



University Cove Place

Grand Pavilion

LEASE

14438 University Cove Pl

14438 UNIVERSITY COVE PL

Tampa, FL 33613

PRESENTED BY:

GAIL BOWDEN

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NNN)
BUILDING SIZE:	2,872 SF
AVAILABLE SF:	2,872 SF
LOT SIZE:	123,013,440 SF
YEAR BUILT:	2001
ZONING:	SPI-UC-1
MARKET:	Tampa
TRAFFIC COUNT:	51,500
APN:	034890-0236

PROPERTY OVERVIEW

Freestanding building ideal for professional office or medical space located near Advent Health Tampa, VA Hospital, and many other medical facilities. Easy access to I-275 and I-75 makes this location convenient and accessible. New commercial growth and development in every direction, situated in the heart of Tampa's major travel arteries.

PROPERTY HIGHLIGHTS

- Convenient access to I-275, I-75
- Near USF, Florida Hospital, and VA Hospital
- Freestanding building
- Ample parking

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PROPERTY DETAILS

LEASE RATE	\$22.00 SF/YR
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LOCATION INFORMATION

STREET ADDRESS	14438 University Cove Pl
CITY, STATE, ZIP	Tampa, FL 33613
COUNTY	Hillsborough
MARKET	Tampa
CROSS-STREETS	Bruce B Downs Blvd & Grand Pavilion Dr.
TOWNSHIP	28
RANGE	19
SECTION	5
SIDE OF THE STREET	West
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	2.2 miles to US 41, 2.3 miles to I 275
NEAREST AIRPORT	20 miles to Tampa International Airport

PARKING & TRANSPORTATION

STREET PARKING	No
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PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	SPI-UC-1
LOT SIZE	123,013,440 SF
APN #	034890-0236
LOT FRONTAGE	57 ft
LOT DEPTH	55 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	51500
WATERFRONT	No
POWER	Yes

BUILDING INFORMATION

BUILDING SIZE	2,872 SF
BUILDING CLASS	A
TENANCY	Single
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	2,872 SF
YEAR BUILT	2001
ROOF	WOOD TRUSS, ASPHALT/COMP. SHINGLE
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
WALLS	DRYWALL
EXTERIOR WALLS	MASONRY STUCCO

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,872 SF	LEASE RATE:	\$22.00 SF/yr

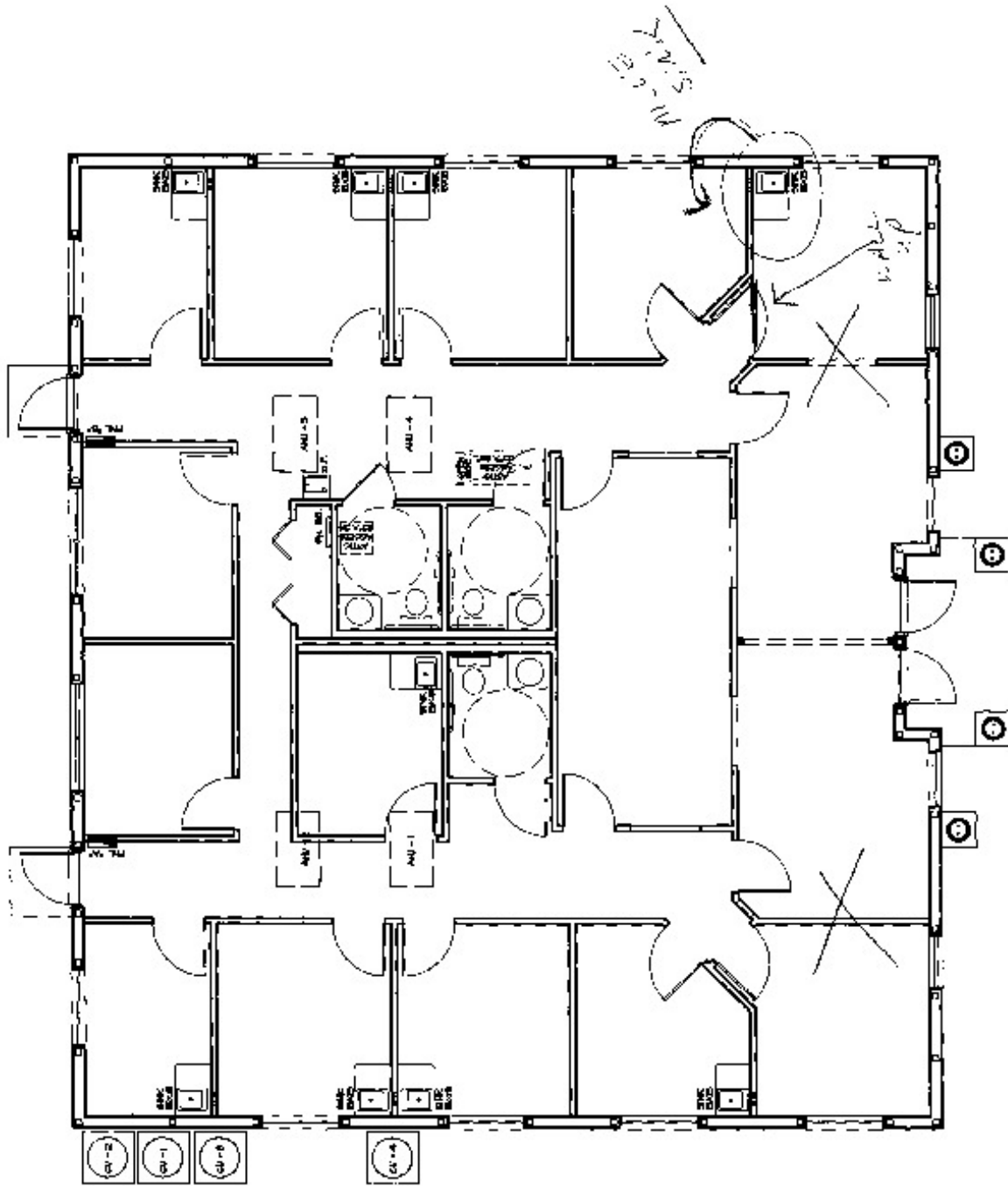
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1	Available	2,872 SF	NNN	\$22.00 SF/yr	-

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FLOOR PLANS



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AERIAL MAP



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LOCATION MAP

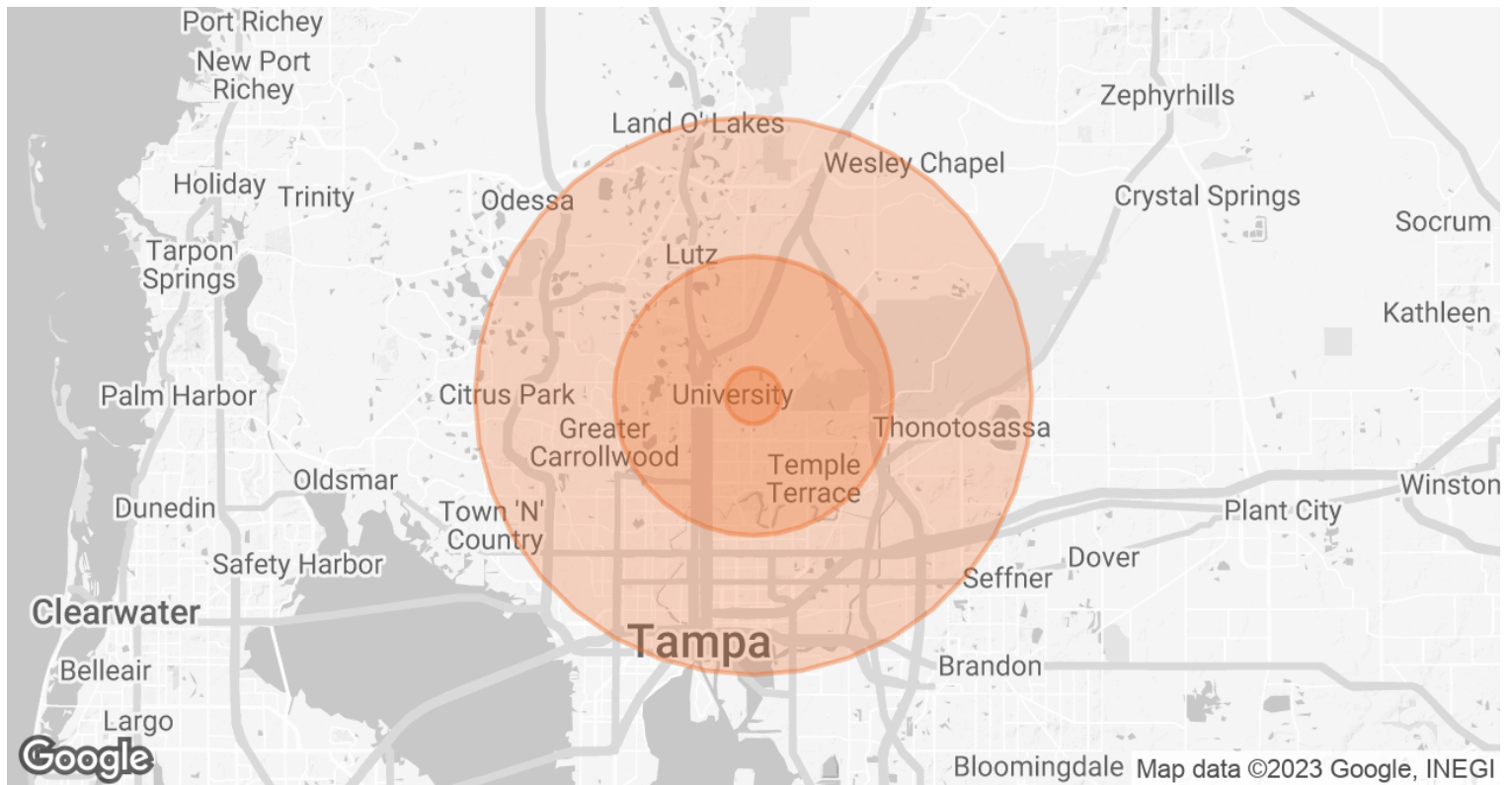


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	24,195	248,128	737,852
AVERAGE AGE	28.9	35.1	37.5
AVERAGE AGE (MALE)	28.2	33.7	36.4
AVERAGE AGE (FEMALE)	31.1	36.6	38.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	11,765	103,691	301,573
# OF PERSONS PER HH	2.1	2.4	2.4
AVERAGE HH INCOME	\$32,560	\$60,844	\$71,162
AVERAGE HOUSE VALUE	\$40,102	\$164,897	\$207,738

* Demographic data derived from 2020 ACS - US Census

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GAIL BOWDEN

Senior Investment Advisor

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Direct: **941.223.1525** | Cell: **941.223.1525**

PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development.

Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail

Real Estate Forum's Women of Influence 2020 & 2016

SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014

MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017

Four-time Top CRE Advisor; Top Producer; Top Sale Transaction

Ranked #11 worldwide & #2 in Florida with SVN 2019

Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

RECENT TRANSACTIONS

- LEASED | Orlando, FL (Lake Nona area) | Medical Office Building | 2,229 sf | 10 Year Lease
- LEASED | Bradenton, FL | Medical Office Building | 13,122 sf | 5 Year Lease

SVN | Commercial Advisory Group

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