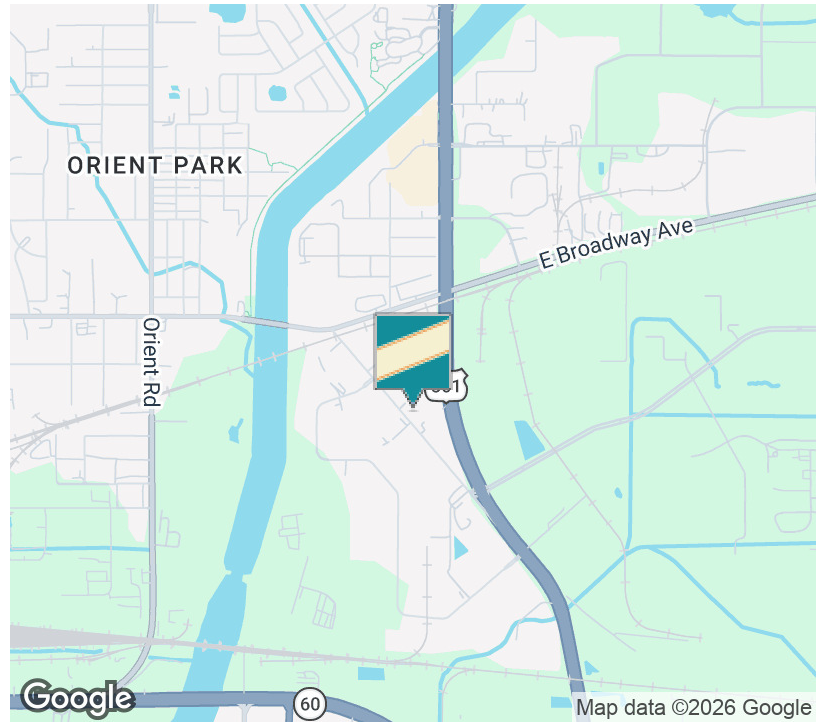




1921 TAMPA EAST BLVD | OFFICE, FLEX & INDUSTRIAL

1921 Tampa East Blvd, Tampa, FL 33619

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	4,600 - 10,600 SF
Lease Rate:	\$10 SF/yr (NNN)
Lot Size:	0.9 Acres
Year Built:	1979
Building Size:	12,000 SF
Zoning:	M
Market:	Tampa Bay
Submarket:	East Tampa

PROPERTY OVERVIEW

Office, flex and industrial leasing at 1921 Tampa East Blvd. Alternative configurations of approximately 4,600, 7,890 or 10,600 SF within a 12,000 SF building. Features include 40 parking spaces, access to three dock-high loading doors, private offices, conference rooms and conveyor-served second-floor storage.

\$10.00/SF/YR base

THREE LEASING OPTIONS:

- ±4,600 SF: downstairs office + flex.
- ±7,890 SF: ±1,890 SF downstairs office + the full ±6,000 SF second floor.
- ±10,600 SF: both available floors, including downstairs flex.

Justin Worthington

813.882.0884

justin@grimaldicommercialrealty.com

This document is strictly confidential; Information contained herein is from sources deemed reliable but unverified by Grimaldi Commercial Realty Corp.; all parties must verify all details and information independently. Please note that images may be digitally edited for presentation purposes.



1921 TAMPA EAST BLVD | OFFICE, FLEX & INDUSTRIAL

1921 Tampa East Blvd, Tampa, FL 33619

COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- Base Rent: \$10.00/SF/year and \$3.02/SF/year NNN expenses
- Approximately 12,000 SF, two-story office/flex building
- Alternative leasing configurations: $\pm 4,600$ SF, $\pm 7,890$ SF or $\pm 10,600$ SF
- Downstairs flex/industrial space included in the $\pm 4,600$ SF and $\pm 10,600$ SF options
- Full $\pm 6,000$ SF second floor included in the $\pm 7,890$ SF and $\pm 10,600$ SF options
- 40 on-site parking spaces
- All tenants have access to three dock-high loading bay doors
- Second-floor flex storage/warehouse area with locking storage cage
- Skate-wheel conveyor and automatic belt connection to downstairs loading area
- Multiple private offices and conference rooms, reception and support rooms
- Four restrooms: two on each floor
- East Tampa location near US 301 with



Justin Worthington

813.882.0884

justin@grimaldicommercialrealty.com



1921 TAMPA EAST BLVD | OFFICE, FLEX & INDUSTRIAL

1921 Tampa East Blvd, Tampa, FL 33619

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Base rent: \$10.00/SF/year and \$3.02/SF/year NNN expenses

Bring office, storage and operations together at 1921 Tampa East Boulevard, a two-story, approximately 12,000 SF building in East Tampa. Approximately 4,600 to 10,600 SF is available through three alternative leasing configurations, supported by 40 on-site parking spaces and access to three dock-high loading bay doors for all tenants.

LEASING OPTIONS

- Approximately 4,600 SF: downstairs office and flex/industrial space.
- Approximately 7,890 SF: approximately 1,890 SF of downstairs office plus the full approximately 6,000 SF second floor, including its office and flex storage/warehouse areas.
- Approximately 10,600 SF: approximately 4,600 SF downstairs plus the full approximately 6,000 SF second floor, including the downstairs flex/industrial space.

These are alternative configurations of overlapping space, not separate suites whose areas should be added together.

The second floor combines four private offices, three conference rooms—including two large conference rooms—a networking room, a wash room and two restrooms with a large flex storage/warehouse area and locking storage cage. A skate-wheel conveyor system with an automatic belt connection to the downstairs loading area supports movement of materials between floors.

The downstairs office area features a reception desk and foyer, three offices, a large conference room, a file room and two restrooms. Configurations that include the downstairs flex space provide an additional office and storage area.

The property offers a versatile setting for office, flex and industrial users seeking administrative space alongside storage and operational functions. Its East Tampa location near US 301 provides connections to I-4 and I-75 for regional access. All areas are approximate; final premises and shared-access arrangements are subject to the lease.

LOCATION DESCRIPTION

Position your business in East Tampa's established commercial and industrial corridor at 1921 Tampa East Boulevard, near US Highway 301. Connections to I-4 and I-75 support travel across Tampa Bay and the Central Florida region, including Brandon, Plant City and Lakeland. The setting offers a practical base for businesses coordinating office staff, inventory, deliveries and field operations, with access to the broader Tampa market and Port Tampa Bay.

Justin Worthington

813.882.0884

justin@grimaldicommercialrealty.com



1921 TAMPA EAST BLVD | OFFICE, FLEX & INDUSTRIAL

1921 Tampa East Blvd, Tampa, FL 33619

OFFICE & FLEX INTERIORS



Justin Worthington

813.882.0884

justin@grimaldcommercialrealty.com

This document is strictly confidential; Information contained herein is from sources deemed reliable but unverified by Grimaldi Commercial Realty Corp.; all parties must verify all details and information independently. Please note that images may be digitally edited for presentation purposes.



1921 TAMPA EAST BLVD | OFFICE, FLEX & INDUSTRIAL

1921 Tampa East Blvd, Tampa, FL 33619

LOADING, STORAGE & AMENITIES



Justin Worthington

813.882.0884

justin@grimaldicommercialrealty.com

This document is strictly confidential; Information contained herein is from sources deemed reliable but unverified by Grimaldi Commercial Realty Corp.; all parties must verify all details and information independently. Please note that images may be digitally edited for presentation purposes.



1921 TAMPA EAST BLVD | OFFICE, FLEX & INDUSTRIAL

1921 Tampa East Blvd, Tampa, FL 33619

RETAILER MAP



Justin Worthington

813.882.0884

justin@grimaldcommercialrealty.com

This document is strictly confidential; Information contained herein is from sources deemed reliable but unverified by Grimaldi Commercial Realty Corp.; all parties must verify all details and information independently. Please note that images may be digitally edited for presentation purposes.



1921 TAMPA EAST BLVD | OFFICE, FLEX & INDUSTRIAL

1921 Tampa East Blvd, Tampa, FL 33619

ADVISOR BIO & CONTACT 1

JUSTIN WORTHINGTON

Commercial Real Estate Advisor



115 W Bearss Ave
Tampa, FL 33613
T 813.882.0884
C 727.709.6216
justin@grimaldicommercialrealty.com
FL #SL3603509

PROFESSIONAL BACKGROUND

Justin Worthington is a proud native of the Tampa Bay Area, where he has spent his entire life immersed in the community, including his time as a graduate of the University of South Florida. Prior to joining Grimaldi Commercial Realty, Justin gained over a decade of invaluable experience serving the public as a dedicated Law enforcement detective, Team Leader and Supervisor/Trainer. Justin brings a unique perspective and unwavering commitment to his role in commercial real estate. As a Team Leader and Supervisor, Justin has honed his leadership skills and developed a keen understanding of teamwork and accountability. His ability to effectively manage high-pressure situations and guide others through challenging circumstances speaks volumes about his character and professionalism.

Justin's transition into the commercial real estate arena was driven by his passion for real estate and for helping others, and his desire to continue serving the community. His background has instilled in him a strong sense of integrity, empathy, and professionalism, traits that he brings to every client interaction. As a member of the esteemed Grimaldi Commercial Realty team, Justin leverages his extensive network within the Tampa Bay Area to facilitate successful transactions and foster positive relationships. His dedication to client satisfaction and his deep understanding of the local market dynamics position him as a trusted advisor and advocate for his clients' real estate needs.

Areas of Focus:

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

EDUCATION

University of South Florida

Justin Worthington

813.882.0884

justin@grimaldicommercialrealty.com