



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

SI-1698

# PROFESSIONAL OFFICE SPACE

## FOR SALE



**630 BROOKER CREEK BLVD. #315**  
**OLDSMAR, FL 34677**

- 2,750 SF FOR SALE – MOVE IN READY
- ATTRACTIVELY MAINTAINED CORPORATE OFFICE PARK
- GREAT NORTH PINELLAS LOCATION
- OPEN OFFICE SPACE PLAN
- CONVENIENT ACCESS TO TAMPA AND ALL OF CENTRAL FLORIDA
- NO WAREHOUSE
- **PRICE: \$549,999**



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## PROPERTY OVERVIEW

SI-1698

**ADDRESS:** 630 Brooker Creek Blvd. #315  
Oldsmar, FL 34677

**LOCATION:** Located in an office park west of the Tampa Bay Downs Racetrack at the intersection of Brooker Creek Blvd. & Forest Lakes Blvd.

**LAND AREA:** 332,363 SF  
**DIMENSIONS:** Irregular

**ZONING:** M-1 (City of Oldsmar)  
**LAND USE:** IL – Limited Manufacturing  
**FLOOD ZONE:** "X" (no flood insurance required)

**IMPROVEMENTS:** 2,750 SF

**LEGAL DESCRIPTION:** Lengthy – (Full Legal in Listing file)

**YEAR BUILT:** 2004

**UTILITIES:** Electric – (Teco Electric)  
Water, Sewer & Trash – (City of Oldsmar)

**PARKING:** 80 spaces

**PRESENT USE:** Office

**TAXES:** \$7,346.04 (2025)

**TERMS:** cash at closing

**PARCEL ID #:** 13-28-16-11866-003-3150

**PRICE:** \$549,999

**TERMS:** cash at closing

**NOTES:** The ideal professional office space in the beautiful and modern Brooker Creek Corporate Center. The outstanding Oldsmar location provides easy access to the entire Tampa Bay area and beyond and the abundant parking is great for your customers and employees. Open floor plan with 4 perimeter offices and conference room. Great for co-work space use. Monthly association fee of \$1,152.71 per month (\$5.03 per SF) includes water, sewer, trash, building insurance, landscaping, parking lot maintenance, and common signage. Call now for a tour!

**KEY HOOK #:** N/A

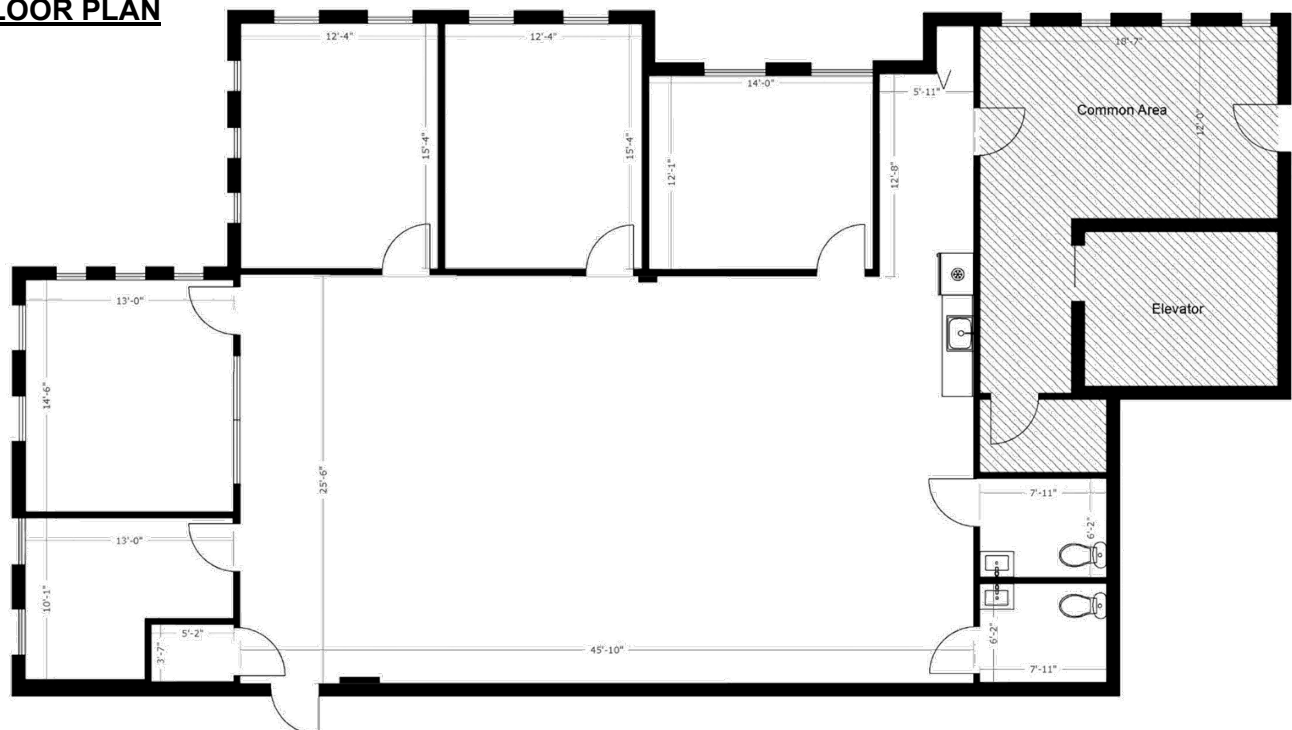
**ASSOCIATE:** Larry Gilbert

**K&H SIGNAGE:** N/A

**LISTING CODE:** SI-1698-2.5-31

**SHOWING INFORMATION:** Please contact listing agent to schedule a showing.

### FLOOR PLAN



The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.