



PREMIER GALLERIA MEDICAL & PROFESSIONAL OFFICE CONDOS 6,311 SF | 8,181 SF COMBINED

300 State Street East, Oldsmar, FL 34677

EXECUTIVE SUMMARY



OFFERING SUMMARY

Suites 222- 225 6,311 SF Sale Price: \$1,990,000

Suites 226-227 1,870 SF Sale Price: \$575,000

8,181 SF COMBINED SALE PRICE: \$2,500,000

Lot Size: 1.36 Acres

Year Built: 2008

Building Size: 8,181 SF

Renovated: 2014

Zoning: TCCN-

Professional
Services

Market: Tampa Bay

Submarket: Oldsmar

Buyer Transaction Fee \$395

PROPERTY OVERVIEW

Grimaldi Commercial Realty is pleased to present a premier owner-user medical and professional office opportunity within the Oldsmar Galleria in downtown Oldsmar. The offering consists of two adjacent second-floor office condominiums totaling approximately 8,181 SF, available individually or combined: a 6,311 SF executive medical/professional headquarters and an adjoining 1,870 SF professional/medical office.

Historically operated as a high-volume medical clinic and physician facility, the property offers approximately 28 private offices combined, including multiple oversized executive offices, spacious reception and patient waiting areas, an executive conference room, existing medical-support infrastructure and an impressive CEO/executive suite with private full bathroom, shower and bar. The larger suite also features four private balconies, providing abundant natural light and outdoor access. Professionally managed, and includes private on-site parking.

Located within the Oldsmar Galleria mixed-use development, the property offers surface and covered parking and a highly flexible layout well suited for physician groups, specialty healthcare providers, corporate headquarters and other high-end professional services. Its strategic downtown Oldsmar location provides immediate access to Tampa Road/SR 580 and convenient connectivity throughout Pinellas and Hillsborough Counties.

6,311 SF — Executive Medical / Professional Headquarters — \$1,990,000

1,870 SF — Professional / Medical Office — \$575,000

8,181 SF — Combined Executive Medical / Professional Headquarters — \$2,500,000

Kari L. Grimaldi/ Broker

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PROPERTY HIGHLIGHTS

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- Up to 8,181 SF of Executive Medical / Professional Office Space
- 2 Adjacent Office Condos - Available Individually or Combined
- 6,311 SF Executive Medical / Professional Headquarters
- 1,870 SF Adjacent Professional / Medical Office
- Approximately 28 Private Offices Combined
- Multiple Oversized Executive Offices
- CEO / Executive Suite with Private Full Bathroom, Shower & Bar
- Four Private Balconies Serving the Larger Executive Suite
- Executive Conference Room
- Spacious Reception & Patient Waiting Areas
- Established History as a High-Volume Medical Clinic Facility
- Flexible Layout Ideal for Medical, Healthcare & High-End Professional Services
- Existing Plumbing Infrastructure Supporting Medical Adaptability
- Multiple Restrooms, Break Areas & Administrative / Support Space
- Excellent Natural Light Throughout
- Elevator-Served Second-Floor Location
- Surface Parking + Covered Parking + Street Parking with approximately 60 private on-site parking spaces
- Attractive Galleria Mixed-Use Professional / Medical Environment
- TCCN Zoning — Professional Services Permitted
- City of Oldsmar Verified Clinic Use as a Permitted Professional Service.
- Excellent Owner-User Opportunity with the Ability to Own Rather Than Lease
- Potential Future Reconfiguration / Subdivision Flexibility, Subject to Applicable Approvals
- Professional Association Maintained Building Exterior, Common Areas and Grounds



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PROPERTY DESCRIPTION

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Grimaldi Commercial Realty is pleased to present a rare opportunity to acquire an exceptionally spacious, executive-quality medical and professional office condominium within the Oldsmar Galleria at 300 State Street East in downtown Oldsmar, Florida.

The offering consists of two adjacent second-floor office condominiums totaling approximately 8,181 SF, available individually or together: a 6,311 SF executive medical/professional office suite and an adjoining 1,870 SF professional/medical office suite. Combined, the property provides approximately 28 private offices and an expansive, highly flexible configuration ideally suited for an established medical practice, physician group, specialty healthcare provider, corporate headquarters or other high-end professional services firm.

The property has an established history of medical use, having operated for many years as a high-volume medical clinic and physician facility. Its existing configuration, substantial reception and patient waiting areas, numerous private offices, restroom facilities and existing plumbing infrastructure provide an excellent foundation for continued medical use while offering the flexibility to accommodate a wide variety of professional users.

The 6,311 SF executive suite is the centerpiece of the offering and provides a level of space and executive amenities rarely found in the office condominium market. The suite features approximately 20 private offices, including multiple oversized executive offices, an executive conference room, spacious reception and waiting areas, break area, server and copy rooms, storage, multiple restrooms and four private balconies providing outdoor access and excellent natural light.

A substantial CEO/executive suite features its own private full bathroom with shower and private bar, creating an impressive executive environment equally appropriate for a physician practice leader, corporate executive or professional services firm.

The adjacent 1,870 SF suite provides approximately eight additional private offices, reception area, break area and restroom. It may be acquired separately or combined with the larger suite, providing exceptional flexibility for additional practitioners, administrative operations, a separate business division, future expansion or a complete 8,181 SF executive medical/professional headquarters.

Existing restroom and break-room plumbing infrastructure further enhances the property's adaptability for healthcare users and may facilitate future medical-office modifications, subject to buyer verification for its specific intended use.

The property occupies the second floor of the Oldsmar Galleria, an attractive mixed-use condominium development incorporating residential, retail and professional/medical office uses. The building offers elevator access, surface parking providing convenient parking options for physicians, employees, patients, clients and visitors. Complimentary on-site surface parking, under-building parking, and adjacent street parking, with approximately 60 private on-site spaces.

The property is located within Oldsmar's TCCN – Town Center Commercial Neighborhood zoning district, which permits professional services. The property has an established history of medical use, and the City of Oldsmar has recently confirmed clinic use as a permitted professional service within the TCCN district, subject to applicable governmental requirements.

The combination of substantial size, established medical use, executive-level improvements, flexible configuration, multiple balconies, parking options and condominium ownership creates a distinctive opportunity for a medical or professional owner-user seeking a prominent, highly functional headquarters in the Tampa Bay market.

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PROPERTY DETAILS

Sale Price	6,311 SF - \$1,990,000 1,870 SF - \$575,000 8,181 SF COMB. - \$2,500,000
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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	TCCN- Professional Services
Lot Size	59,177 SF
APN #	242816639220002200, 242816639220002220
Corner Property	Yes

Amenities	Class A Mixed-Use Galleria Retail/ Restaurants/ Medical/ Professional Services/ Residential Elevator Service Controlled Building Access Fire-Sprinklered Building Professionally Maintained Common Areas Professionally Managed Condominium Association Private Covered/Under- Building Parking + Adjacent Street Parking Approximately 60 On-Site Parking Spaces On-Site & Walkable Dining/Retail Multiple Private Balconies Public Water & Sewer Central HVAC Security Cameras/Security Lighting Fire Alarm System Convenient Pedestrian Access to Downtown Oldsmar Restaurants & Services
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PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface and Covered Parking

OLDSMAR GALLERIA CONDOMINIUM ASSOCIATION INC.

Monthly Association Fees	Unit 226 (1,870 SF) : \$857.41 Unit 222 (6,311 SF): \$2,890.25
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LOCATION INFORMATION

Building Name	PREMIER GALLERIA MEDICAL & PROFESSIONAL OFFICE CONDOS 6,311 SF 8,181 SF COMBINED
Street Address	300 State Street East, Suites 222-227
City, State, Zip	Oldsmar, FL 34677
County	Pinellas
Market	Tampa Bay
Sub-market	Oldsmar
Cross-Streets	Tampa Road (SR 580) and St. Petersburg Dr E.
Signal Intersection	Yes
Road Type	Highway
Market Type	Large
Nearest Highway	SR 589 (Veterans Expressway)
Nearest Airport	Tampa International Airport

BUILDING INFORMATION

Building Size	8,181 SF
Building Class	A
Tenancy	Multiple
Number of Floors	4
Year Built	2008
Year Last Renovated	2014
Condition	Excellent
Number of Buildings	1

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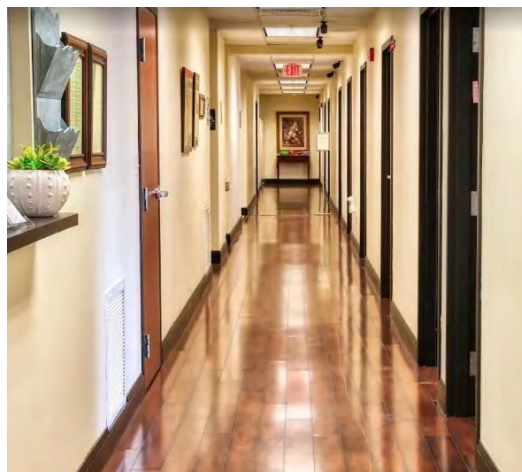
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PHOTOS



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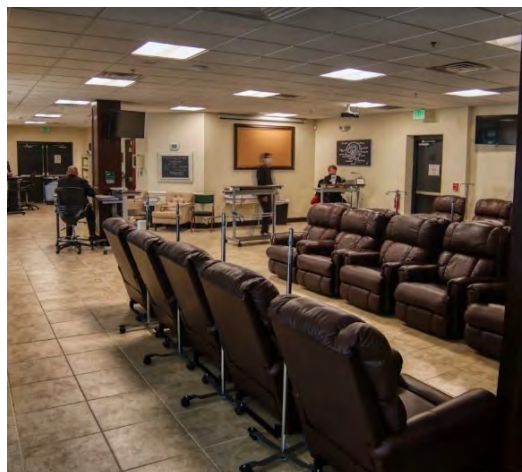
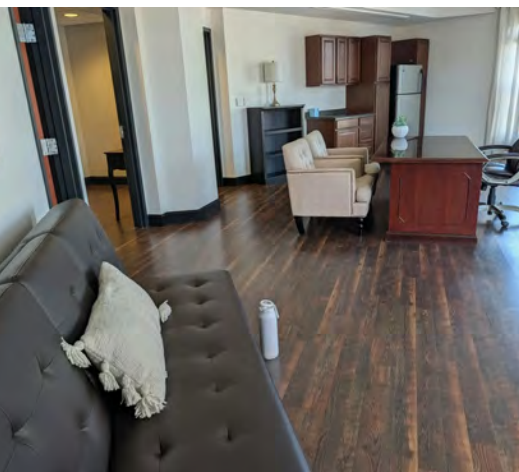
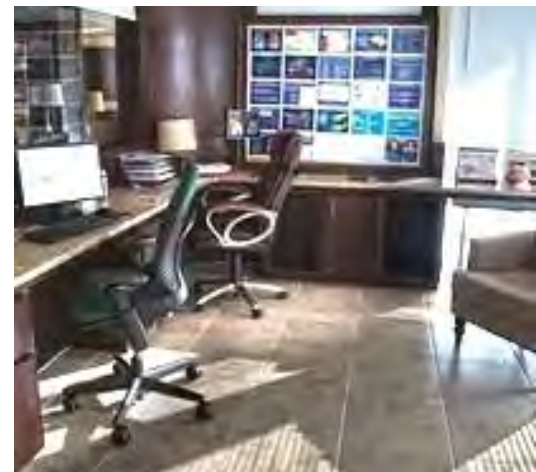
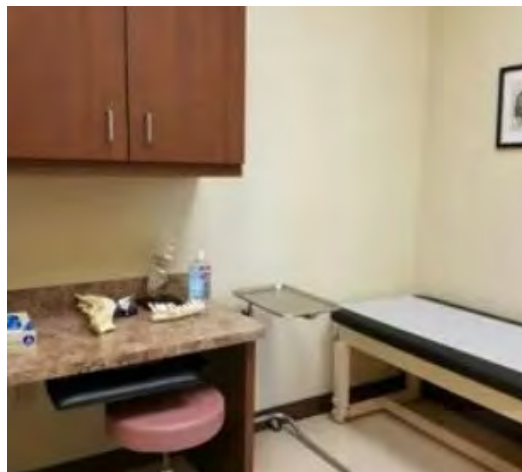
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ADDITIONAL PHOTOS



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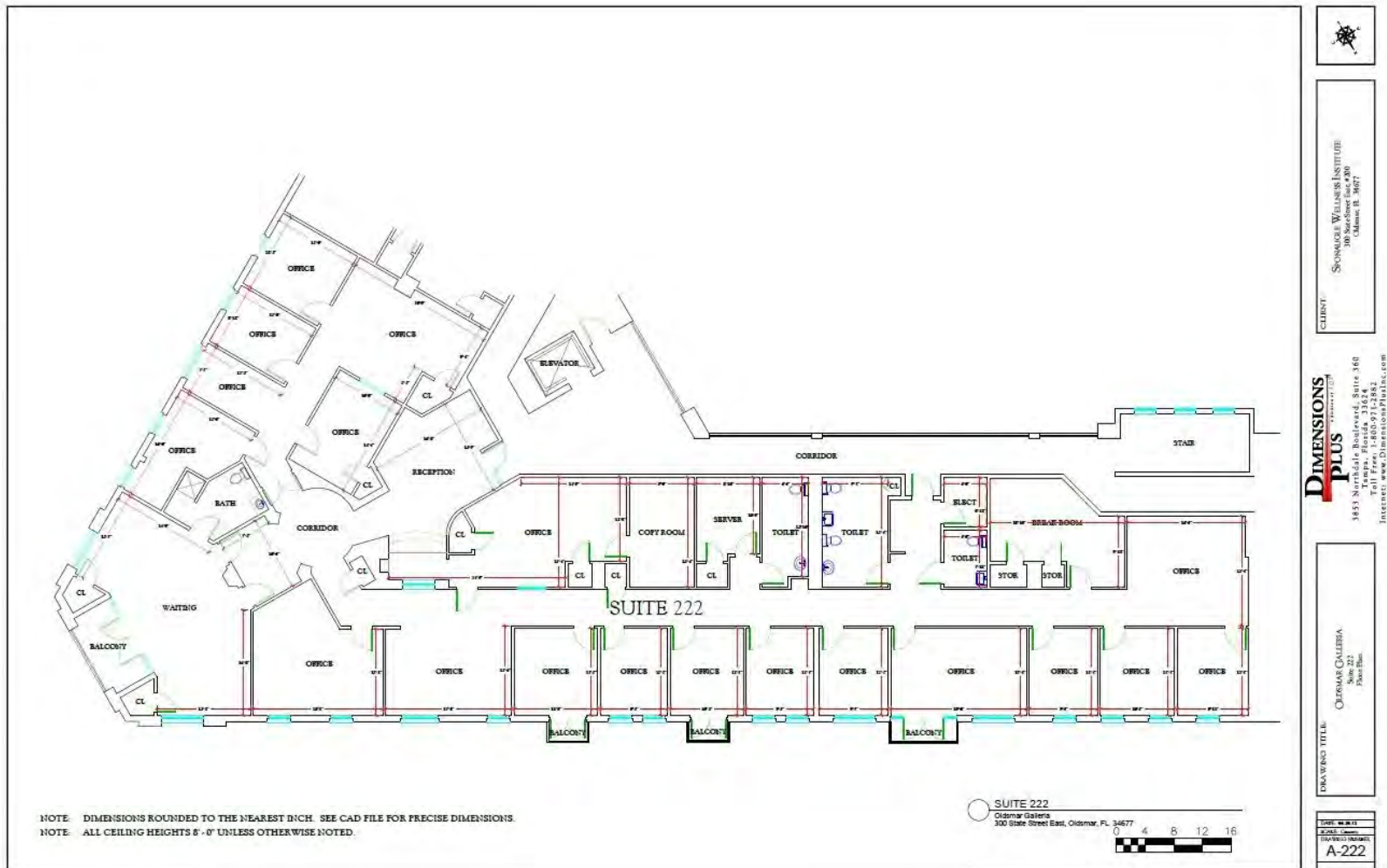


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FLOOR PLAN - SUITES 222-225



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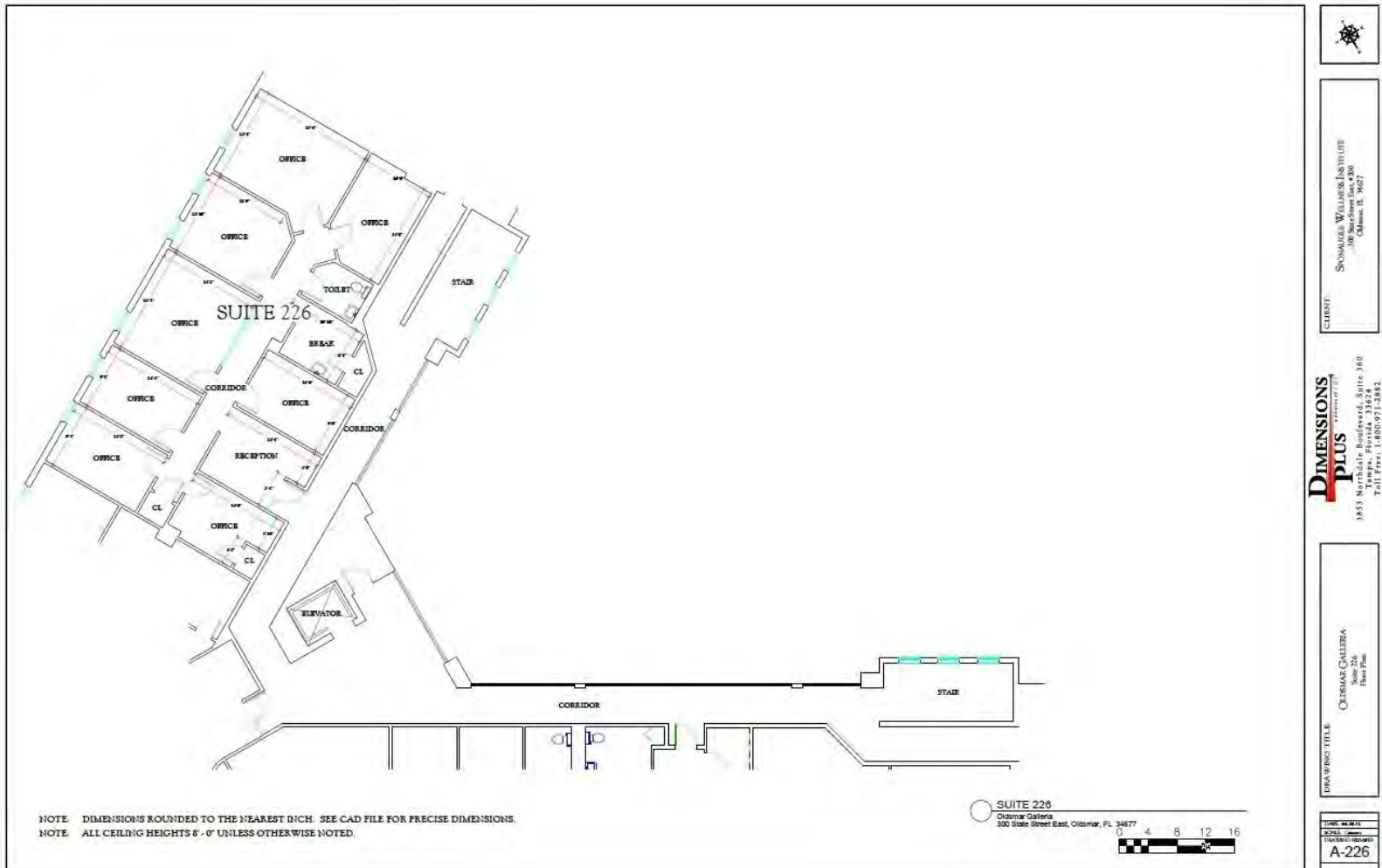


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FLOOR PLAN - SUITES 226-227



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LOCATION DESCRIPTION & HIGHLIGHTS

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Strategically located in downtown Oldsmar at the northern gateway of Tampa Bay, the Oldsmar Galleria offers a central location between Pinellas and Hillsborough Counties with convenient access to major residential, employment and healthcare markets throughout the region.

Located just off Tampa Road/SR 580, Oldsmar's principal commercial corridor, the property provides convenient connectivity to Tampa, Westchase, Safety Harbor, Clearwater and North Pinellas. The surrounding Oldsmar/Upper Tampa Bay area supports a diverse concentration of corporate, technology, aerospace, healthcare and professional employers, including major area employers such as Nielsen and Lockheed Martin.

The property is convenient to BayCare Mease Countryside Hospital and surrounding physician and specialty healthcare services. The Tampa Road corridor also provides numerous restaurants, hotels, retail and business services convenient to physicians, employees, patients and clients.

LOCATION HIGHLIGHTS:

Prime Downtown Oldsmar Location

Strategically Positioned Between Pinellas & Hillsborough Counties

Immediate Access to Tampa Road / SR 580 — Oldsmar's Primary Commercial Corridor

Convenient to BayCare Mease Countryside Hospital & Surrounding Medical Services

Near Major Area Employers Including Nielsen & Lockheed Martin

Convenient Access to Tampa, Westchase, Safety Harbor, Clearwater & North Pinellas

Strong Surrounding Corporate, Technology, Aerospace, Healthcare & Professional Employment Base

Nearby Restaurants, Hotels, Retail & Business Services

Convenient Access to Tampa International Airport

Located Within Oldsmar's Established Town Center / Mixed-Use District

Positioned Near Planned Downtown Oldsmar Town Center Redevelopment



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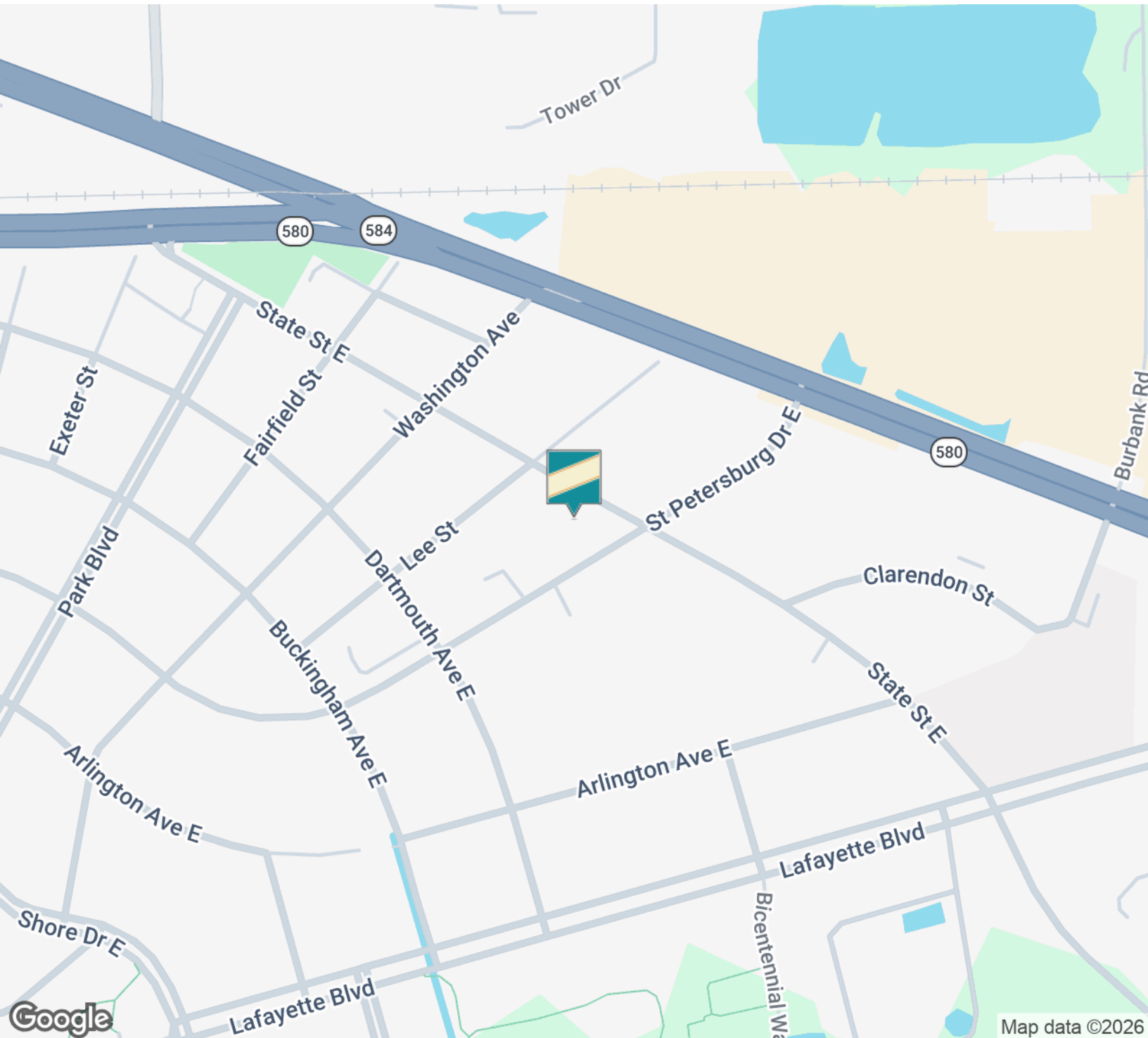
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LOCATION MAP



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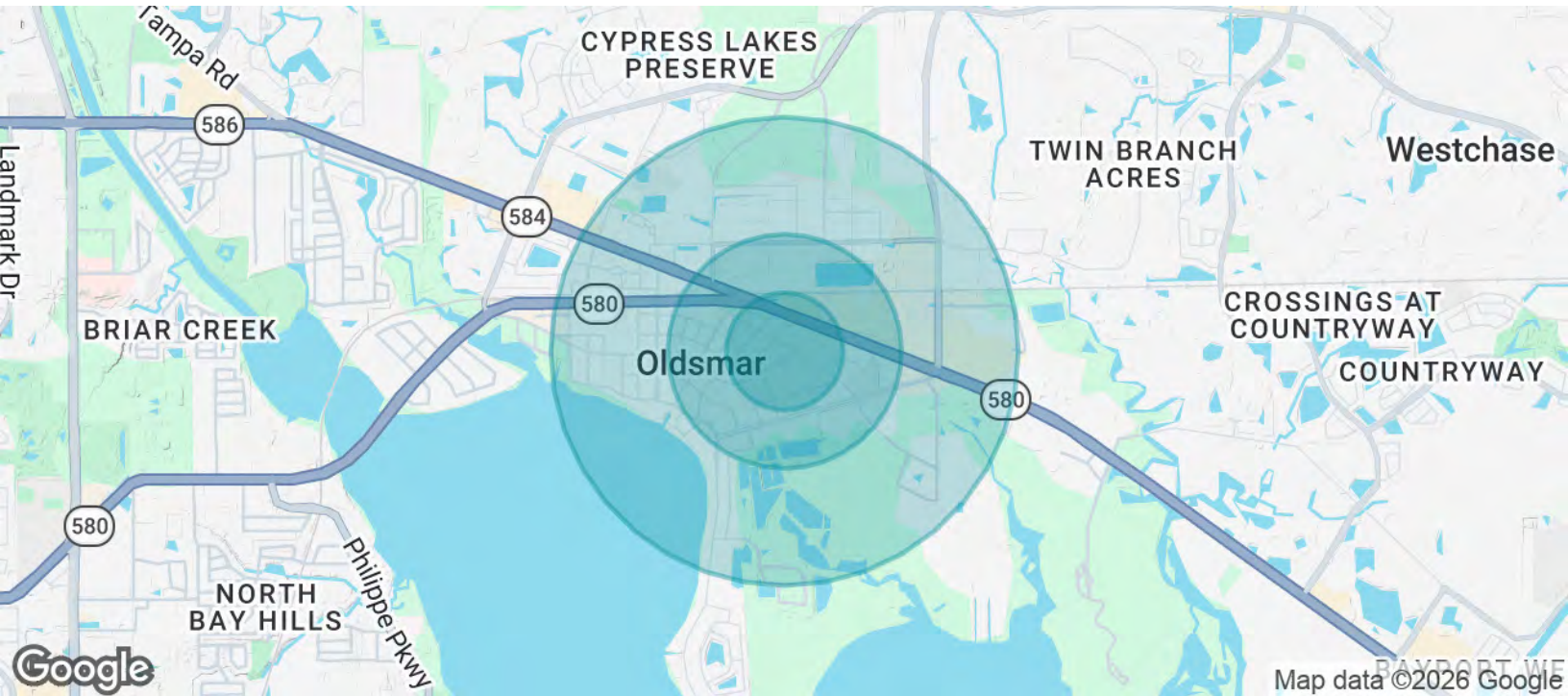
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	267	1,046	4,136
Average Age	45.1	42.5	41.4
Average Age (Male)	47.1	43.7	41.8
Average Age (Female)	43.3	41.5	41.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	104	376	1,498
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$121,114	\$126,887	\$128,858
Average House Value	\$411,126	\$446,374	\$486,129

2023 American Community Survey (ACS)

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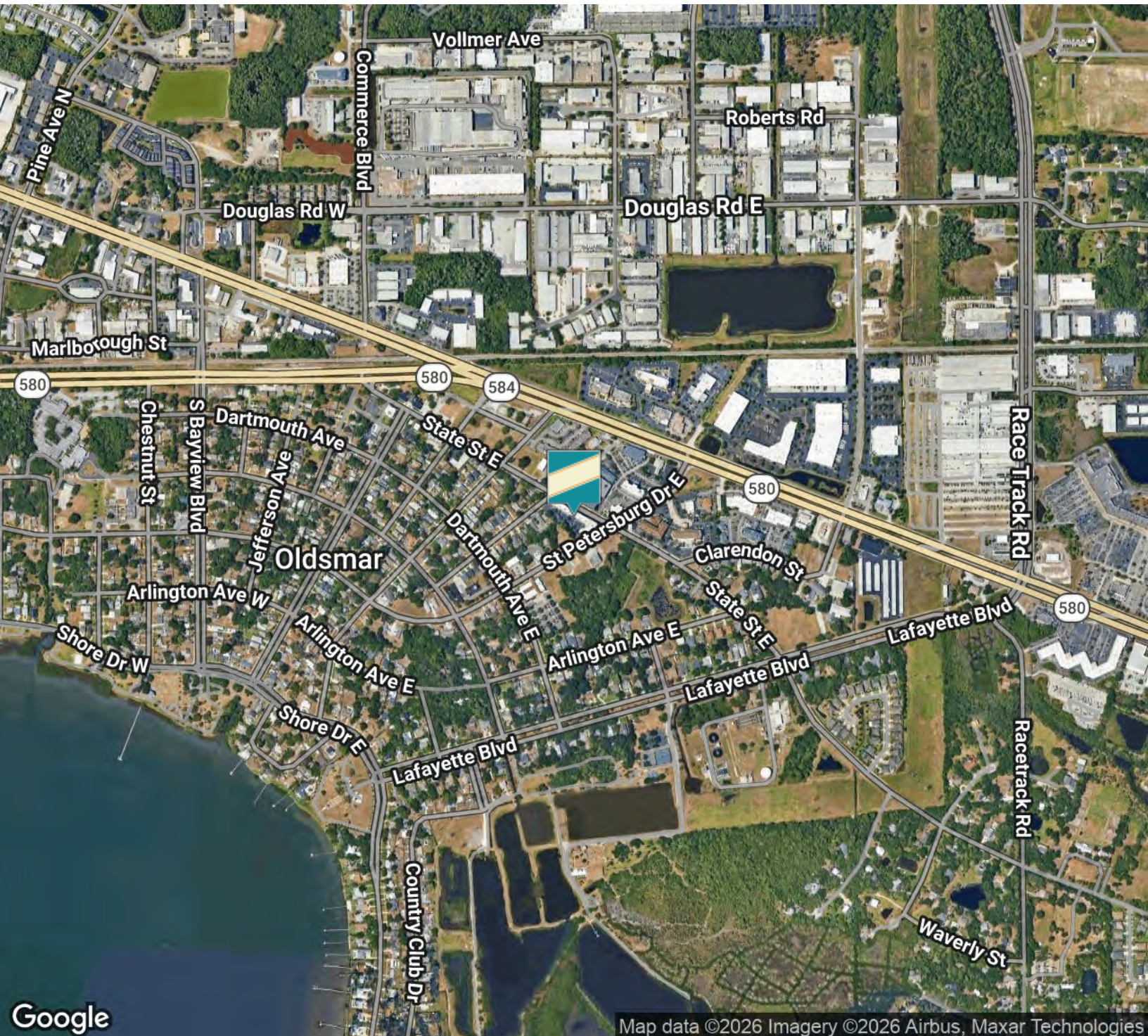
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AERIAL MAP



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ADVISOR BIO

KARI L. GRIMALDI/ BROKER

President



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PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

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

Real Estate Investment Council (REIC) - Member
International Council of Shopping Centers (ICSC) - Member

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FULL DISCLOSURE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Sales Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Grimaldi Commercial Realty Corp. and it should not be made available to any other person or entity without the written consent of Grimaldi Commercial Realty Corp.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the Sales Brochure. If you have no interest in the subject property, please promptly return this Sales Brochure to Grimaldi Commercial Realty Corp.

This Sales Brochure has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Grimaldi Commercial Realty Corp. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Rents, rent rolls, and lease terms are subject to change during the marketing period. Certain tenants may be on month-to-month tenancies or have leases that expire or renew during the listing period, which may result in changes to rental rates, executed rent increases, renewals, or other lease modifications that differ from the rent roll or income figures stated herein.

The information contained in this Sales Brochure has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Grimaldi Commercial Realty Corp. does not collect rents, has not collected rents for the subject property, and has not verified the actual receipt or collection of rental income. Verification of rent payments, tenant performance, and income collections is the sole responsibility of the purchaser as part of its independent due diligence.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers are responsible for all costs and expenses related to their investigation of the property. Buyers should consult with their CPA or tax advisor regarding potential tax benefits, including depreciation and qualification for bonus depreciation opportunities associated with this investment.

Please do not go on-site without an appointment, and do not speak to any tenants about the sale of this property. If you would like to schedule a site visit, please contact Grimaldi Commercial Realty Corp.

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