience in sales, as a former business owner, V.P., Sales Trainer, and in related sales and marketing executive titles. Derek is a consummate professional and people person, who is drawn to work that help both people and companies grow. In his diligent work ethic, Derek is a firm believer in being proactive and in making things happen rather than waiting for them to happen. Feeling blessed in life, Derek always has a positive outlook. He is a serial entrepreneur and believes in the American dream, that if you work hard enough, you can accomplish anything. "The only place Success comes before Work is in the dictionary" - Vince Lombardi.

Experience in the following:

- Contract negotiations and due diligence
- Investment & Financial Analysis
- Warehouse & Industrial Sales & Leasing
- Retail Sales & Leasing
- Office Sales & Leasing
- Multi Family Development
- Land & Commercial Development
- Land Sales & Development and Urban Infill
- Property Valuation
- 1031 Exchanges

EDUCATION

Tampa native since 1981, attending Buchanan Jr. High, then Chamberlain H.S., and first graduating class of Gaither H.S. Derek attended several major universities around the country before completing a double major in International Business Management and Business Finance from University of Phoenix.

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ADVISOR BIO & CONTACT 2

KARI L. GRIMALDI/ BROKER

President/ Broker



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C 813.376.3386
kari@grimaldcommercialrealty.com
FL #BK3076744

PROFESSIONAL BACKGROUND

Kari Grimaldi is a Managing Broker/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari has quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning & 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:

Areas of Expertise:

- Office and Build to Suit Sales & Leasing
- Medical Office Sales & Leasing
- Resale & Leasing of Office Parks
- Retail Sales & Leasing
- Industrial Sales & Leasing
- Multi family 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, she 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

- Member of NAR, FAR, and FGCAR- Association of Realtors
- REIC Member- Real Estate Investment Council
- CCIM Candidate- Certified Commercial Investment Member
- ICSC Member- International Council of Shopping Centers

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