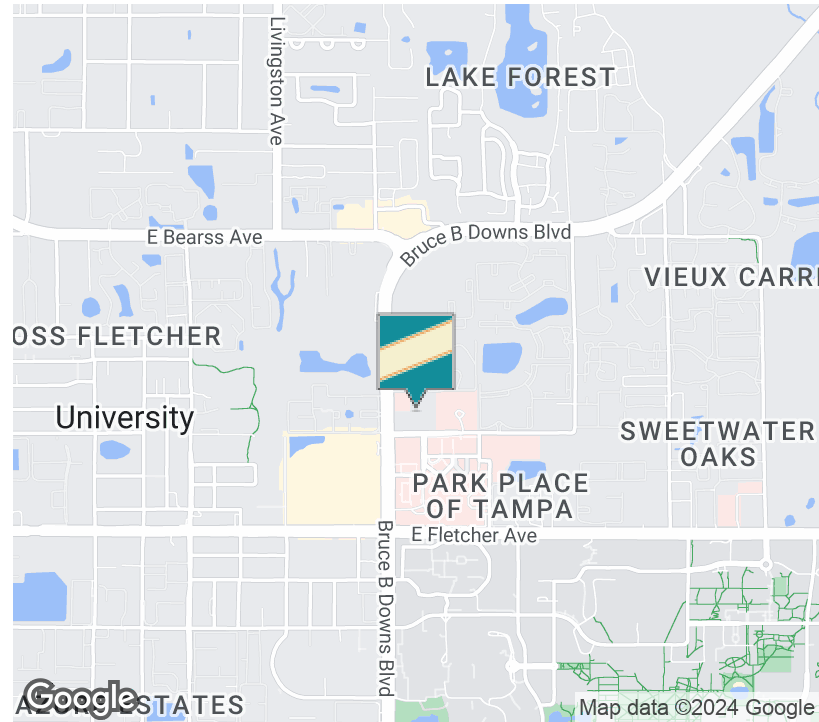




## UNIVERSITY COMMUNITY MEDICAL CENTER- TURN-KEY MEDICAL UNIT

13801 Bruce B Downs Blvd. Unit 203, Tampa, FL 33613

### EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Lot Size:	4.4 Acres
Year Built:	1988
Building Size:	56,747 SF
Renovated:	2019
Zoning:	SPIUC2, County
Market:	Tampa

### PROPERTY OVERVIEW

Desirable Medical/Office space for lease in University Community Medical Center, in prime Tampa medical district, next door to Florida Hospital/Advent Health and minutes from USF/Women's Health/Veteran's Hospital and more. This unit is newly renovated with office and medical furnishings included (including exam tables!)

The 1,100 SF medical unit #203 features attractive waiting room, 4 exam rooms, large administration office, private doctor's office and 2 restrooms. Efficient layout. Medical Furniture (Exam Tables), Visitor Seating, Staff Seating, Storage is included. New durable dark wood Laminate throughout and new countertops in all exam rooms.

Move-in Ready, Won't last long.

### AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
-------	------------	------------	-----------

**Kari L. Grimaldi/ Broker**

813.882.0884

kari@grimaldicommercialrealty.com

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### COMPLETE HIGHLIGHTS

#### LEASE HIGHLIGHTS

- Prime Tampa Medical District
- 1,100 SF Medical Unit, Recently updated
- Move-in ready, includes office/medical furnishings
- Close proximity to Veterans Hospital, Florida Hospital, Pepin Heart, USF & more
- Frontage on Bruce B Downs Blvd, a main Tampa thoroughfare
- Covered entry for convenient patient drop-off & ample parking
- Designated patient parking spaces for patient convenience
- Total Rent is \$1,942.50/month, including operating expenses



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## UNIVERSITY COMMUNITY MEDICAL CENTER- TURN-KEY MEDICAL UNIT

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### PROPERTY DESCRIPTION

#### PROPERTY DESCRIPTION

Desirable Medical/Office space for lease in University Community Medical Center, in prime Tampa medical district, next door to Florida Hospital/Advent Health and minutes from USF/Women's Health/Veteran's Hospital and more. This unit is newly renovated with office and medical furnishings included (including exam tables!)

The 1,100 SF medical unit features attractive waiting room, 4 exam rooms, large administration office, private doctor's office and 2 restrooms. Efficient layout. Medical Furniture (Exam Tables), Visitor Seating, Staff Seating, Storage is included. New durable dark wood Laminate throughout and new countertops in all exam rooms.

Total Rent is \$1,942.50/month, including operating expenses. Landlord will do a NNN lease or a Modified Gross Lease structure.

Perfect for any medical practice, move-in ready.

University Community Medical Center is a premier medical complex with a history of successful medical practices, in the prime medical district next to the University of South Florida. The building is situated on 4.4 acres and has ample on-site parking (155 spaces) for patients and staff, and designated patient parking spaces for patient convenience. This unit won't last long.

#### LOCATION DESCRIPTION

Located at the Northeast Corner of Bruce B. Downs Blvd and E. 138th Ave., just north of Fletcher/Bruce B Downs intersection. Next to Florida Hospital/Advent Health and USF.

#### SITE DESCRIPTION

4.4 Acre site, 5 story medical building next door to Florida Hospital/Advent Health



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## UNIVERSITY COMMUNITY MEDICAL CENTER- TURN-KEY MEDICAL UNIT

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### UNIT 203 PHOTOS



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### UNIT 203 PHOTOS



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## UNIVERSITY COMMUNITY MEDICAL CENTER- TURN-KEY MEDICAL UNIT

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### BUILDING PHOTOS



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## UNIVERSITY COMMUNITY MEDICAL CENTER- TURN-KEY MEDICAL UNIT

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### UNIT 203 FLOOR PLAN



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## UNIVERSITY COMMUNITY MEDICAL CENTER- TURN-KEY MEDICAL UNIT

13801 Bruce B Downs Blvd. Unit 203, Tampa, FL 33613

### PROPERTY DETAILS

Lease Rate	NEGOTIABLE
------------	------------

#### LOCATION INFORMATION

Building Name	University Community Medical Center- Turn-Key Medical Unit
Street Address	13801 Bruce B Downs Blvd. Unit 203
City, State, Zip	Tampa, FL 33613
County	Hillsborough
Signal Intersection	Yes
Nearest Highway	Fletcher
Nearest Airport	TIA

#### BUILDING INFORMATION

NOI	N/A
Cap Rate	N/A
Building Class	B
Ceiling Height	12 ft
Number of Floors	5
Average Floor Size	1,110 SF
Year Built	1988
Year Last Renovated	2019
Free Standing	Yes

#### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
APN #	U-05-28-19-1FW-000000-00405.0
Corner Property	Yes
Waterfront	Yes
Power	Yes

#### PARKING & TRANSPORTATION

Street Parking	Yes
Parking Ratio	10.0
Number of Parking Spaces	155

#### UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Gas / Propane	Yes
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

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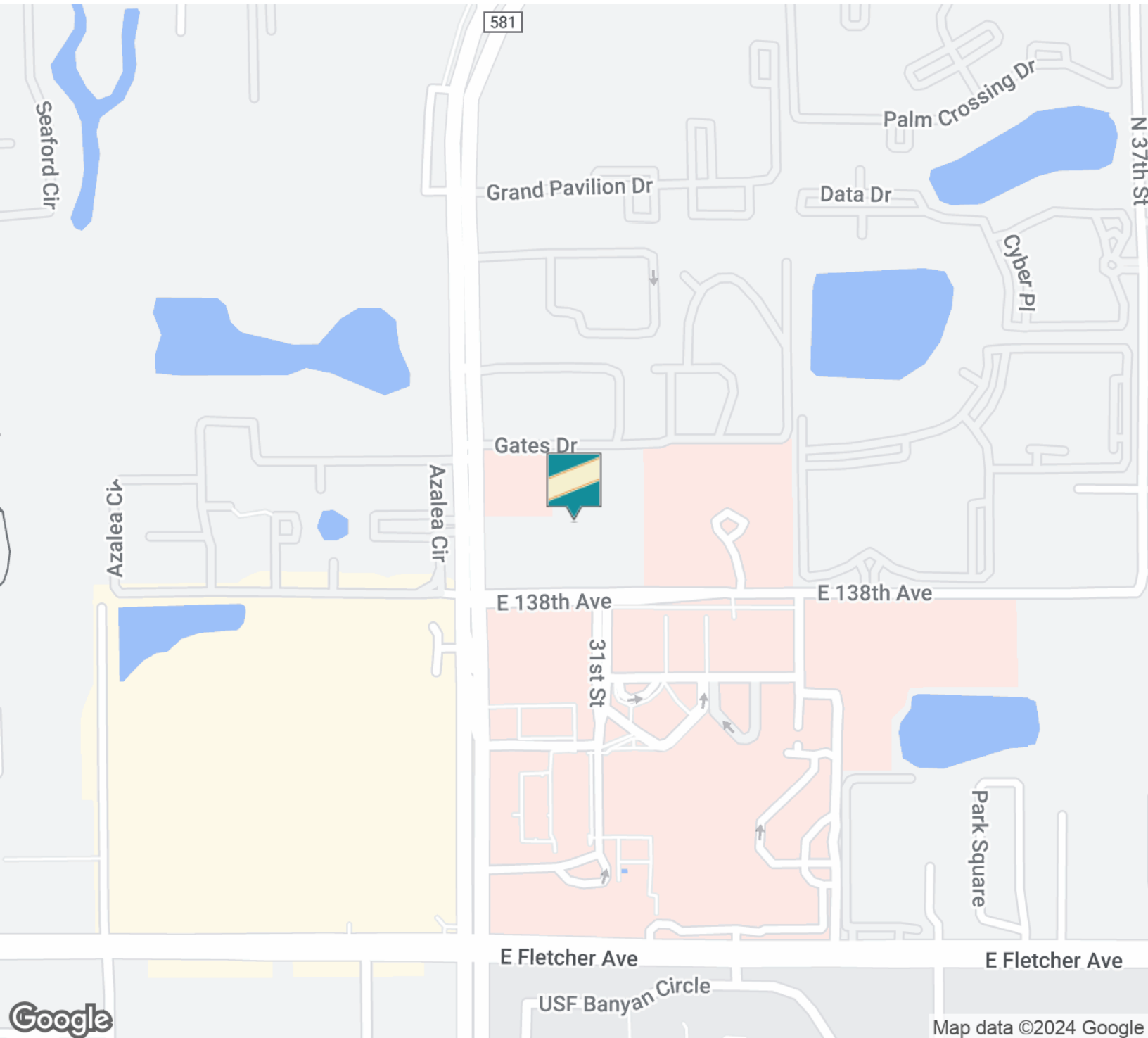




## UNIVERSITY COMMUNITY MEDICAL CENTER- TURN-KEY MEDICAL UNIT

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### LOCATION MAPS



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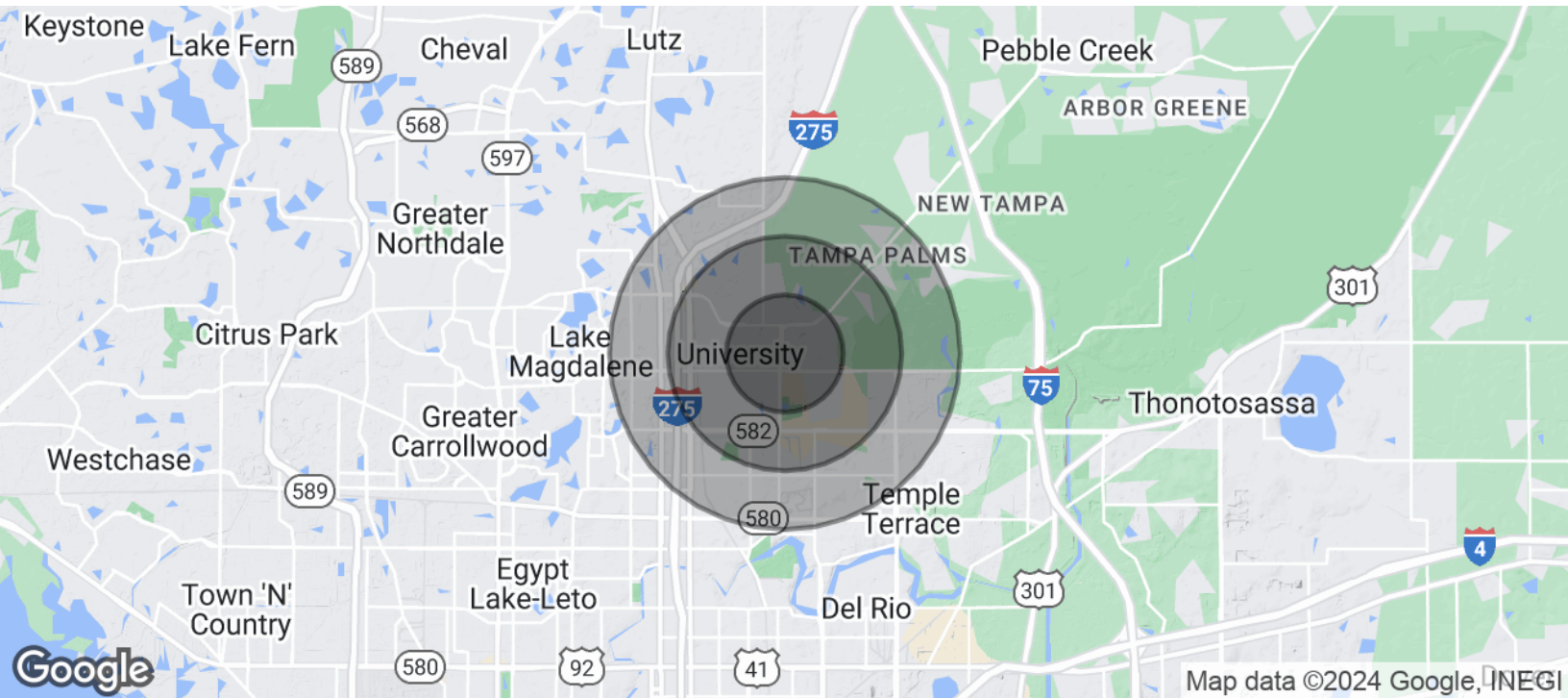
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### DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	20,642	56,973	105,858
Average age	28.0	28.2	30.6
Average age (Male)	27.9	27.3	29.8
Average age (Female)	28.0	29.2	31.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	9,024	21,806	41,093
# of persons per HH	2.3	2.6	2.6
Average HH income	\$32,849	\$35,517	\$42,582
Average house value	\$170,404	\$173,213	\$183,925

\* Demographic data derived from 2020 ACS - US Census

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**AERIAL MAPS**



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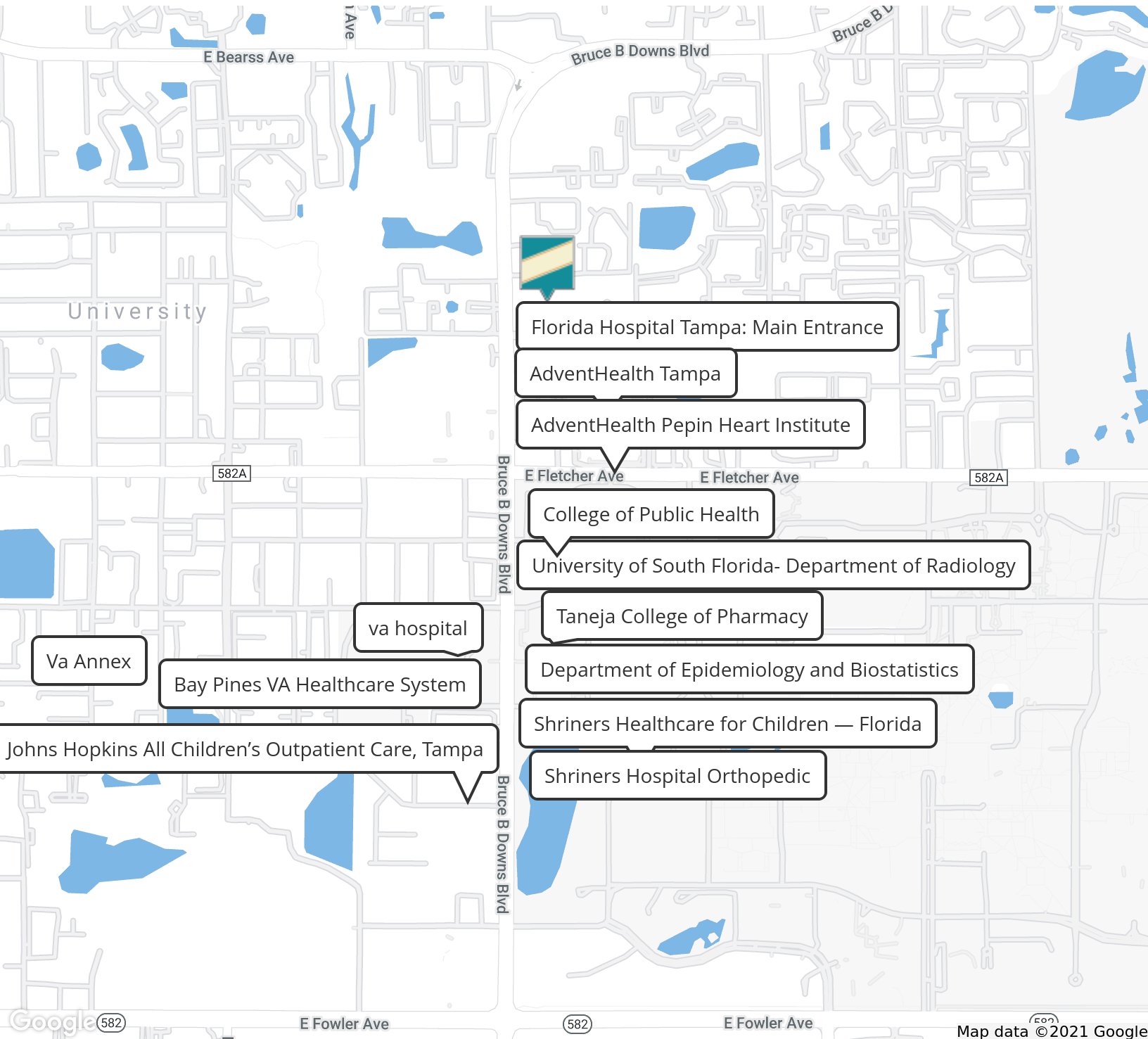




## UNIVERSITY COMMUNITY MEDICAL CENTER- TURN-KEY MEDICAL UNIT

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### RETAILER MAP



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### ADVISOR BIO

#### KARI L. GRIMALDI/ BROKER

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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