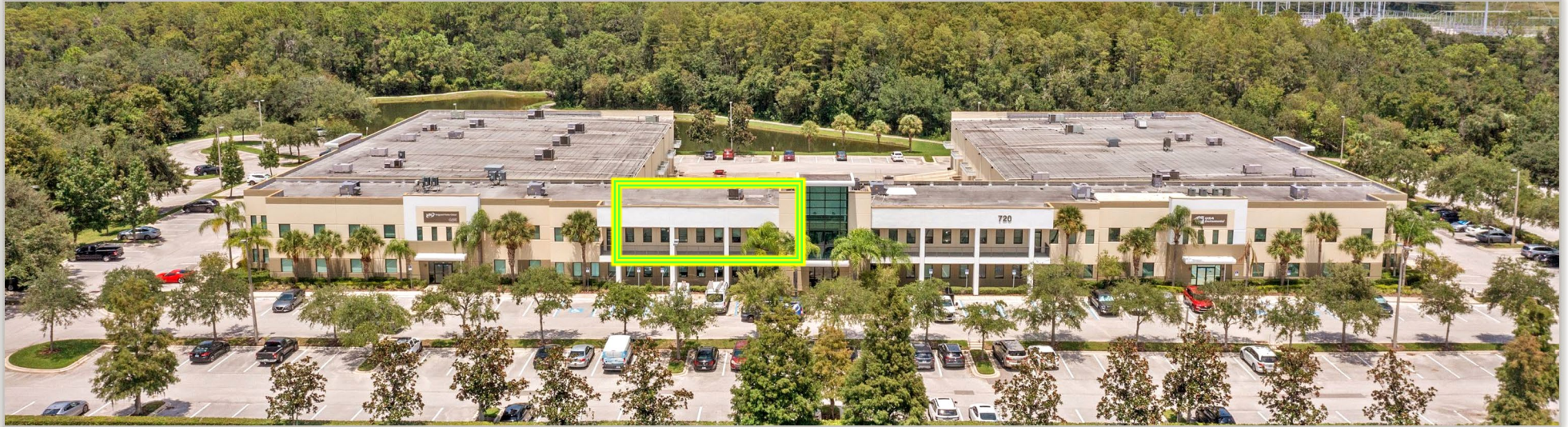


FOR SALE

Brooker Creek Corporate Center Professional Office Condo
720 Brooker Creek Blvd., Suite 221, Oldsmar, FL 34677



OFFERING SUMMARY

Offer Price	\$580,000
Office Condo Area (Second Floor)	2,767 SF
Year Built	2006
Zoning	M-1 Limited Manufacturing District
Construction Type	Masonry / Tilt Wall
Parcel Number	13-28-16-11856-000-2210
Flood Zone	X – No Flood Insurance Required
2023 Property Taxes	\$7,077
Association Fees*	\$700.00/Month

*Covers: water/sewer, trash, exterior maintenance, building insurance

Included with sale: Generac 60Kw Generator + 200 Amp automatic transfer switch + four 125-gallon propane tanks (located in truck court). OpenPath EAC security access system for cell phone, FOB or key cards + iPhone video intercom system with door release and master station.

OVERVIEW

Second floor office condominium unit available in an immaculately maintained flex office park! Brooker Creek offers a low maintenance ownership opportunity in an impressive park like setting. **The available office is move-in ready, with 5 offices, a conference room, open workspace, kitchenette, two bathrooms, storage and IT rooms.** A wide, covered balcony spans the length of the office for quick access to fresh air. Enter the first-floor central lobby to access the suite via the stairway or elevator. The office is network wired and connectivity ready, with data ports and electrical outlets set up for at least 8 workstations in the open workspace. Features include blinds on every window, office and conference room sidelights and a large walk-in storage closet. There is ample parking with 275 spaces adjacent to the building. Located at the border of Pinellas and Hillsborough Counties, the office has quick access to TIA, the Veterans Expressway, metro Tampa and North Pinellas County.

Kori Billings CCIM

Commercial Associate

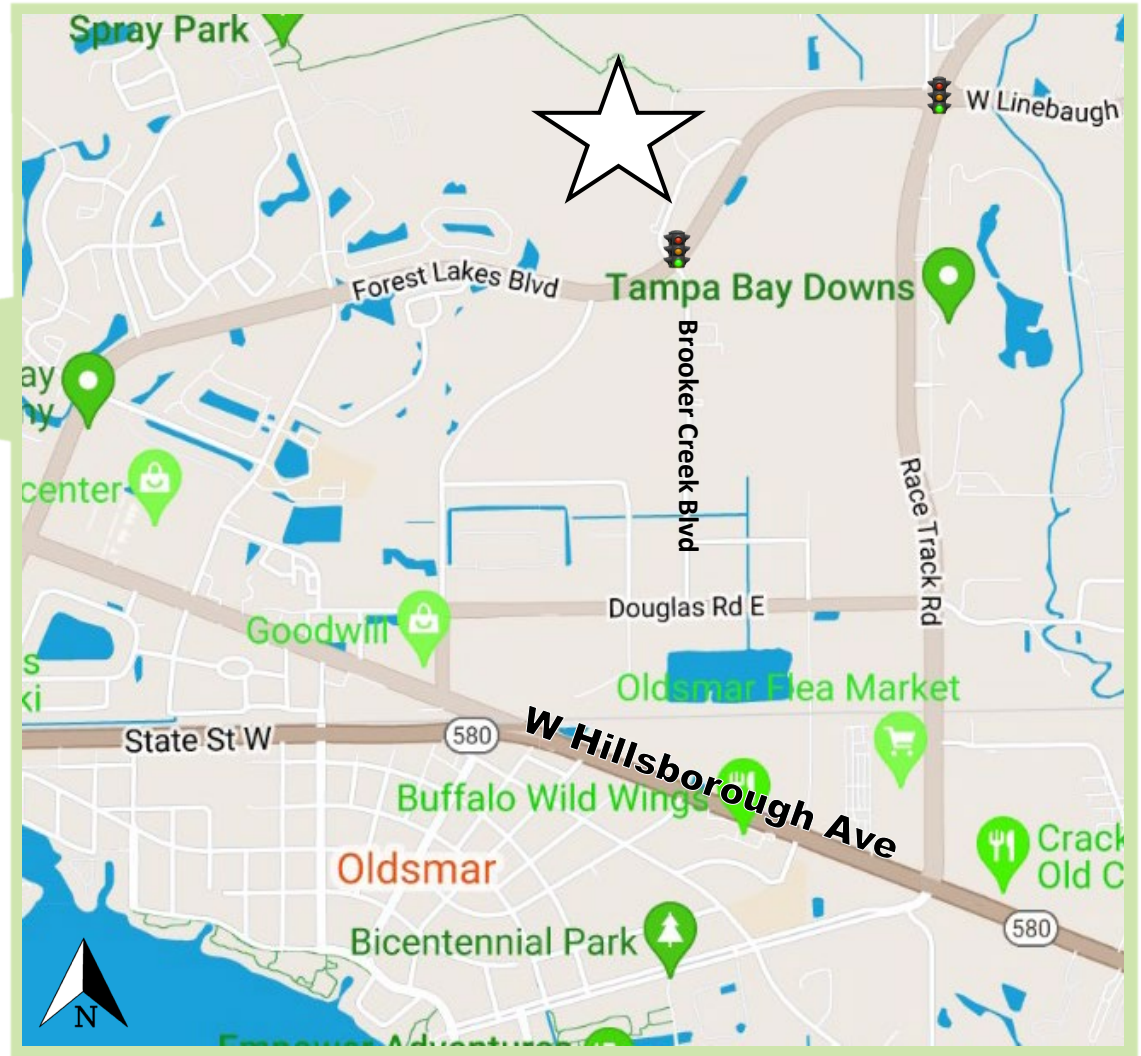
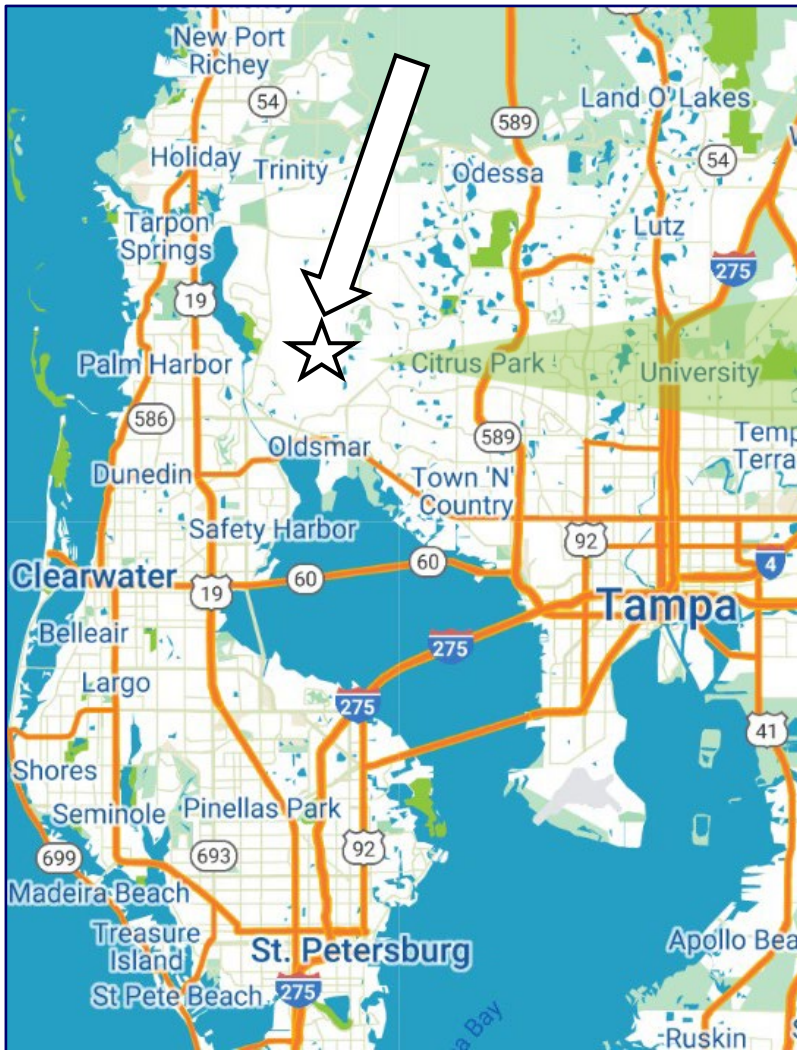
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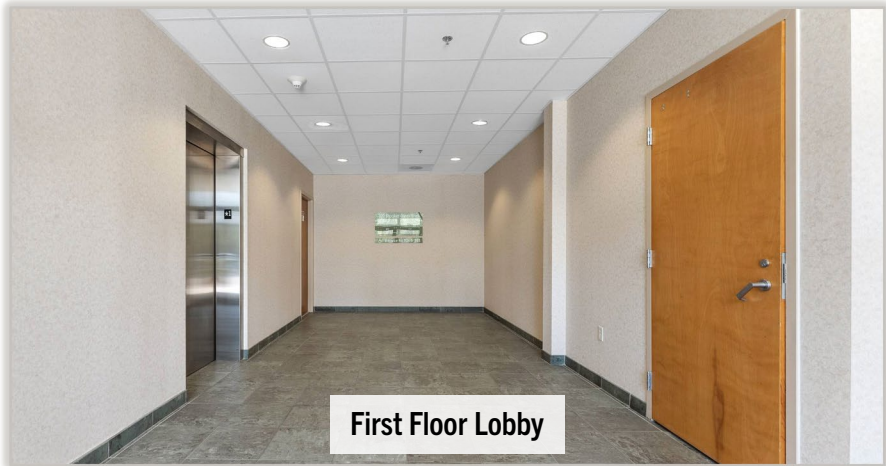


1.8 miles north of Tampa Road, just west of the intersection Race Track Road and West Linebaugh Avenue.
18,500 average daily traffic at the intersection of Brooker Creek Boulevard & Forest Lakes Boulevard South.
Located on the border of Pinellas and Hillsborough Counties, providing quick access to Tampa International, the Veterans Expressway, metro Tampa and North Pinellas County.



Brooker Creek Corporate Center Professional Office Condo

Building Entrance



First Floor Lobby



Second Floor Lobby



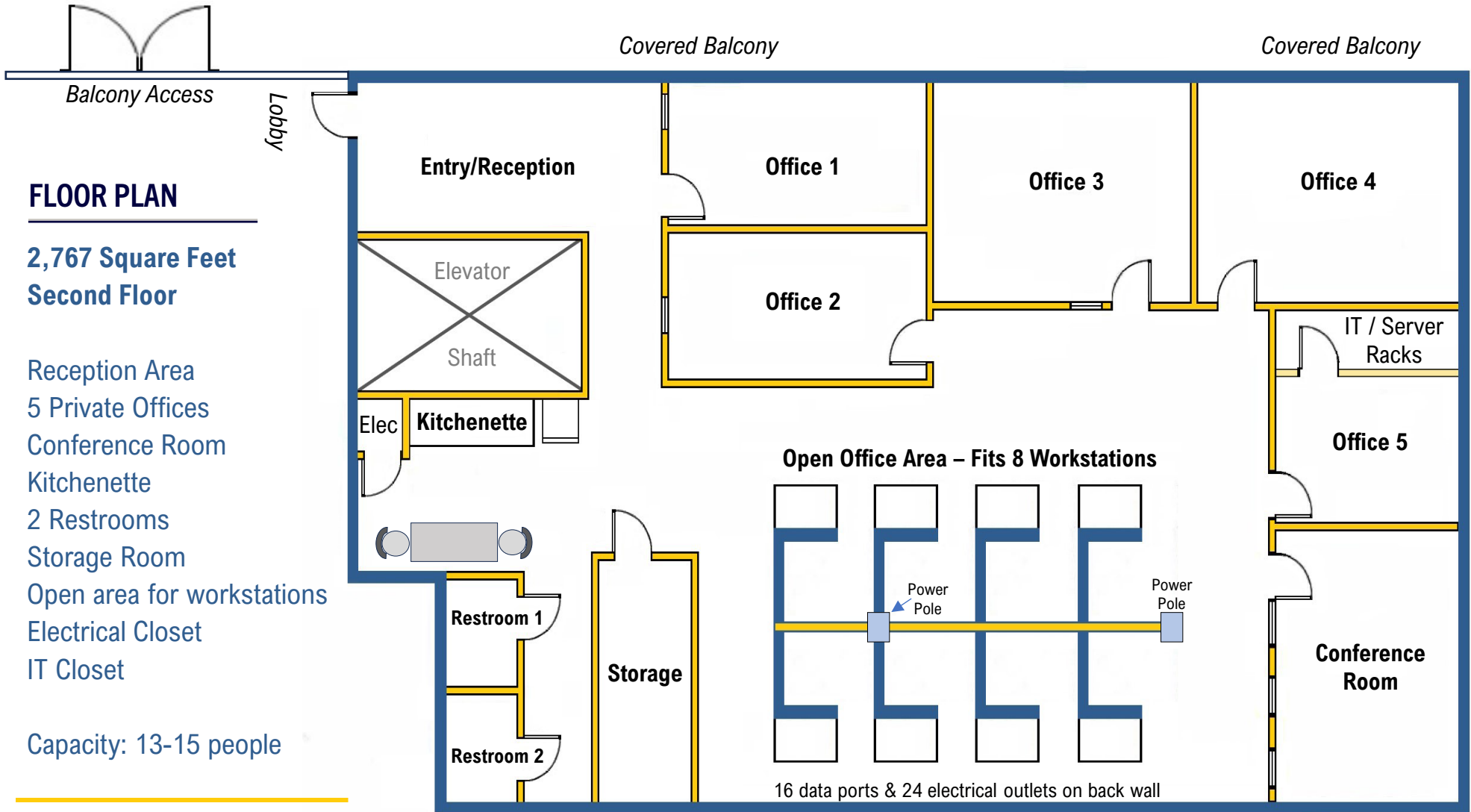
Balcony

Entrance to Suite 221



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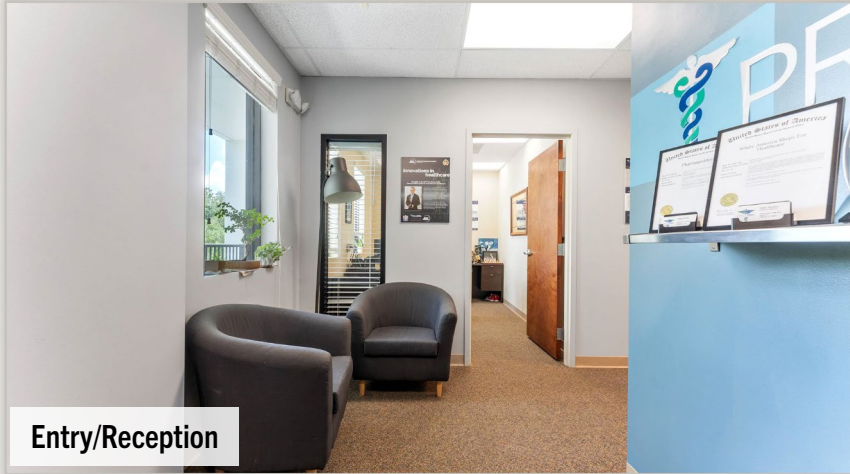
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Entry/Reception



Office 1

Interior Suite 221



Open Workspace



Office 2





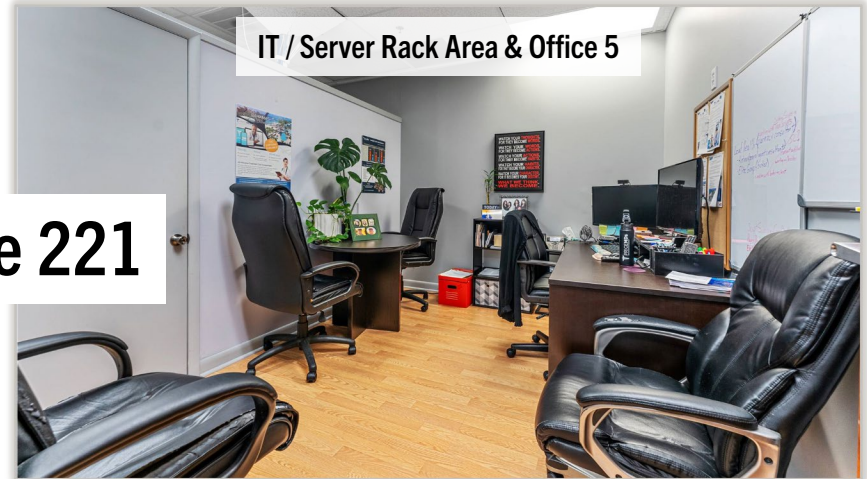
Kitchenette



Conference Room



Office 3



IT / Server Rack Area & Office 5

Interior Suite 221



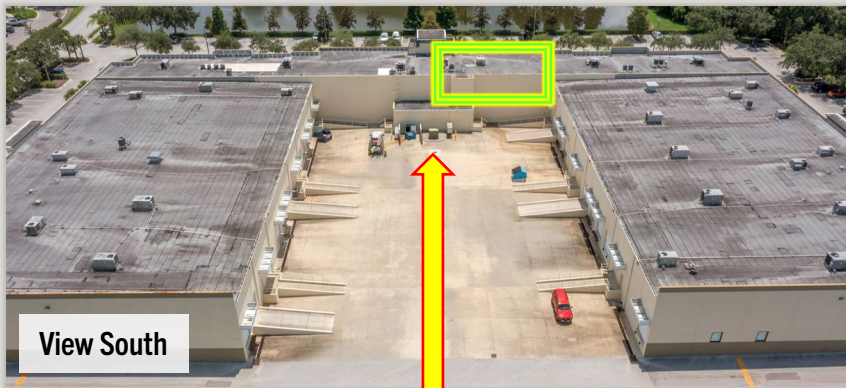
Office 4



Walk-In Storage Closet

Included with Sale

- **Generac 60Kw Generator**
 - 200 Amp automatic transfer switch
 - Four 125-gallon propane tanks
- **OpenPath EAC security access system**
 - HF Reader supports cell phone, keyFOB or key card credentials
 - AIPhone video color video intercom system with door release and master station



View South



60 Kw Generac Generator



Generator & Propane Tanks in Truck Court



4 - 125 Gallon Propane Tanks

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FOR SALE



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View to Southwest

View to East



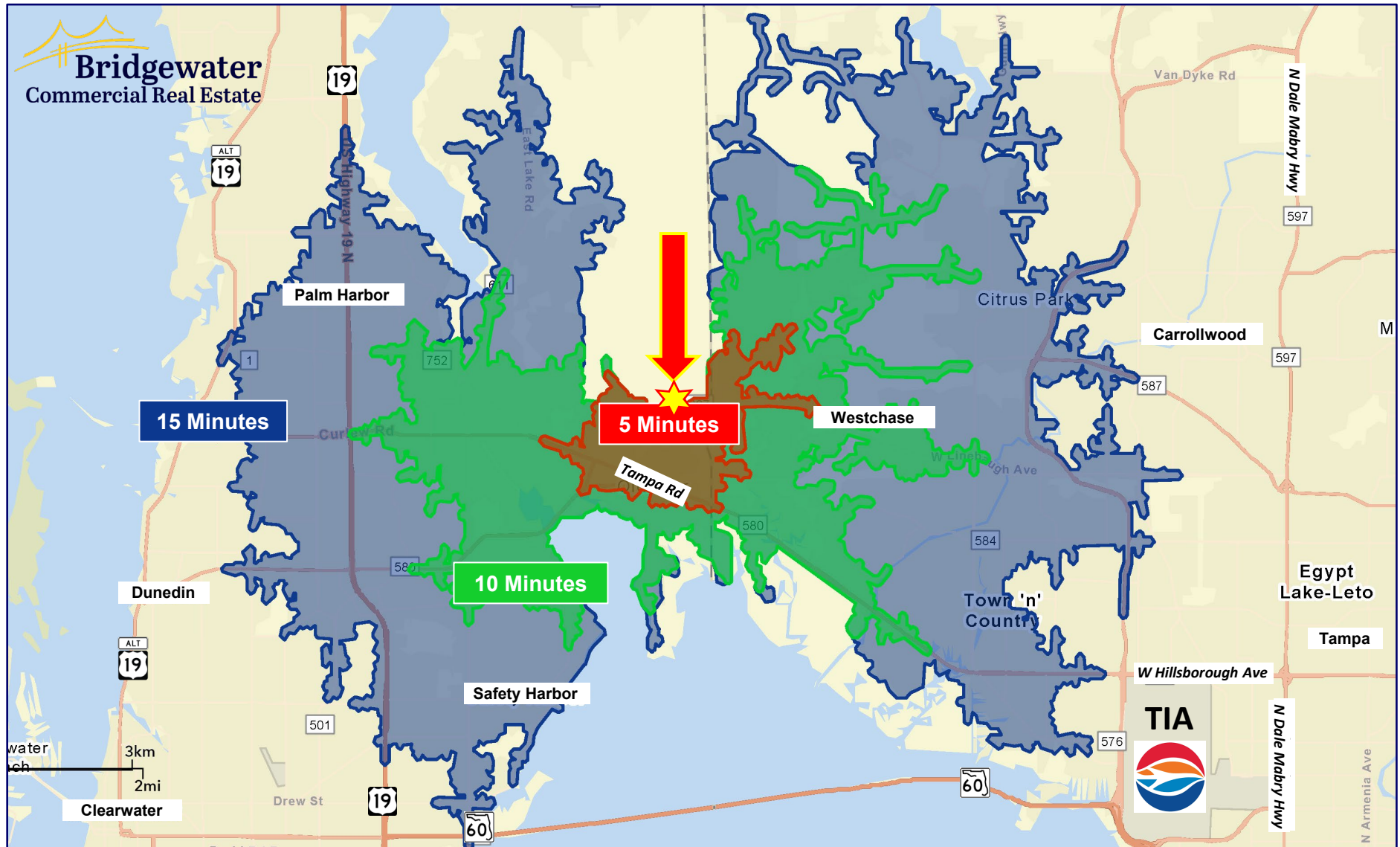

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5 - 10 - 15 Minute Drive Time Map



FOR SALE

Brooker Creek Corporate Center Professional Office Condo 720 Brooker Creek Blvd., Suite 221, Oldsmar, FL 34677

5 - 10 - 15 Mile Radius Demographics

2024 POPULATION	5 Miles	10 Miles	15 Miles
Total Population	153,707	600,731	1,400,025
Daytime Population	135,827	589,408	1,556,636
Median Age	45.6	46.1	43.5
Male Population	74,179	291,612	685,228
Female Population	79,528	309,119	714,797
25+ Bachelor's Degree or Higher	47.7%	41.0%	38.9%

2024 HOUSEHOLDS	5 Miles	10 Miles	15 Miles
Total Households	65,128	256,832	605,186
Avg # of Persons per HH	2.34	2.31	2.27
Average HH Income	153,284	133,358	126,015
Average Home Value	513,526	476,081	470,918

Demographic data derived from ESRI



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