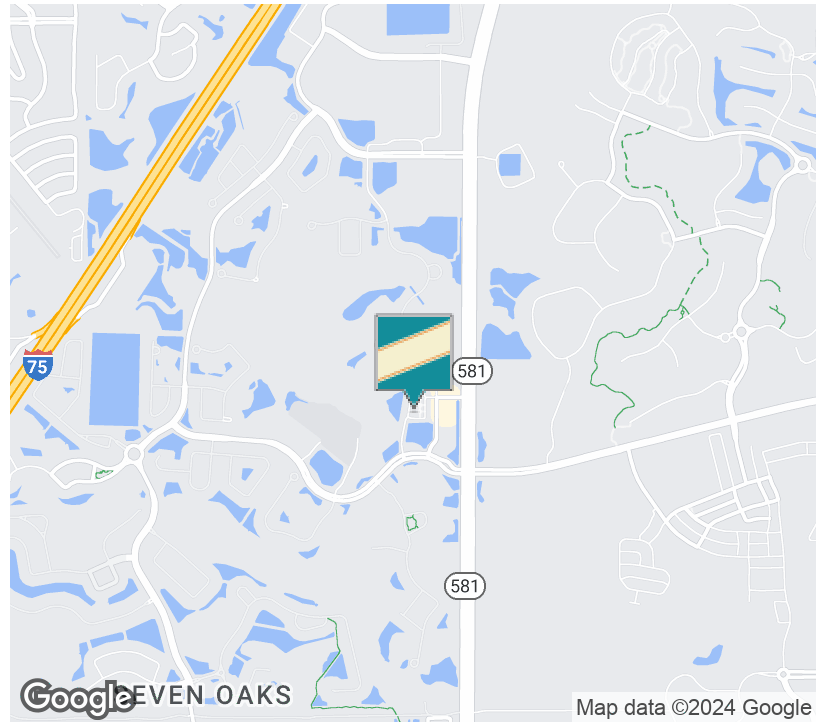




3717 Turman Loop, Wesley Chapel, FL 33544

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Lot Size:	0.1 Acres
Year Built:	2007
Building Size:	2,000 SF
Renovated:	2019
Zoning:	MPUD
Market:	

PROPERTY OVERVIEW

PROFESSIONAL EXECUTIVE OFFICES NEWLY AVAILABLE in Redfern Professional Center Upscale Professional Office Park! This building is located in the beautiful Seven Oaks Development, in the booming city of Wesley Chapel (New Tampa). Redfern Professional Park is located at the Gateway to the 4200+ residences of Seven Oaks in Wesley Chapel FL. Only 2 miles from the Intersection of SR 56 and Bruce B Downs and the Wire Grass Shopping Center and minutes from New Tampa.

This building is very well positioned in the complex near the entrance, overlooking the large pond with some of the best parking in the complex. Interior and exterior newly painted with new flooring.

There are 2 individual executive suites offices (perimeter offices with windows) Lease rates are inclusive of electricity and utilities. Building has a shared reception/waiting area, and shared restrooms.

The suites are available beginning August 15, 2019.

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
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Kari L. Grimaldi/ Broker

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kari@grimaldicommercialrealty.com



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COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- Prime location in Redfern Professional Office Park in Busy Wesley Chapel
- NEW EXECUTIVE SUITES AVAILABLE! Perimeter offices with windows!
- 115 SF office- \$450 per month
- 95 SF office- \$375 per month
- Newly renovated, with new paint and new carpeting, with shared waiting area and restrooms.
- Located near entrance with plenty of parking!



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PROPERTY DESCRIPTION

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PROFESSIONAL EXECUTIVE OFFICES NEWLY AVAILABLE in Redfern Professional Center Upscale Professional Office Park! This building is located in the beautiful Seven Oaks Development, in the booming city of Wesley Chapel (New Tampa).

Redfern Professional Park is located at the Gateway to the 4200+ residences of Seven Oaks in Wesley Chapel FL. Additionally, immediately across from Porter Ranch, and Estancia and 13,500 residences, and located a 1/2 mile from the newer Florida Hospital Wesley Chapel. Only 2 miles from the Intersection of SR 56 and Bruce B Downs and the Wire Grass Shopping Center and minutes from New Tampa.

This building is very well positioned in the complex near the entrance, overlooking the large pond with some of the best parking in the complex. Interior and exterior newly painted with new flooring.

There are 2 individual executive suites offices (perimeter offices with windows) newly available, with the following availability:

Apx 115 SF- \$450/month

Apx 95 SF - \$375/month

Lease rates are inclusive of electricity and utilities. Building has a shared reception/waiting area, and shared restrooms.

The suites are available beginning August 15, 2019. Contact agent for appointment.

LOCATION DESCRIPTION

PROFESSIONAL EXECUTIVE OFFICES NEWLY AVAILABLE in Redfern Professional Center Upscale Professional Office Park! This building is located in the beautiful Seven Oaks Development, in the booming city of Wesley Chapel (New Tampa).

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INDIVIDUAL EXECUTIVE OFFICES- \$375-\$450/MO. - REDFERN PROFESSIONAL CENTER

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ADDITIONAL PHOTOS



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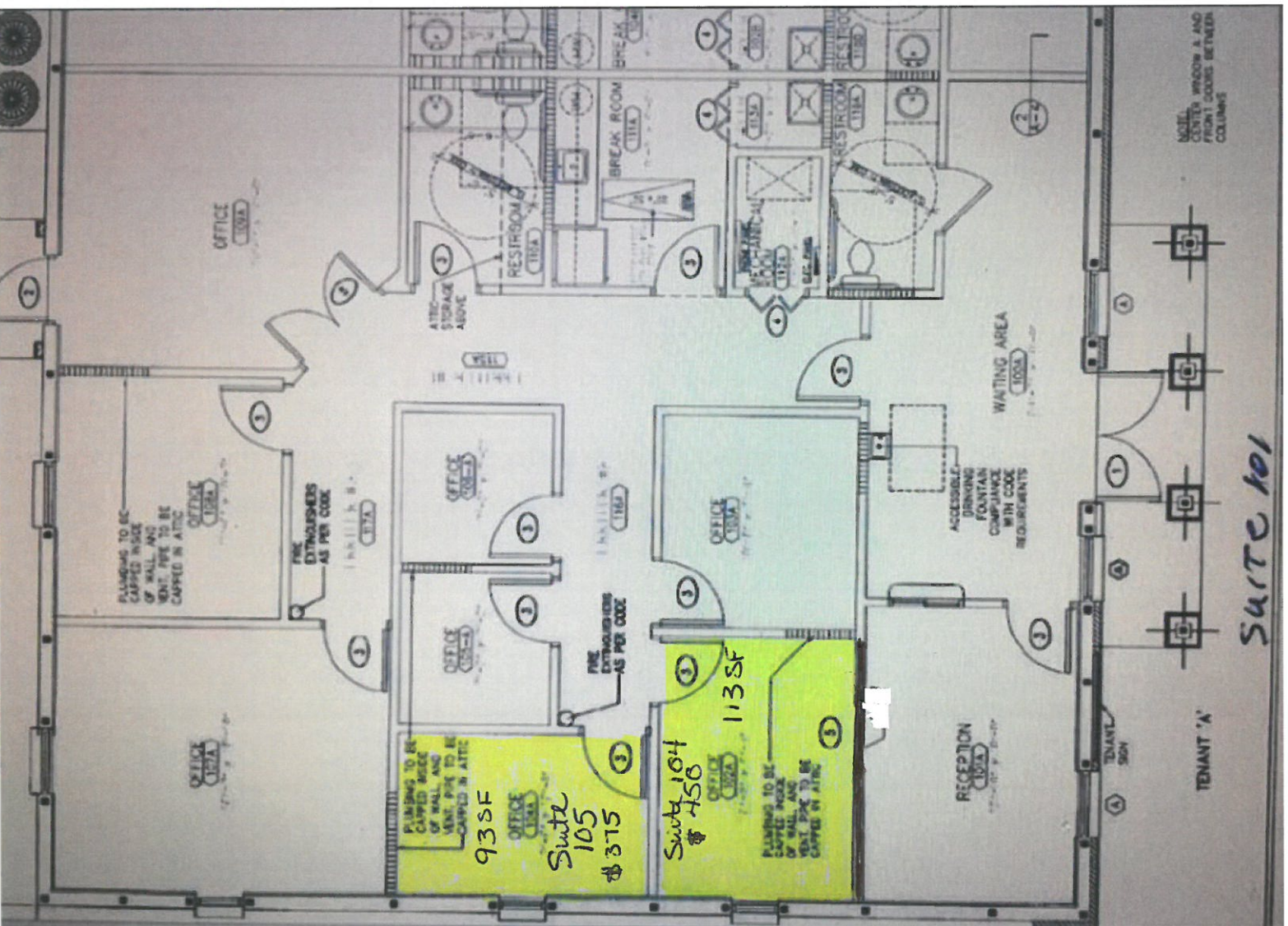
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FLOORPLAN LAYOUT



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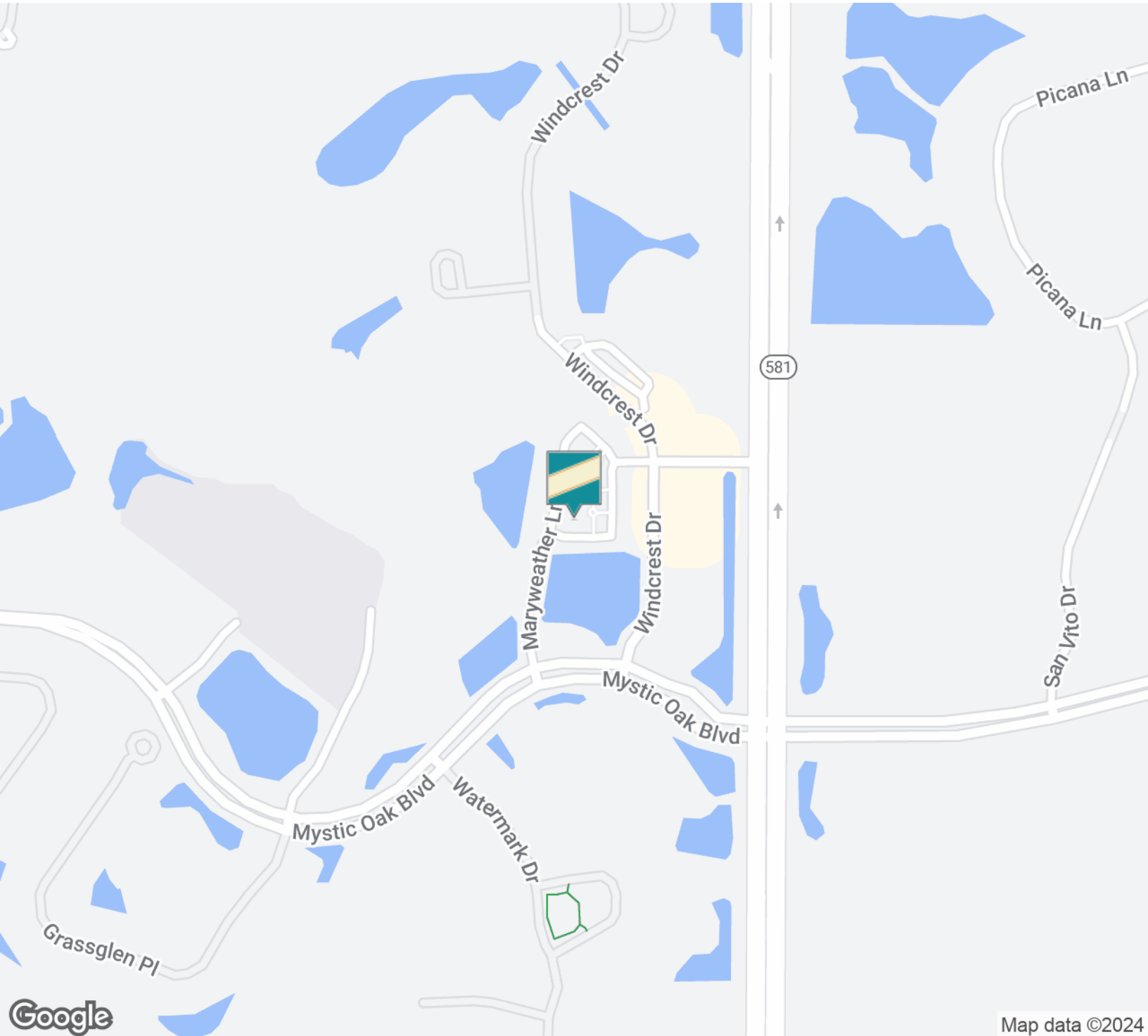
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LOCATION MAPS



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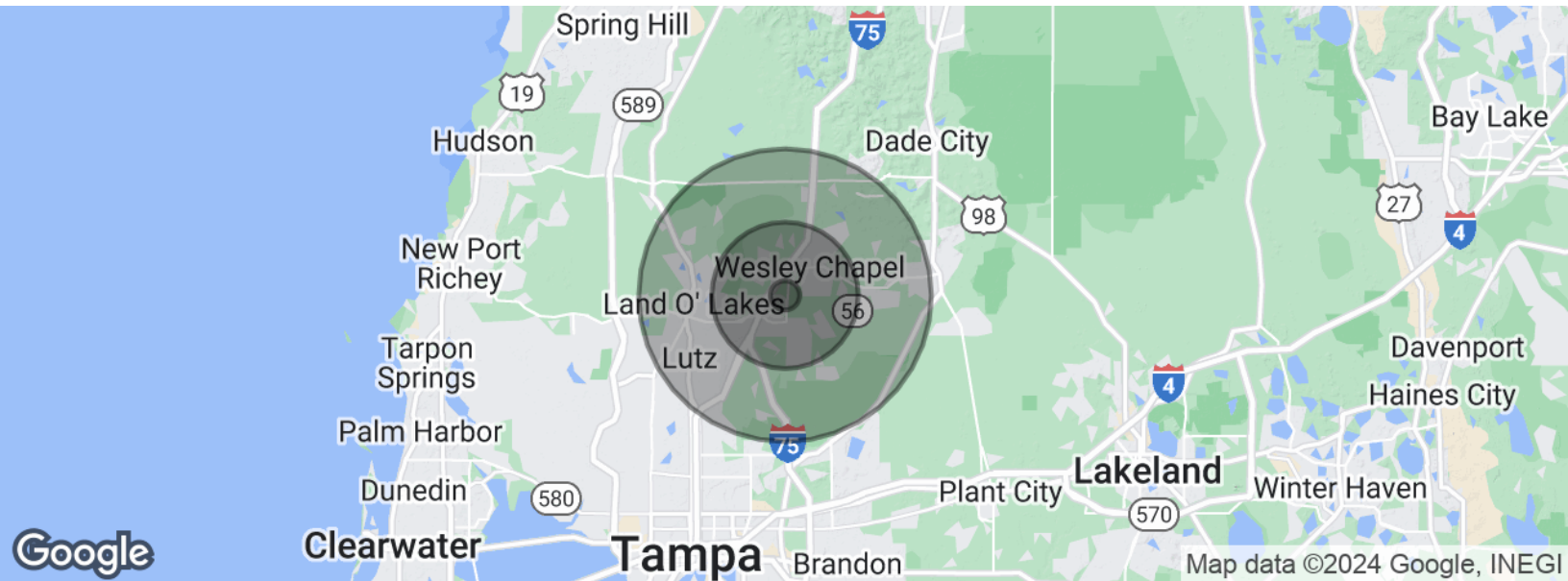
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,923	86,712	223,102
Median age	30.9	34.9	36.7
Median age (Male)	31.1	35.0	36.4
Median age (Female)	30.6	34.8	37.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	742	30,777	81,988
# of persons per HH	2.6	2.8	2.7
Average HH income	\$86,298	\$83,390	\$82,236
Average house value		\$250,224	\$260,172

* Demographic data derived from 2020 ACS - US Census

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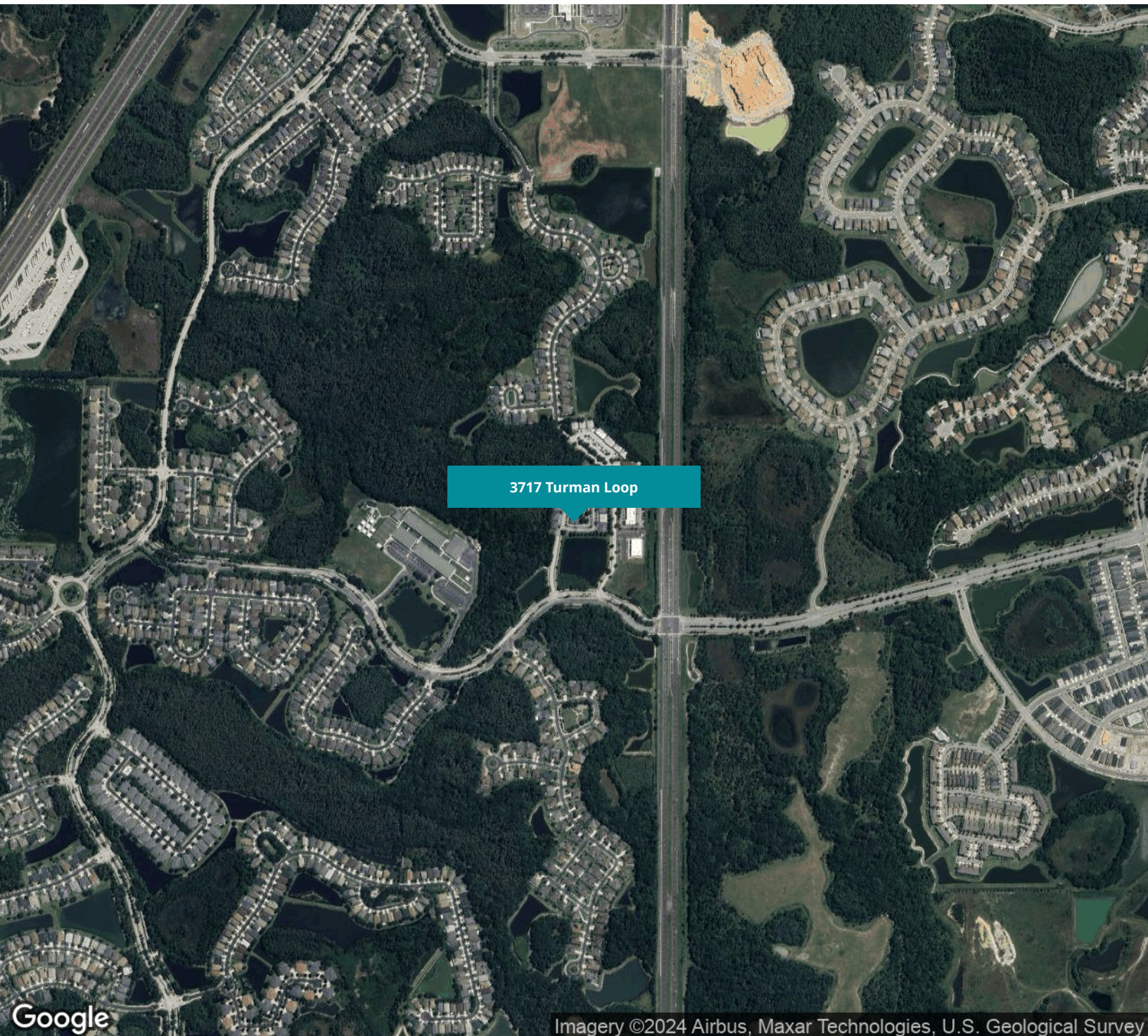
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AERIAL MAPS



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ADVISOR BIO & CONTACT 1

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President



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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:

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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