



1,824 SF STANDALONE PROFESSIONAL OFFICE IN SEMINOLE HEIGHTS | FORMER CPA & INVESTMENT FIRM | \$25/SF MG

6100 N Nebraska Ave, Tampa, FL 33604

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,824 SF

Lease Rate: \$25 SF/yr (MG)

Lot Size: 0.26 Acres

Year Built: 1955

Building Size: 1,824 SF

Zoning: SH-CI

Market: Tampa

Submarket: Seminole Heights

PROPERTY OVERVIEW

Available August 1, 2026, this move-in-ready 1,824 SF standalone professional office in Seminole Heights offers excellent visibility on N Nebraska Ave for \$25.00/SF (Modified Gross). Ideal for legal, financial, or professional services, the highly functional layout features a reception area, four private offices, an open bullpen, a full kitchen, three restrooms, and dedicated storage. The property includes 10 on-site parking spaces, prominent signage opportunities, and quick access to I-275, I-4, and Downtown Tampa.

Please Contact:
Jim Tanner - 727-580-6684
Jordan Levy - 314-477-1593
Office - 813-882-0884

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
6100 N Nebraska Ave	\$25.00 SF/yr	Office Building	1,824 SF

Jordan Levy

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Kari L. Grimaldi/ Broker

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COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- **Competitive Lease Terms:** Offered at \$25.00 SF/yr on a Modified Gross structure, providing predictable monthly costs.
- **Proven Professional Footprint:** Successfully occupied by a CPA firm and an investment company, proving the layout's efficiency for financial, legal, or professional services.
- **Balanced Floor Plan:** Features 4 private executive offices for focused work/client meetings and a large open bullpen for collaborative team layouts.
- **Ample On-Site Storage:** Includes a dedicated file room and general storage area, ideal for physical archives, office supplies, or inventory.
- **Exceptional Parking Ratio:** 10 dedicated on-site parking spaces, ensuring hassle-free access for both clients and staff.
- **Turnkey Amenities:** Welcoming front lobby with a built-in reception desk, full staff kitchen/breakroom, and 3 private restrooms.
- **Prime Tampa Connectivity:** Prominent frontage on N Nebraska Ave with immediate access to I-275 and I-4 for an easy regional commute.



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PROPERTY DESCRIPTION



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Available August 1, 2026, 6100 N Nebraska Ave offers an exceptional opportunity to lease a standalone, 1,824 SF professional office building on a highly competitive Modified Gross lease structure at \$25.00 SF/yr. Previously configured for a CPA firm and an investment company, this move-in-ready property is perfectly tailored for financial services, legal practices, insurance agencies, or any professional business requiring a smart mix of private and collaborative spaces.

The interior layout is highly functional, starting with a professional front lobby and a built-in reception desk to greet clients. The floor plan includes four generous private offices alongside a large open-concept bullpen area that can easily accommodate a cubicle layout or collaborative workstations. To keep the main office clutter-free, a dedicated file and general storage room provides ample space for archives, office supplies, and equipment.

Staff and client comfort are well-supported by three private restrooms, a full kitchen/breakroom, and 10 dedicated on-site parking spaces. Situated in Seminole Heights with excellent visibility on N Nebraska Ave, the property offers fantastic signage opportunities and immediate transit access to I-275 and I-4, keeping your business just minutes from Downtown Tampa and Seminole Heights.



LOCATION DESCRIPTION

Positioned on the highly visible N Nebraska Ave commercial corridor in Seminole Heights, this standalone office sits at the crossroads of Tampa's most accessible submarkets. Ideal for professional service firms, the location offers seamless regional connectivity via immediate access to I-275 and I-4. Commutes to Downtown Tampa, the Westshore Business District, and neighboring Seminole Heights are just minutes away, making it effortless to service clients from across the entire Tampa Bay region.

PARKING DESCRIPTION

10 Parking Spots available, including one covered space.

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PROPERTY DETAILS

Lease Rate	\$25 SF/YR
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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	SH-CI
Lot Size	11,500 SF
APN #	163691.0000
Lot Depth	2,400 ft

LOCATION INFORMATION

Building Name	1,824 SF Standalone Professional Office in Seminole Heights Former CPA & Investment Firm \$25/SF MG
Street Address	6100 N Nebraska Ave
City, State, Zip	Tampa, FL 33604
County	Hillsborough
Market	Tampa
Sub-market	Seminole Heights

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	5.48
Number of Parking Spaces	10

BUILDING INFORMATION

Building Size	1,824 SF
NOI	\$0.00
Cap Rate	0.0
Building Class	B
Number of Floors	1
Year Built	1955
Gross Leasable Area	1,824 SF
Condition	Good
Free Standing	Yes
Number of Buildings	1

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Freight Elevator	No
Central HVAC	Yes
Restrooms	3

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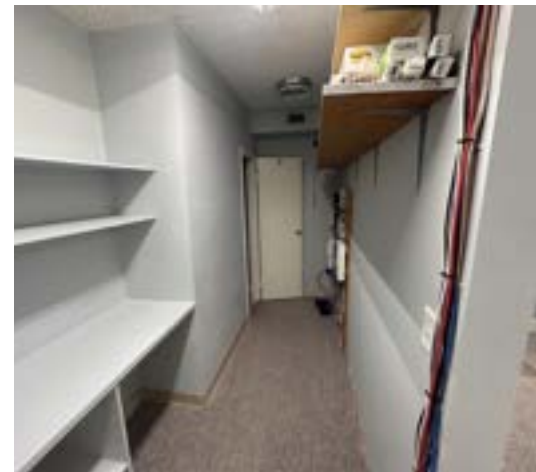
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ADDITIONAL PHOTOS



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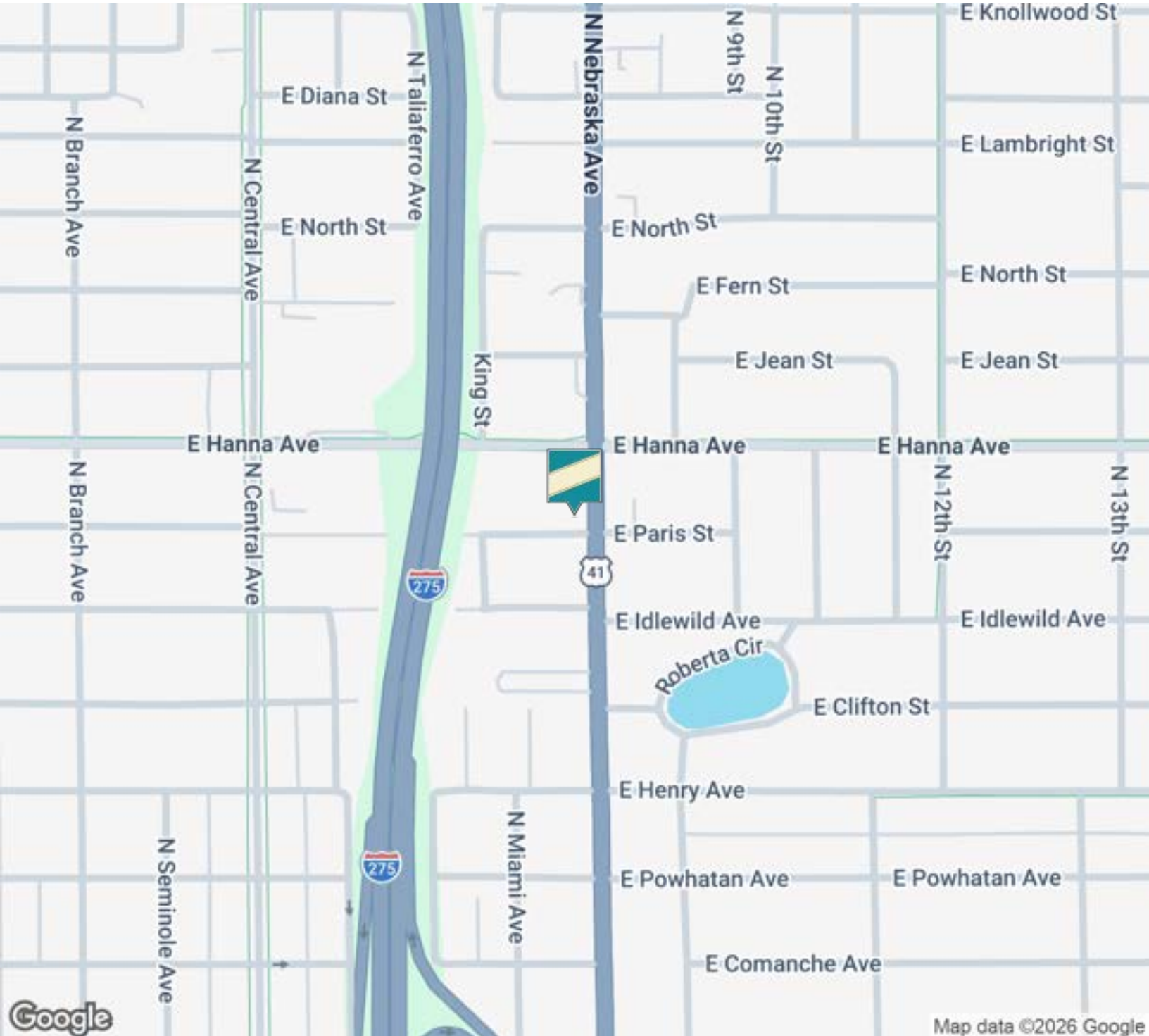
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LOCATION MAP



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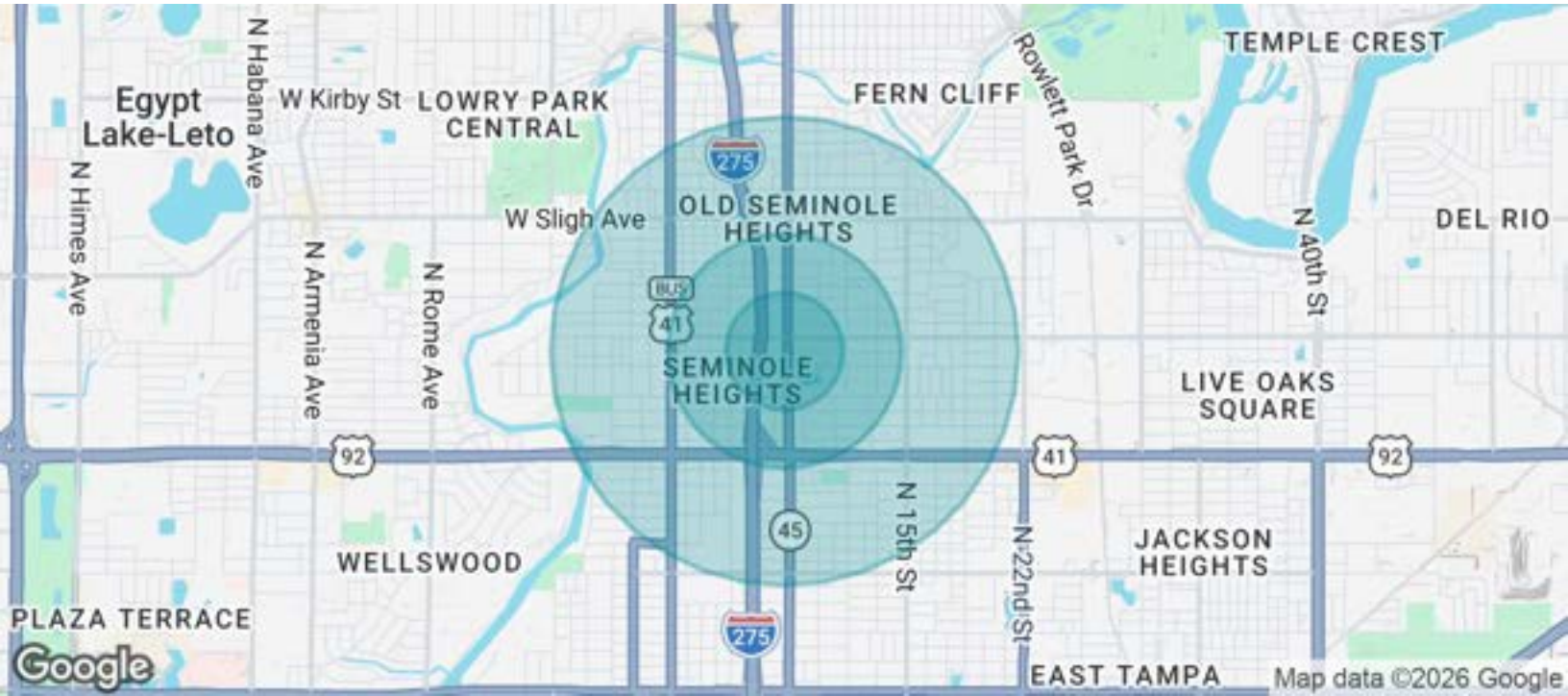
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,048	3,893	15,414
Average Age	36.7	37.8	36.4
Average Age (Male)	39.0	39.4	36.7
Average Age (Female)	33.9	36.3	36.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	411	1,554	6,371
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$129,899	\$124,185	\$110,674
Average House Value	\$439,844	\$421,565	\$376,719

2023 American Community Survey (ACS)

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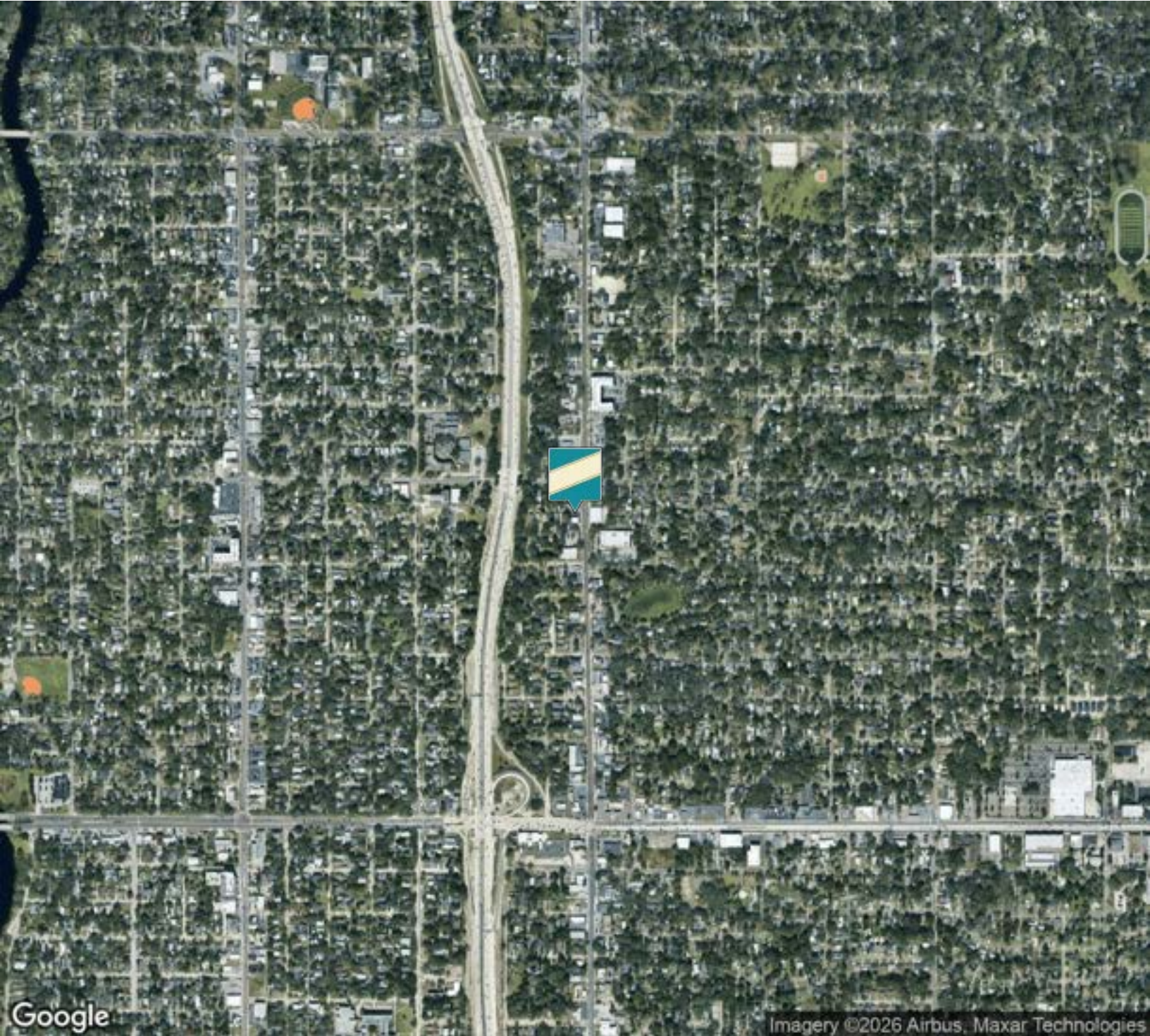
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AERIAL MAP



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ADVISOR BIO

JORDAN LEVY

Commercial Real Estate Advisor



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PROFESSIONAL BACKGROUND

Originally from St. Louis, Jordan Levy moved to Tampa in 2019. A student-athlete graduate from Southern Illinois University with a Sports Administration degree, he later received an MBA from Maryville University. Jordan then became an NFL Agent, representing players in contract negotiations, while also implementing their strategic marketing and career plans.

As an agent, he prided himself on his ability to cultivate relationships and prioritize his client's needs. His decision to transition his skill set into commercial real estate was driven by his passion for market dynamics and his desire to apply his negotiation expertise and strategic thinking to his interest in commercial real estate. His deep understanding of client needs, coupled with his experience in managing complex transactions, make him a valuable asset to the commercial real estate industry. Joining the Grimaldi Commercial Realty team, renowned for their expertise and legacy, was an effortless decision for Jordan, who understood the importance of being mentored by the best in the industry.

Jordan believes in the power of integrity, transparency, and relentless pursuit of excellence. His approach is client-focused, ensuring that each transaction is handled with the utmost professionalism and dedication. He remains committed to delivering results that exceed expectations and building lasting relationships based on trust and mutual success. In his off time, Jordan likes to work out, play golf, and enjoy the beach.

Areas of Expertise:

- Commercial Sales & Leasing
- Office Sales & Leasing
- Medical Office Sales & Leasing
- Industrial Sales & Leasing
- Retail Sales & Leasing
- Gas Stations/Convenience Stores
- Investment Assets

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JIM TANNER

Commercial Real Estate Advisor



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James Robert Tanner Jr., PLLC

FL #SL3639748

PROFESSIONAL BACKGROUND

Jim Tanner is a native Floridian and lifelong resident of Pinellas County, where his family's roots span three generations. Born and raised in the Tampa Bay area, Jim brings unmatched local knowledge, integrity, and a deep commitment to service in his role in commercial real estate.

Jim studied Criminal Justice at St. Petersburg College before serving five years in the United States Army as a Military Police Officer, both stateside and overseas. After his military service, he dedicated 25 years to law enforcement, including a distinguished career as a detective in a specialized unit. During this time, Jim built strong, lasting relationships with residents, business owners, and community leaders throughout the region—further deepening his understanding of the area he calls home.

With a career rooted in service and leadership, Jim developed a strong foundation in communication, investigation, negotiation, and problem-solving. These skills naturally transferred to his work in commercial real estate, where he is passionate about helping clients succeed.

Jim joined the Grimaldi Commercial Realty team because of their reputation for integrity, market expertise, and a client-first approach. He saw an opportunity to align his values with a firm that shares his deep commitment to the community and to delivering results with professionalism and transparency. Through Grimaldi, Jim continues his mission of service—helping clients navigate the commercial real estate market with confidence and care.

Areas of Focus:

Commercial Sales & Leasing
Office Sales & Leasing
Medical Office Sales & Leasing
Industrial Sales & Leasing
Retail Sales & Leasing
Seller Financing and Creative Financing

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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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