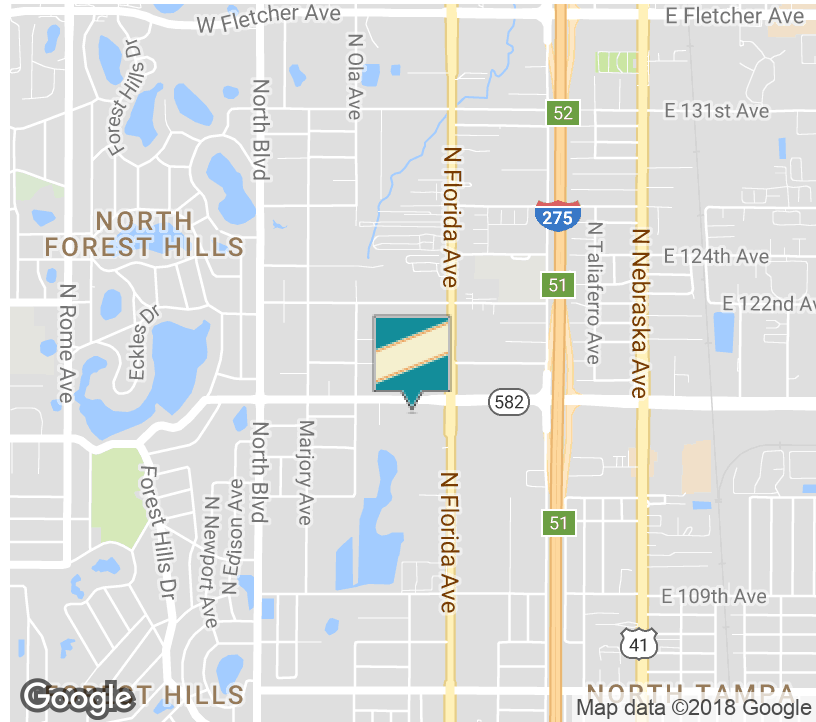




NEWLY RENOVATED EXECUTIVE OFFICES IN NW TAMPA AREA

110 Country Club Dr, Tampa, FL 33612

EXECUTIVE OFFICES FOR LEASE OFF OF FOWLER AVE



OFFERING SUMMARY

Available SF:	110 - 387 SF
Lease Rate:	\$350 - \$650.00 /month (Full Service)
Lot Size:	1+ Acres
Building Size:	2,000 SF
Renovated:	2018
Zoning:	Commercial- CN
Market:	Tampa-St. Petersburg-Clearwater
Submarket:	Northwest Tampa

PROPERTY OVERVIEW

EXECUTIVE OFFICES in a completely renovated 2,000 SF Freestanding Office Building in a serene setting on 2+ acres with a Live Oak Hammock on Curiosity creek, conveniently located on W. Country Club Drive near the Fowler Ave/ Country Club Intersection just off of I-275. Individual Office sizes range from 110 SF-210 SF, and contiguous offices can be combined to lease a total of 387 - 545 contiguous square feet. Some offices have their own private entrances as well.

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
Suite A	\$500 per month	Executive Suites	158 SF
Suite B	\$350 per month	Executive Suites	110 - 387 SF
Suite C	\$500 per month	Executive Suites	162 - 387 SF
Suite D	\$375 per month	Executive Suites	115 - 387 SF
Suite E	\$650 per month	Executive Suites	210 SF

Kari L. Grimaldi/ Broker

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NEWLY RENOVATED EXECUTIVE OFFICES IN NW TAMPA AREA

110 Country Club Dr, Tampa, FL 33612

PROPERTY DESCRIPTION

PROPERTY OVERVIEW

NATURE'S OAK CENTER. Great lease rates for Executive suites on this completely renovated 2,000 SF Freestanding Office Building in a serene setting on 2+ acres with a Live Oak Hammock on Curiosity creek, conveniently located on W. Country Club Drive near the Fowler Ave/Country Club Intersection just off of I-275.

EXECUTIVE OFFICES FROM 110-210 SF REMAINING. PERFECTLY SUITED FOR PROFESSIONAL OFFICE, MEDICAL OR OTHER HEALTH RELATED TENANTS.

EXECUTIVE OFFICE RENTS INCLUDE ELECTRICITY, WATER, AND WIFI, ALONG WITH SHARED WAITING ROOM/KITCHEN/BREAKROOM/RESTROOM.

TENANTS MAY CONNECT TELEPHONE AND PRIVATE INTERNET CONNECTIONS IN THEIR OFFICES AT TENANT EXPENSE. OUTLETS/WIRING IS IN PLACE.

Move-in ready with lots of features: Newly remodeled 2018, Recessed lighting, spacious offices, Full oversized Kitchen/Breakroom with Refrigerator and Stove, 3 restrooms, upgraded electrical, lots of storage space including locked storage, sky lights for natural light, ADA access, sprinklered, security systems and exterior motion sensor lights. Abundance of parking with parking spaces in the front, and side of the building, and adjacent parking lot.

Layout has 7 offices, spacious conference room, Full Kitchen & Breakroom, 3 restrooms, and an enclosed porch.

Must see! Perfect for small business office use! IDEAL FOR medical/health related tenants. Additional adjacent land available if needed.

Located just off of I-275 at Fowler Ave. Situated on 2+ acres of serene Oak Tree canopies on Curiosity Creek

LOCATION OVERVIEW

Located just off of I-275 at Fowler Ave. Situated on 2+ acres of serene Oak Tree canopies on Curiosity Creek.



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COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- Newly remodeled EXECUTIVE OFFICES
- Situated on 2+ acres with Canopied Oak Trees
- 6 spacious offices plus INCLUDED shared waiting room, Full Kitchen/ Breakroom, and Restroom
- Rent INCLUDES electricity, HVAC, and wi-fi (Tenant may hook up private internet & telephone to existing connections)
- Abundance of Parking
- Great visibility & signage available
- Offices from 110 SF- 210SF, some with private entrances
- Located off of Fowler Ave, near I-275



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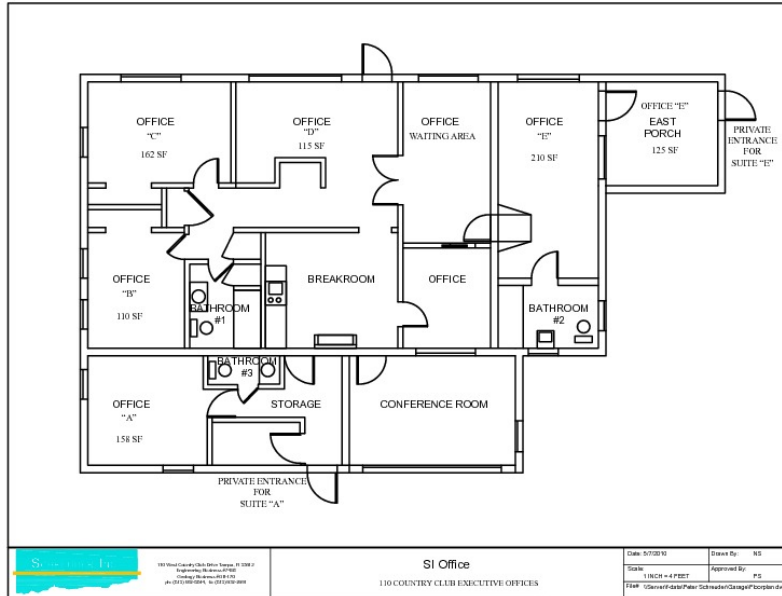
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NEWLY RENOVATED EXECUTIVE OFFICES IN NW TAMPA AREA

110 Country Club Dr, Tampa, FL 33612

SPACE OVERVIEW



LEASE RATE:	\$350-650	TOTAL SPACE:	110 - 750 SF
LEASE TYPE:	Full Service	LEASE TERM:	24-36 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite A	Executive Suites	\$500 per month	Full Service	158 SF	LEASED	This unit has its own private rear entrance, and can be accessed from the main entrance as well.
Suite B	Executive Suites	\$350 per month	Full Service	110 - 387 SF	24 to 36 months	Private office
Suite C	Executive Suites	\$500 per month	Full Service	162 - 387 SF	LEASED	Private office
Suite D	Executive Suites	\$375 per month	Full Service	115 - 387 SF	24 to 36 months	Private office
Suite E	Executive Suites	\$650 per month	Full Service	210 SF	24 to 36 months	This Suite has its own private entrance, 210 SF of heated office (open layout), private restroom, and a private screened patio of 125 SF.

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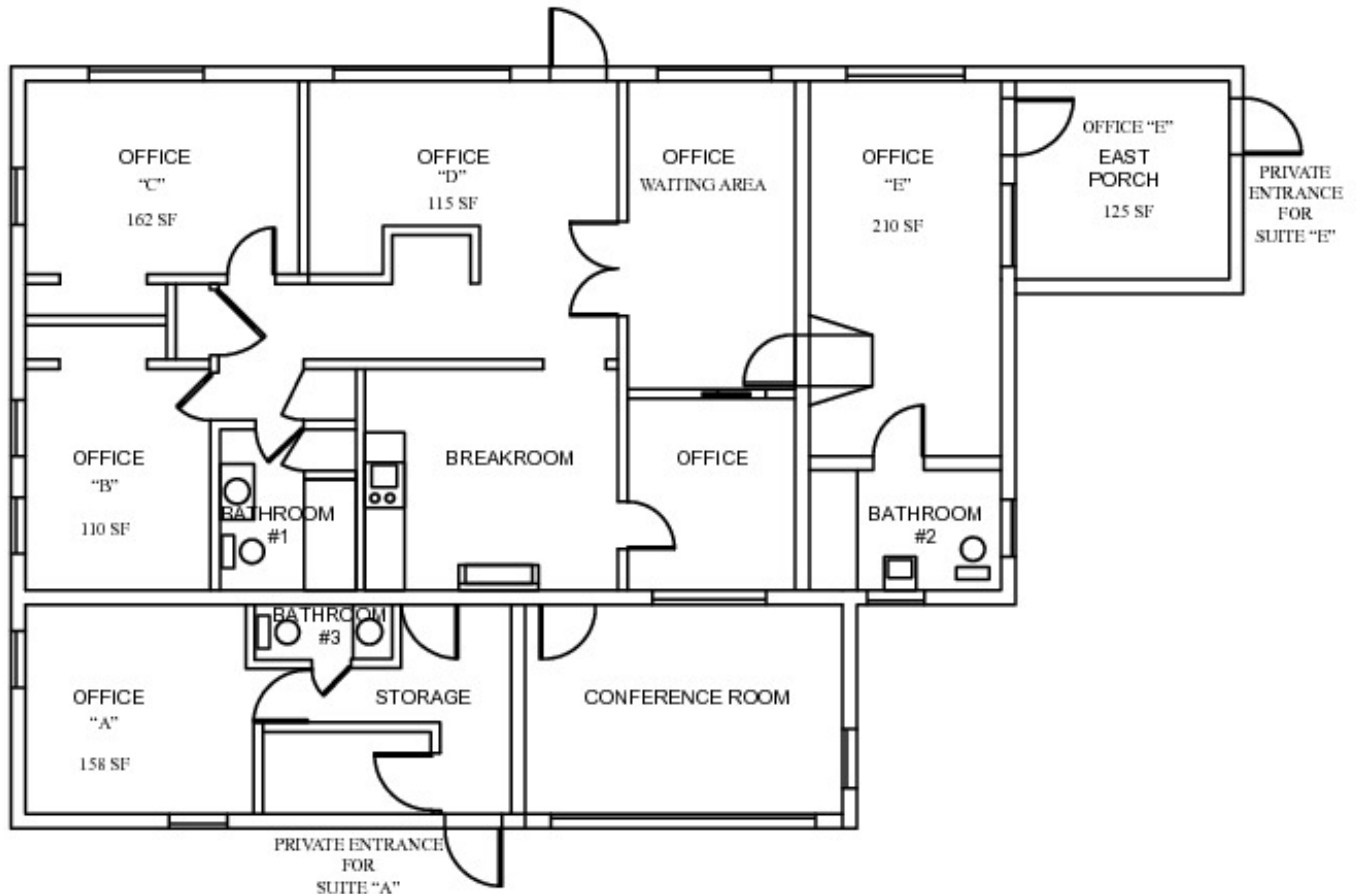
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NEWLY RENOVATED EXECUTIVE OFFICES IN NW TAMPA AREA

110 Country Club Dr, Tampa, FL 33612

EXECUTIVE OFFICE FLOORPLAN



110 West Country Club Drive Tampa, FL 33612
Engineering/Business/Office
Cindy J. Blumens, RD 1470
ph (813) 882-0244, fx (813) 882-2888

SI Office

110 COUNTRY CLUB EXECUTIVE OFFICES

Date: 5/7/2010	Drawn By: NS
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SITE VIEW



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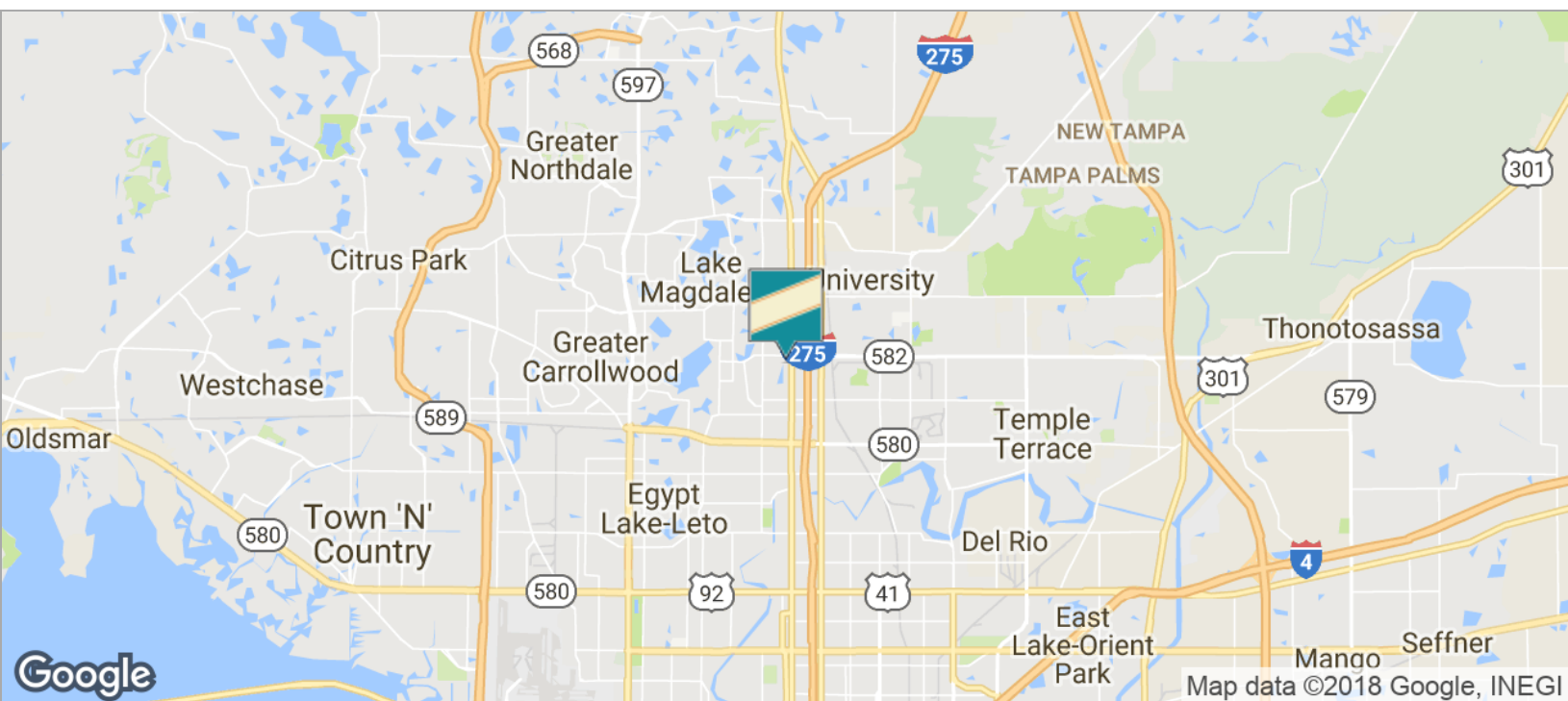
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LOCATION MAPS



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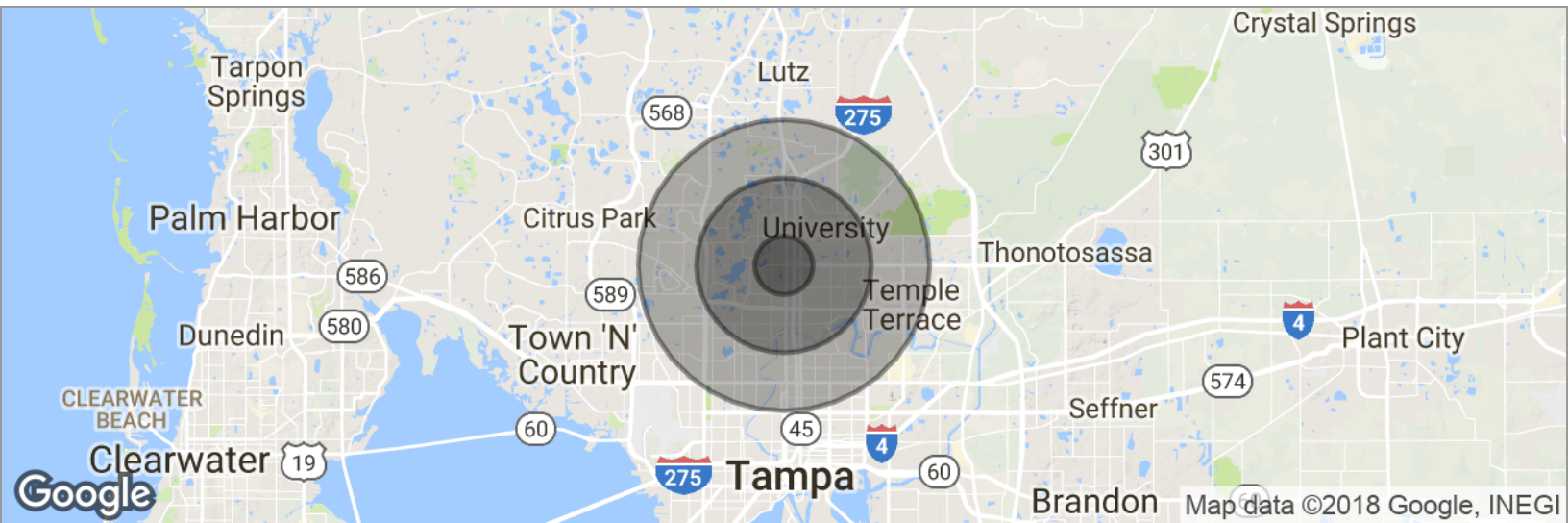
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,926	123,259	303,824
Median age	37.3	34.6	34.7
Median age (male)	36.8	34.0	33.6
Median age (Female)	38.3	35.3	35.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,859	48,007	120,093
# of persons per HH	2.5	2.6	2.5
Average HH income	\$42,669	\$47,408	\$52,260
Average house value	\$135,720	\$215,793	\$205,426

* Demographic data derived from 2010 US Census

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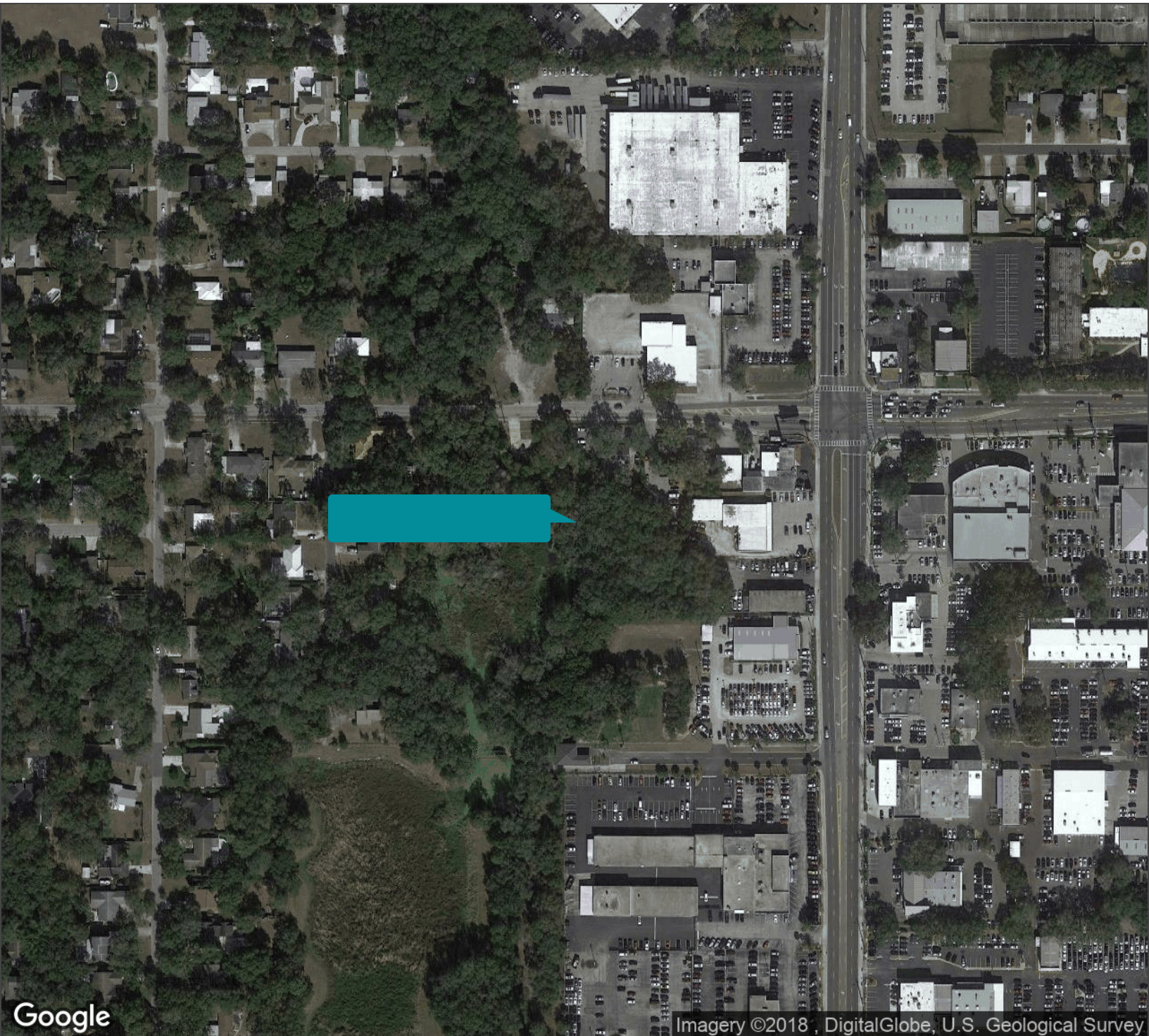
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AERIAL MAP



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ADVISOR BIO & CONTACT 1

KARI L. GRIMALDI/ BROKER

President/ Broker



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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 FGCR- 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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