



## OFFICE SPACE FOR LEASE/MORTON PLANT HOSPITAL/COURTHOUSE

### DRUHILL PROFESSIONAL CENTER OFFICE SPACE FOR LEASE

611 Druid Road East, Suite 403, Clearwater, FL 33756

LEASE BROCHURE • MARCH 31, 2024

**Swapna Shah**

813.789.4142

swapna@grimaldicommercialrealty.com

**Kari L. Grimaldi/ Broker**

813.882.0884

kari@grimaldicommercialrealty.com

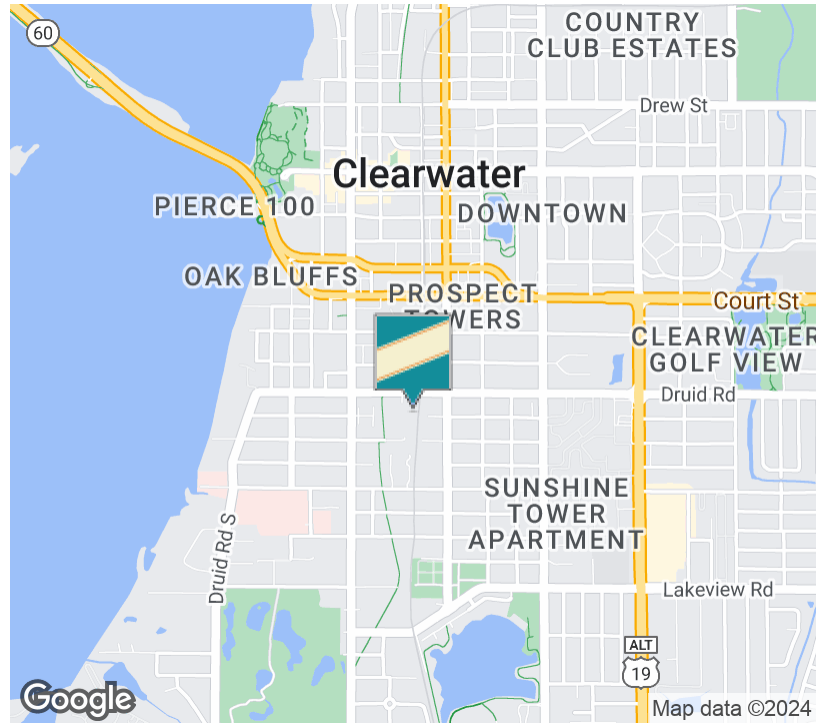
**Grimaldi Commercial Realty Corp.** • 115 W Bearss Ave • Tampa, FL 33613 • 813.882.0884  
grimaldicommercialrealty.com



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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF: Fully Leased

Lease Rate: \$12.00 SF/month

Building Size: 1,369 SF

Zoning: Retail & Services

## PROPERTY OVERVIEW

Recently renovated with nice floors with ample parking spots. Located close to Morton Plant Hospital, Downtown Clearwater, the Pinellas County Courthouse and Administration Buildings, Druhills Professional Center offers the perfect mix of location, ease of access, and a professional, well maintained office park. Perfect for Professional Medical Office, CPA, Lawyer Office, etc. Available for immediate occupancy. Completely renovated.

## AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
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### COMPLETE HIGHLIGHTS

#### LEASE HIGHLIGHTS

- Available Immediately
- Great Lease Rate only \$12/Sq ft plus sales tax and own utilities and association due.(Tripple net lease)
- Newly renovated office condo
- New Floors, New Paint
- Great Natural Light
- Well maintained office park
- Located close to downtown Clearwater.

Near Hospitals and Pinellas County

Court House.



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### **PROPERTY DESCRIPTION**

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#### **LOCATION DESCRIPTION**

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**ADDITIONAL PHOTOS**



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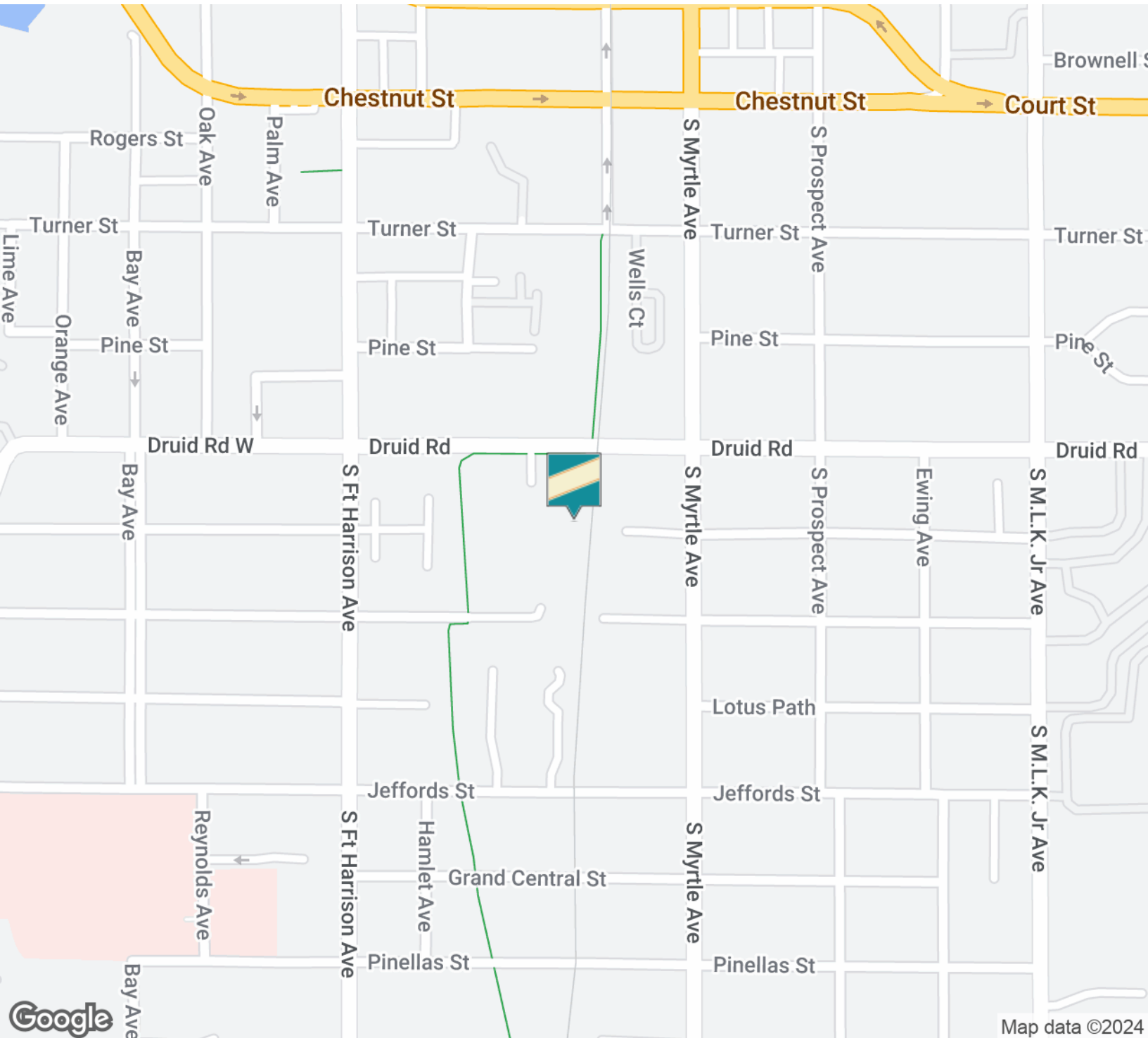
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### LOCATION MAPS



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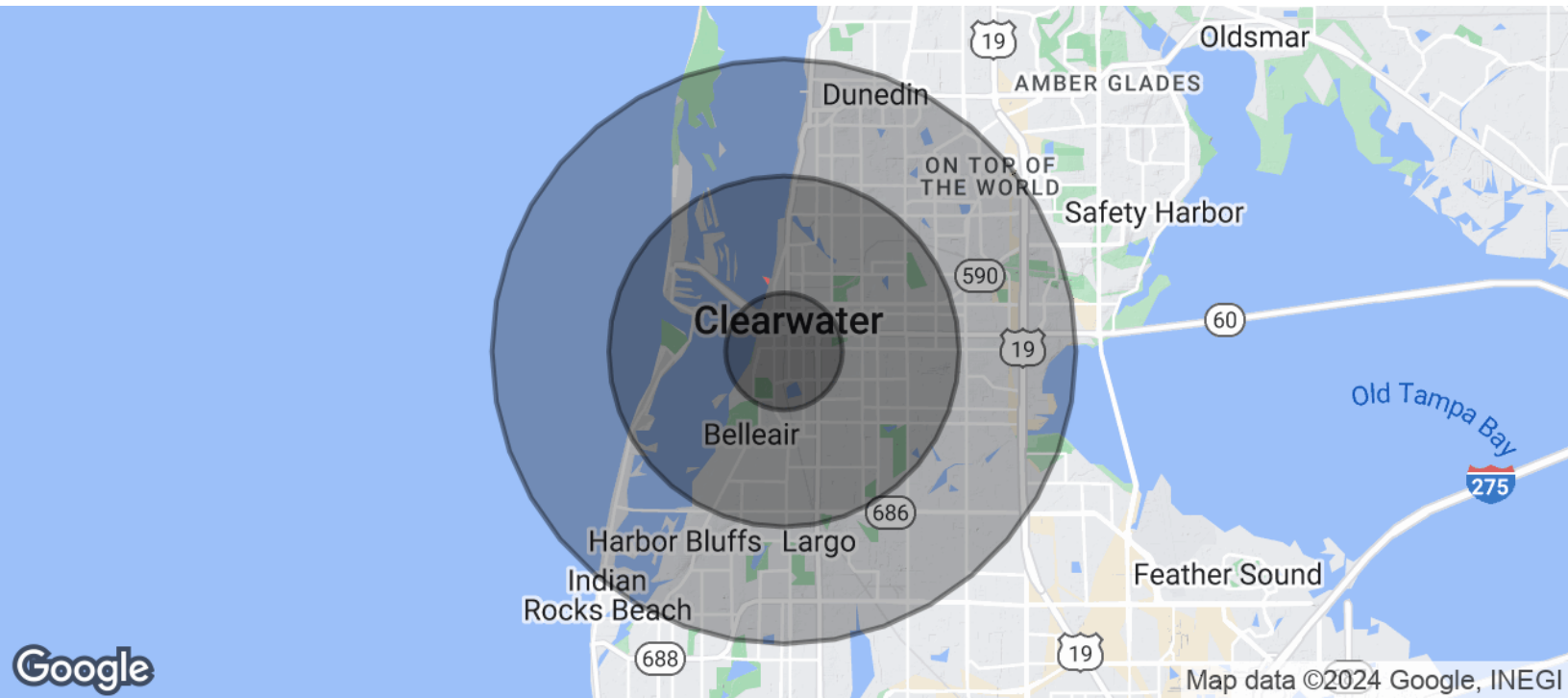
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### DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,465	82,138	197,883
Average age	41.2	43.1	46.2
Average age (Male)	42.6	42.5	44.7
Average age (Female)	39.6	42.9	47.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,162	33,092	86,780
# of persons per HH	2.3	2.5	2.3
Average HH income	\$42,121	\$52,398	\$56,109
Average house value	\$425,405	\$243,121	\$212,660

\* Demographic data derived from 2020 ACS - US Census

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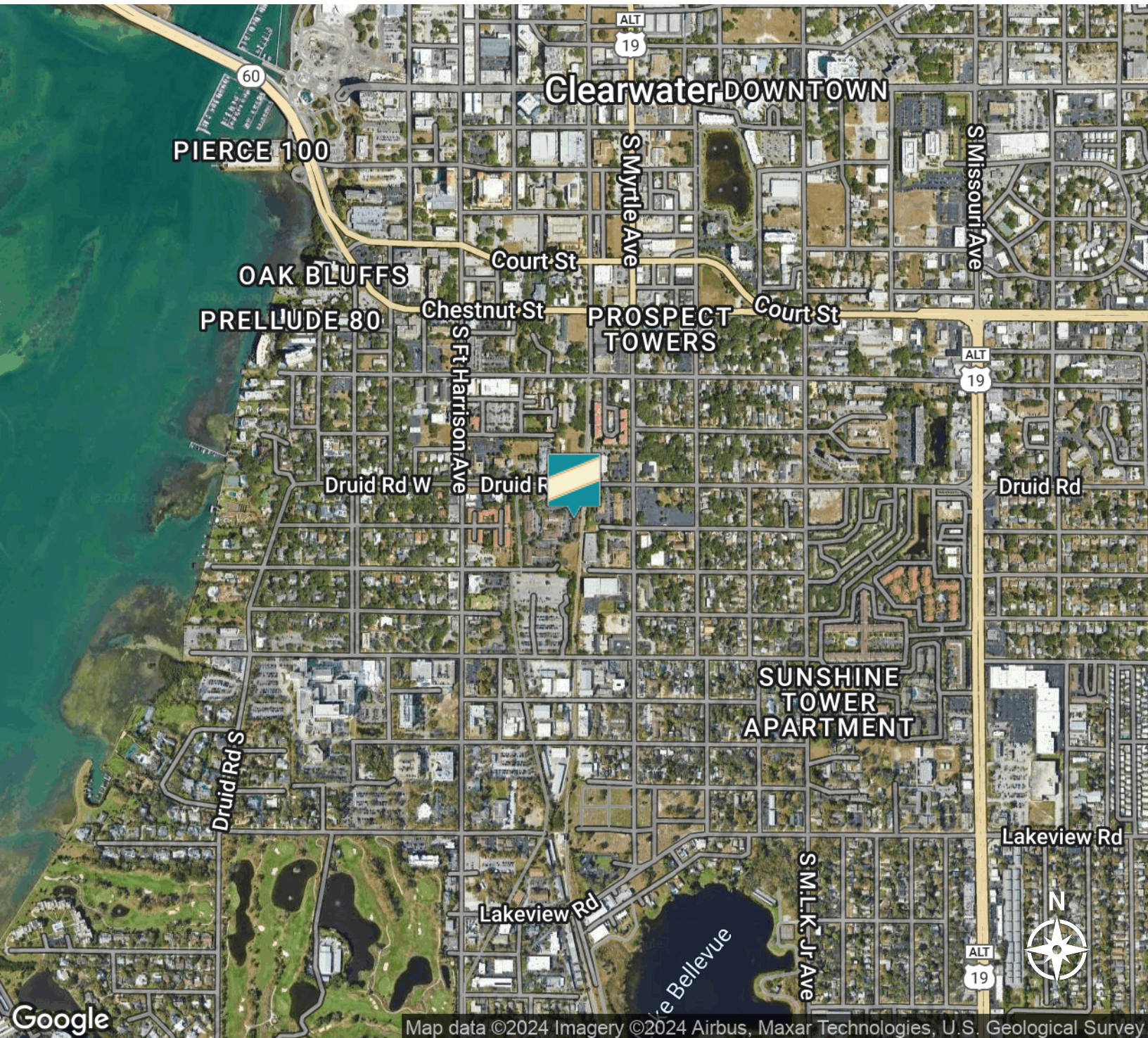
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**AERIAL MAPS**



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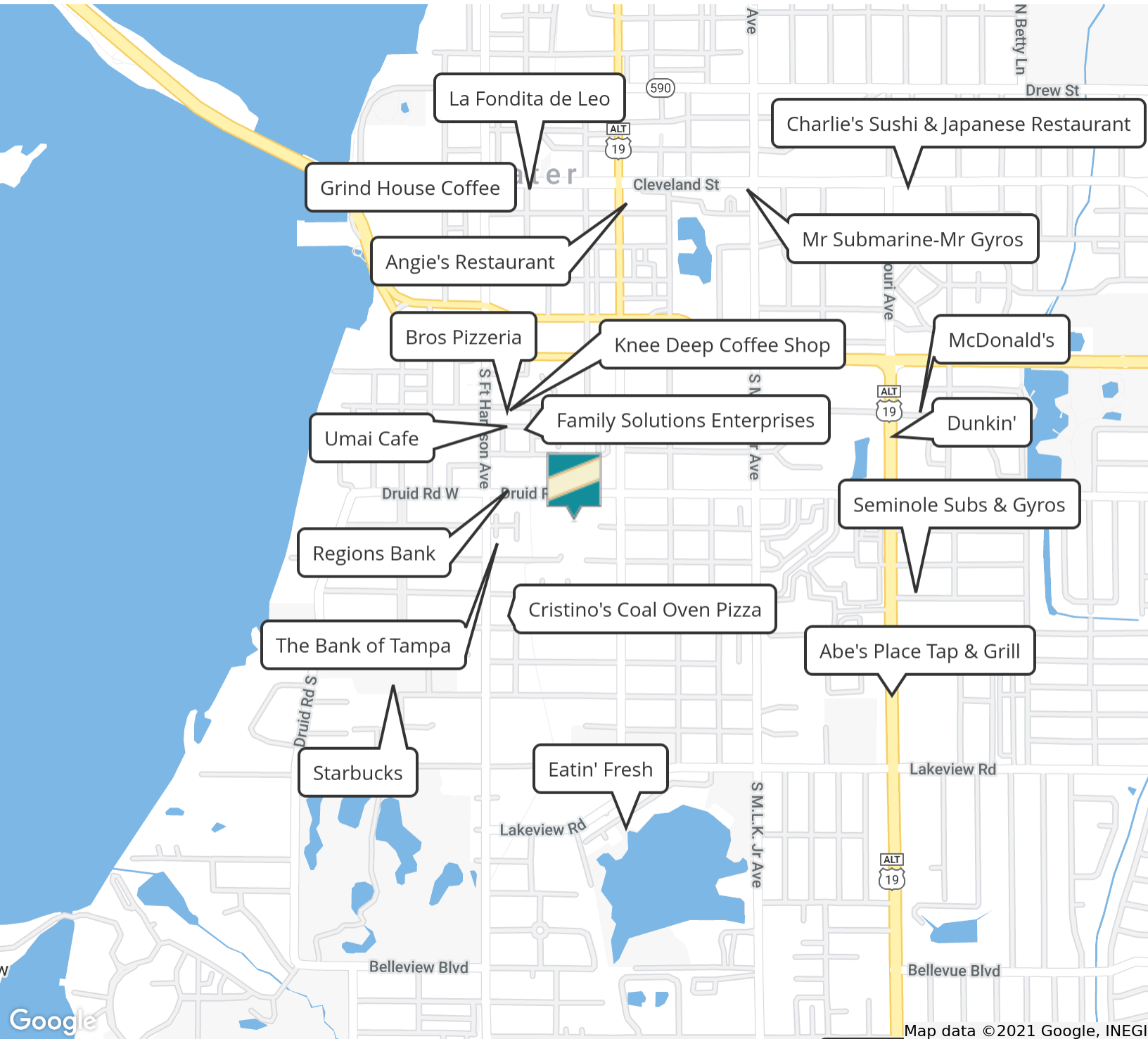
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### RETAILER MAP



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## ADVISOR BIO

### SWAPNA SHAH Commercial Realtor



#### PROFESSIONAL BACKGROUND

Swapna Shah has a strong rapport and extensive professional experience working with the Tampa Bay community, and a passion for commercial real estate. She has demonstrated leadership qualities and is known in different venues as persuasive and getting the job done. Swapna has vast professional network and has been a Tampa Bay resident for over 25 years with personal experience investing in commercial real estate as an owner. When Swapna needed real estate experts 10 years ago to advise her regarding her commercial real estate needs, she turned to Grimaldi Commercial Realty, Tampa's most branded company. Because of Grimaldi Commercial Realty's integrity and straight forwardness in their dealings, she was left with such a positive impression. When Swapna ventured into real estate brokerage she knew that she wanted the finest Commercial Real Estate Company to mentor her to become a top notch real estate professional.

Swapna's own experience buying, selling and leasing has given her a keen understanding of client's needs. She is a poised and competent leader in our community and is capable and passionate about turning client's dreams into realities. Swapna has a degree in Business Administration

#### EXPERTISE

Hotels/Motels  
Office/Medical  
Investment Properties  
Convenience stores/Gas Stations  
1031 Exchanges

#### CONTACT

Swapna Shah  
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### **ADVISOR BIO & CONTACT 2**

#### **KARI L. GRIMALDI/ BROKER**

President



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Tampa, FL 33613  
T 813.882.0884  
C 813.376.3386  
kari@grimaldicommercialrealty.com  
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#### **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:

Crexo 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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