

4620 Woodland Corporate Blvd Tampa FL 33614

Strategic Office Investment with Seller Leaseback



 **RESIDENT
INTERFACE**

Income Today. Full Control Tomorrow.

Contact

Cheri O'Neil
Principal
813-787-5669
Coneil@ocateam.com

Versatile Office Space
in a Park-Like Setting with
Exceptional Amenities

4620 Woodland Corporate Blvd Tampa FL 33614



Strategic Office Investment with Flexible Occupancy Transition

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Cheri M. O'Neil
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COneil@OCAteam.com

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Strategic Office Investment with Flexible Occupancy Transition Offered at \$4,145,000

Executive Summary



4620 Woodland Corporate Blvd presents a rare opportunity to acquire a professionally maintained 17,108± SF office building within Woodland Corporate Center, one of Northwest Tampa's established business park environments. Positioned on approximately 2.97 acres with abundant parking, mature landscaping, and immediate access to Tampa's primary transportation corridors, the property offers a unique combination of functionality, flexibility, and long-term strategic value.

The offering is structured to appeal to both investors and future owner-users through a flexible occupancy transition model. Ownership is willing to lease back approximately 6,000–8,000 SF for a proposed term of up to five years, allowing a purchaser to benefit from immediate occupancy income while preserving the long-term ability to assume control of the full building over time.

Unlike traditional partial leaseback structures that require permanent demising or costly reconfiguration, this opportunity has been thoughtfully designed around a collaborative occupancy framework intended to minimize upfront construction costs and preserve the operational efficiency of the overall floor plan. This structure creates optionality for a wide range of buyers, including investors seeking near-term income stability, owner-users planning future expansion, or groups pursuing long-term repositioning opportunities within the Tampa office market.

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Investment Highlights



- Stable Near-Term Income

Seller willing to lease back approx. 6,000 – 8,000 SF for up to 5 years

- Future Full-Building control

Buyer ultimately gains the ability to occupy or reposition the full 17,108 SF footprint over time

- Minimal Reconfiguration Cost

Shared occupancy structure avoids costly permanent demising

- Exceptional Parking

The property offers an exceptional parking ratio of approximately 7.9 spaces per 1,000 SF, providing a significant advantage for employee convenience, client accessibility, and operational flexibility uncommon in today's office market

- Institutional-Style Campus Environment

The landscaping, outdoor seating, water features, and wooded setting create a unique tenant experience uncommon in suburban office.

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Seller / Tenant Profile



Resident Interface is a Tampa-based multifamily revenue recovery and resident communication platform serving apartment owners and operators nationwide. The company provides integrated solutions designed to assist property management groups with delinquency management, resident communication, payment recovery, eviction coordination, and post-move-out account resolution.

Originally established through the longstanding Hunter Warfield platform, the company evolved into Resident Interface to provide a broader suite of operational and technology-driven services for the multifamily housing industry. Today, the organization operates several integrated service divisions, including Resident Advocate, Possession Partner, Resident PreCollect, and Hunter Warfield collections and recovery services.

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Seller / Tenant Profile

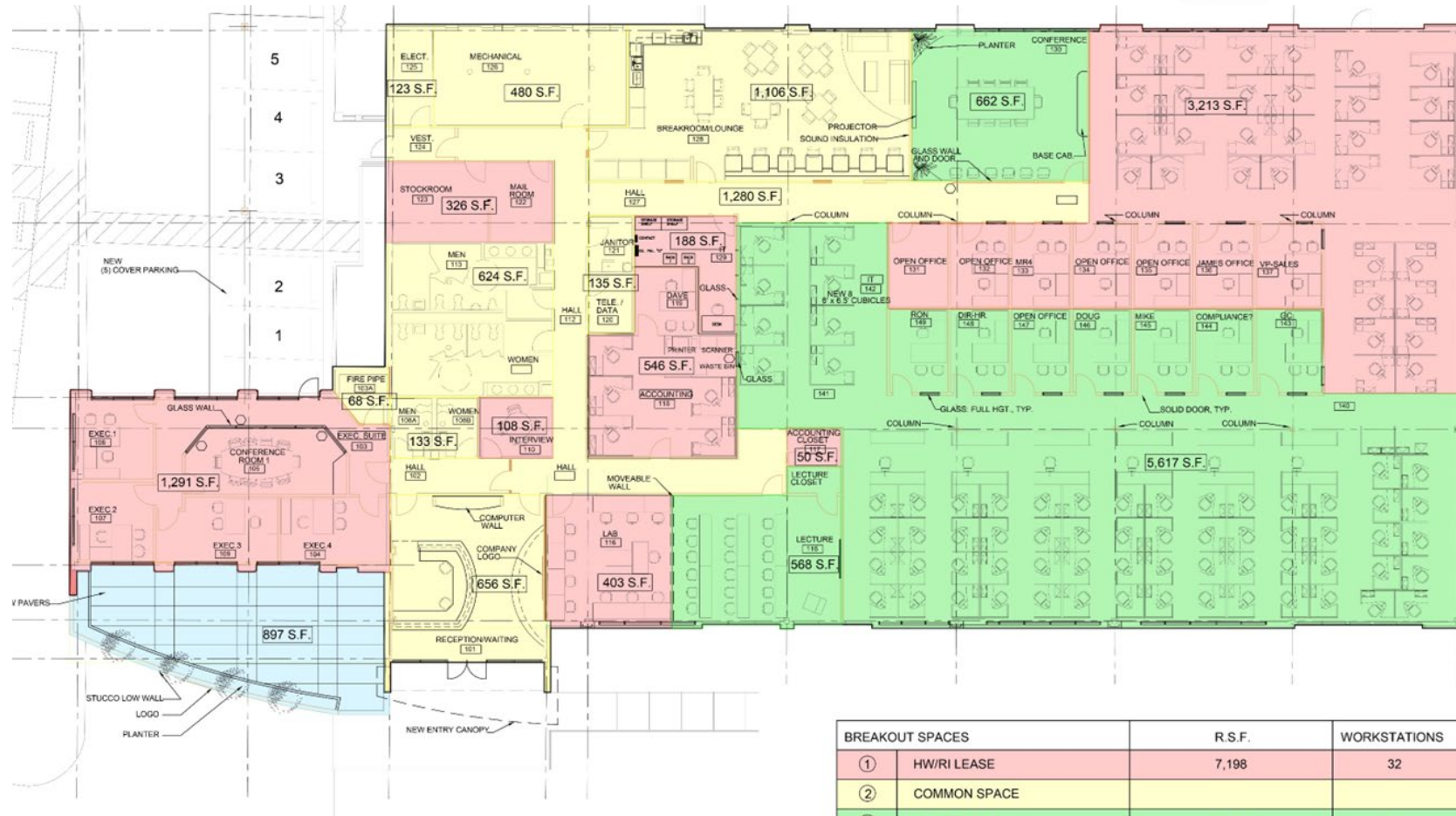


The company's operational infrastructure combines technology-enabled reporting systems, compliance-focused processes, and specialized service teams designed to support institutional and regional multifamily operators throughout the United States.

4620 Woodland Corporate Blvd serves as part of the company's Tampa operational presence and is proposed to remain partially occupied by the seller under a structured leaseback arrangement following closing. The contemplated occupancy model is intended to provide continuity for ongoing operations while creating long-term flexibility and future full-building control for ownership.

- National Multifamily Industry Service Provider
- Revenue Recovery & Resident Communication Solutions
- Tampa Operational Presence
- Proposed Leaseback Occupancy: Approx. 6,000-8,000 SF
- Flexible Shared Occupancy Structure

Schematic Plan – Sale with Partial Leaseback



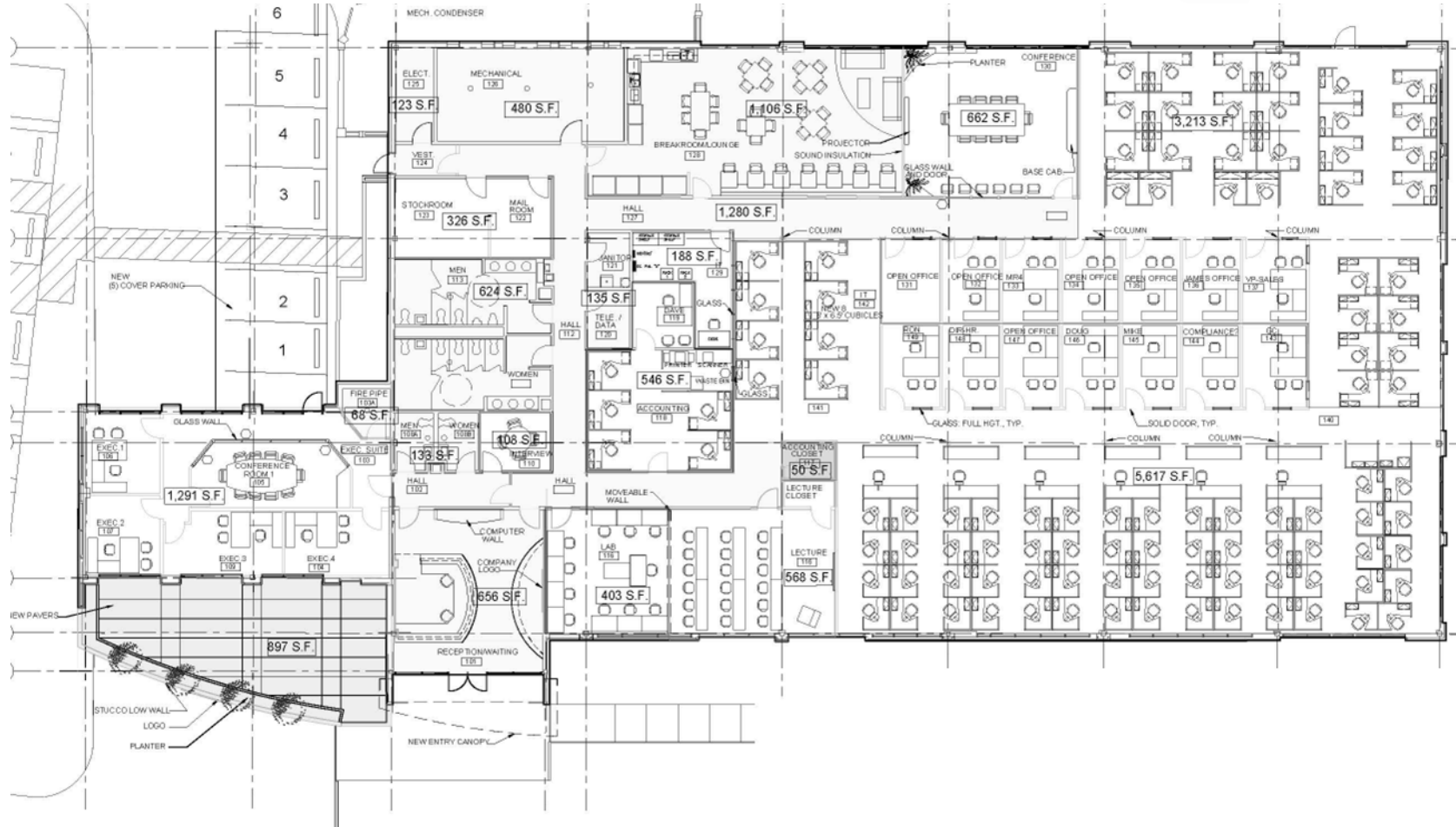
BREAKOUT SPACES	R.S.F.	WORKSTATIONS
① HW/RI LEASE	7,198	32
② COMMON SPACE		
③ NEW TENANT	9,818	72
	* TOTAL: 17,016 R.S.F.	TOTAL: 104
④ OUTDOOR (COMMON SPACE)	897 S.F.	

* GROSS BUILDING S.F.: 17,016 - BASE ON SURVEY DATED 10-02-09

17,108± SF

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Schematic Plan – Full Building Sale



17,108± SF

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Property Information

- **Location and Access:** 4620 Woodland Corporate Blvd, Tampa, within Woodland Corporate Center. Easily accessible from the south side of Woodland Corporate Blvd and the west side of Woodland Center Blvd. near the main entrance to the business park.
- **Total Land Area (acres):** 2.97
- **No of Buildings:** 1
- **Year Built:** 1995
- **Construction:** Concrete Block - Brick
- **Roof:** Rigid Frame/Barjoist
- **No of Floors:** 1
- **Building SF:** 17,108 Approx.
- **Parking:** 132 uncovered and 5 covered surface for a ratio of 7.90/1,000 SF
- **Zoning:** PD-RP Planned Development with Rural Preservation Characteristics
- **Flood Zone:** X, an area with minimal flood risk



4620 Woodland Blvd
Tampa, FL



Property Highlights

- Private & Semi-Private Offices – Features a mix of fully enclosed and glass-partitioned offices that balance privacy with openness.
- Ample Open Workspace with Garden Views – Open area surrounded by windows that overlook the property's natural vegetation offering abundant natural light and calming, nature-inspired environment.

- Garden Views Throughout: Most of the offices / workspace features windows that overlook the garden and greenery, creating a bright and inviting work environment.





Property Highlights

- Refined, Welcoming Reception Area: Sets a professional tone and makes a lasting first impression.



- Versatile Conference Rooms – Includes a glass-enclosed conference room offering serene views of the wooded backdrop, a flexible meeting space with partitioned walls for adaptable use, and a third conference space lined with windows offering views of mature trees and abundant natural light.





- Cat6 wiring
- 24-hour access
- Parking ratio of 7.9/1,000 SF



Owner/Tenant Experience

- Occupiers at this property enjoy a thoughtful balance of comfort, convenience, and nature. The building features a serene outdoor area complete with decorative bowl-style water fountains, comfortable seating, and relaxing ambience perfect for casual meetings or mid-day breaks.
- Abundant parking ensures ease of access for both staff and visitors, while the surrounding trees and greenery provide a peaceful, park-like atmosphere that enhances the everyday work environment.

Demographics

Ring of 0-1 mile



11,879
Population



Median Age

\$49,108
Median Disposable
Income

4,371
Households



\$28,379
Per Capita
Income



\$66,643
Median Net
Worth

\$58,025
Median Household
Income

Ring of 1-3 miles



92,962
Population



Median Age

\$56,835
Median Disposable
Income

36,880
Households



\$36,793
Per Capita
Income



\$124,900
Median Net
Worth

\$68,296
Median Household
Income

Ring of 3-5 miles



192,335
Population



Median Age

\$61,293
Median Disposable
Income

79,828
Households



\$43,151
Per Capita
Income



\$155,328
Median Net
Worth

\$73,928
Median Household
Income

Location

As one of Northwest Tampa's premier professional parks, Woodland Corporate Center combines expansive space with a tranquil, park-like environment. This prime location provides excellent connectivity to major thoroughfares, including I-275, the Veterans Expressway and Dale Mabry Hwy, enhancing access across Tampa Bay. Positioned at a signalized intersection for convenient access, this office park offers unmatched commuter ease. Employees benefit from a HART bus stop located on Waters Avenue, making public transit accessible for daily commuters.



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