

±5,000 SF | Modern Buildout | Frontage on W Linebaugh Ave



13003 W Linebaugh Ave | Tampa, FL 33626

Turnkey Owner-User Office Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By



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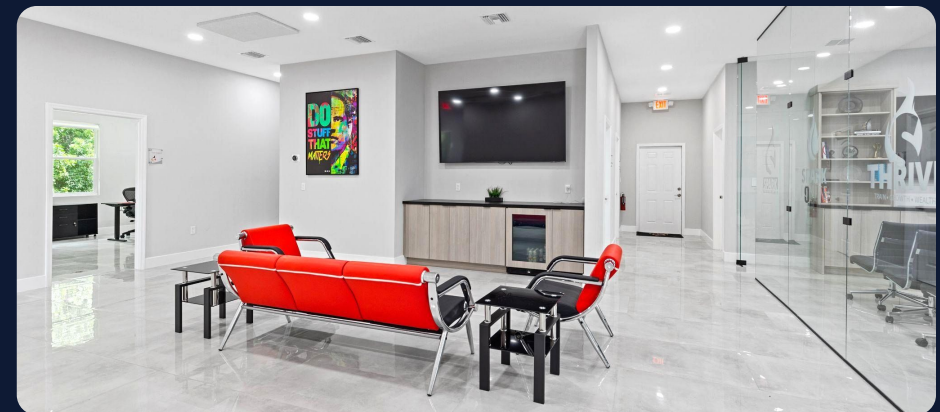
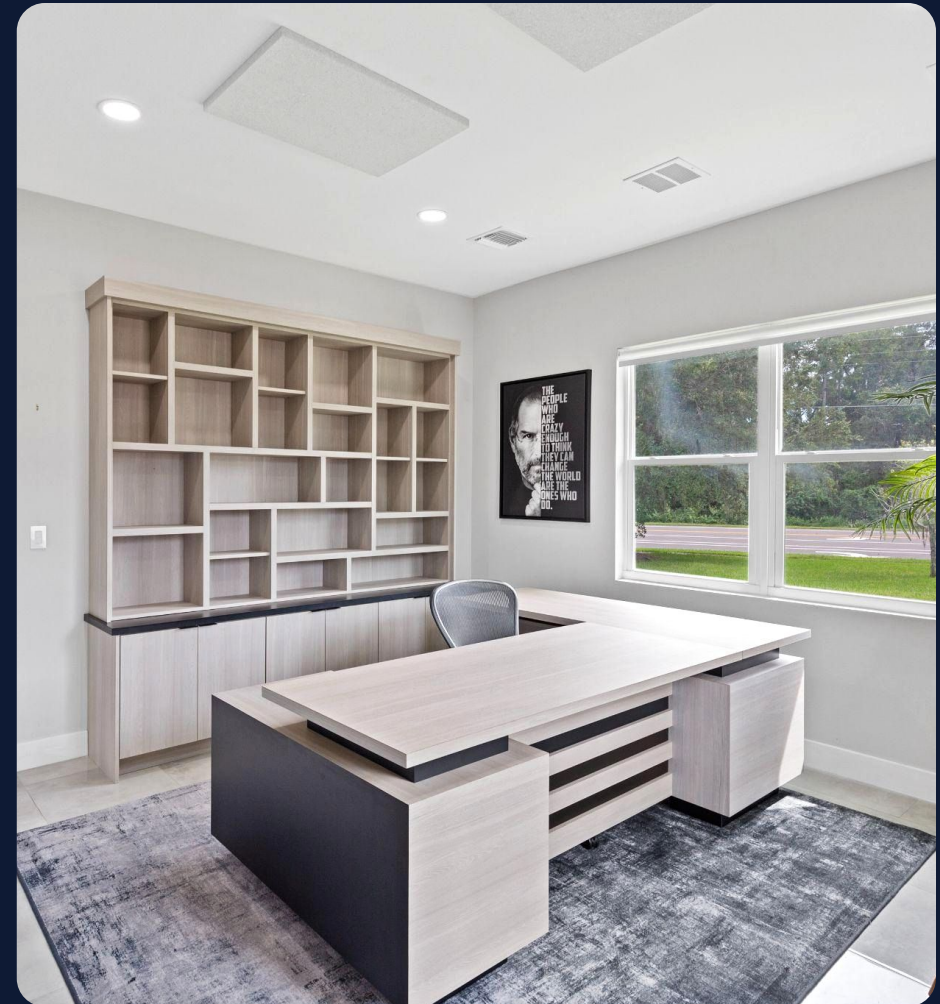
An aerial photograph of a commercial property. In the foreground, there is a large, single-story building with a light-colored roof and walls, featuring several windows and a small entrance. To the left of the building is a paved parking lot with a few cars. To the right of the building is a landscaped area with many palm trees and a paved walkway. In the background, there is a dense line of green trees under a blue sky with scattered white clouds. The overall scene is bright and sunny.

Property Overview

13003 W Linebaugh Ave
Tampa, FL 33626



Interior Photos



Interior Photos



Investment Highlights

Property Highlights

- **±5,000 SF Turnkey Office Building:** Built in 2022, the property features modern finishes and a contemporary office buildout, providing an attractive setting for a variety of professional and office users.
- **Professional Environment for Clients & Employees:** Thoughtfully designed interior with an all-glass conference room, custom green screen room, and high-quality finishes throughout, creating an inviting and professional environment that enhances the experience for both employees and clients.
- **Flexible Multi-Tenant Configuration:** The building features two front entrances, multiple private offices, and a large conference room, with a functional layout that can accommodate a single owner-user or be subdivided into multiple suites.
- **Rare West Linebaugh Avenue Frontage:** One of only two parcels within the Westchase Commons Office Park with direct frontage on West Linebaugh Avenue, providing exceptional visibility and exposure to approximately 20,000 vehicles per day.
- **PD Zoning:** Zoned Planned Development (PD), providing flexibility for a range of potential uses, subject to applicable zoning requirements and approvals.



Investment Highlights

Location Highlights

- **Established Office Park Setting:** Located within Westchase Commons Office Park, a 37-pad professional office development situated in the established Westchase submarket.
- **Proximity to Tampa Bay Downs:** Located 0.9 Miles from Tampa Bay Downs, a longstanding regional destination attracting visitors throughout the racing season and year-round for dining, golf, and other activities. The consistent visitor traffic adds activity and exposure to the surrounding Westchase/Race Track Road corridor.
- **Nearby Retail & Dining Amenities:** Located near Market at Westchase, a Publix-anchored shopping center generating approximately 1.16 million annual visitors driving nearby traffic while providing convenient access to grocery, retail, dining, and everyday services.
- **Strong Residential Base:** The property benefits from approximately 149,538 residents within a five-mile radius, providing a substantial population for businesses, employees, and customers.
- **Convenient Airport Access:** Approximately 15 minutes from Tampa International Airport, providing convenient connectivity for business travel, clients, employees, and regional operations.
- **Strong Regional Connectivity:** Convenient access to W Linebaugh Avenue, Race Track Road, and Veterans Expressway, providing connectivity throughout Westchase, Northwest Tampa, and the greater Tampa Bay area.





 **Bryant Elementary School**
±852 Students

Main Street at Hampton Lakes



 **Farnell Middle School**
±1,214 Students



Market at Westchase



 **Preserve at Westchase**
±300 Units

Race Track Rd ±23,500 VPD

Lynmar Commerce Park



Ashton Gardens Senior Living
±298 Units

W Linebaugh Ave ±20,000 VPD

Subject Property



Subject Property

2 East Lake
±12 Minutes Away

2 Westchase
±7 Minutes Away

4 Oldsmar
±6 Minutes Away

3 Carrollwood
±18 Minutes Away

1 Citrus Park
±12 Minutes Away

3 Clearwater
±24 Minutes Away

1 Downtown Tampa
±24 Minutes Away

2 St. Petersburg
±30 Minutes Away

4 Tampa International Airport
±16 Minutes Away

Major Destinations

- 1. Downtown Tampa ±24 Min
- 2. St. Petersburg ±30 Min
- 3. Clearwater ±24 Min
- 4. Tampa International Airport ±16 Min

Nearby Cities

- 1. Citrus Park ±12 Min
- 2. Westchase ±7 Min
- 3. Carrollwood ±18 Min
- 4. Oldsmar ±6 Min
- 5. East Lake ±12 Min

13003 W Linebaugh Ave
Tampa, FL 33626

\$1,500,000

Price

±5,110 SF

GLA

\$300.00

Price Per SF

2022

Year Built

PD

Zoning



Market Overview

13003 W Linebaugh Ave
Tampa, FL 33626



Clearwater

±14 miles



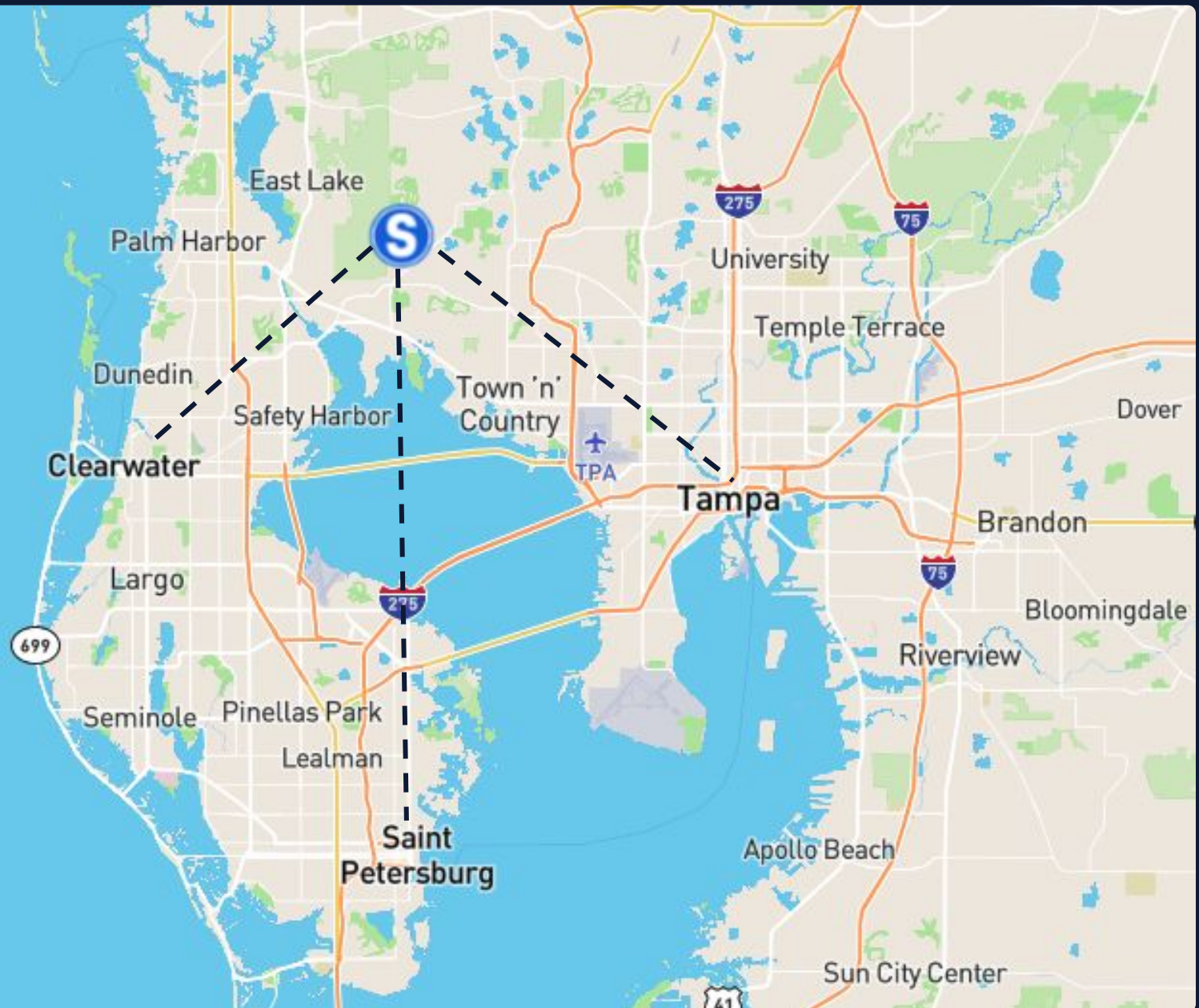
Tampa

±18 miles



Saint Petersburg

±27 miles



Tampa, FL

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To Live In The U.S.**

- Pnewswire.Com

Westchase, Florida, is an established residential and commercial community in northwest Hillsborough County that benefits from its location within the Tampa Bay region and proximity to major employment, retail, healthcare, and recreational destinations. The surrounding 5-mile trade area is home to approximately 149,353 residents and 60,819 households as of 2025, with population projected to reach 155,003 residents by 2030. The area has an average household income of \$116,935, and approximately 41,426 owner-occupied households, creating a substantial residential base that supports demand for grocery, dining, healthcare, professional services, and other daily-needs retail.

Westchase also benefits from regional connectivity through Linebaugh Avenue, Race Track Road, and the Veterans Expressway, providing convenient access to Tampa International Airport, major employment centers, and surrounding communities throughout the Tampa Bay area. The area features an established mix of residential neighborhoods, professional offices, retail centers, restaurants, schools, and recreational amenities, creating a diverse network of activity generators. With \$182.9 million in retail sales and \$142.1 million in healthcare and social assistance receipts recorded in 2022, Westchase demonstrates substantial consumer and service-sector activity. Together, its affluent residential base, strong homeowner presence, established commercial infrastructure, and regional accessibility reinforce Westchase as a prominent suburban market for neighborhood and service-oriented retail.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,390	46,940	149,353
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	1,476	18,130	60,819
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$113,331	\$147,978	\$116,935

Tampa, FL Economy

Tampa is a major metropolitan center in Florida and one of the state's most dynamic economic and cultural hubs. Known for its strategic transportation infrastructure—anchored by Tampa International Airport and a robust port system—Tampa offers strong connectivity for both domestic and international business. The region's diverse economy is driven by sectors such as financial services, healthcare, technology, defense, logistics, and tourism. With a steadily growing population, business-friendly climate, and an expanding corporate presence, Tampa blends relative affordability, a skilled workforce, and a high quality of life, making it an increasingly attractive market for investment and growth.

Tampa businesses and investors benefit from a rapidly expanding and diverse consumer base, strong population growth, and sustained demand across both urban and suburban submarkets. Positioned as a key gateway to Florida, Tampa is supported by an integrated transportation network that includes major interstate access, Tampa International Airport, and one of the state's most active seaports—supporting long-term commercial expansion and economic stability. The region continues to outperform national averages in population growth and in-migration, fueled by corporate relocations, an expanding professional workforce, continued business investment, and Florida's favorable tax and cost-of-living environment.

Total Population
3.4 Million

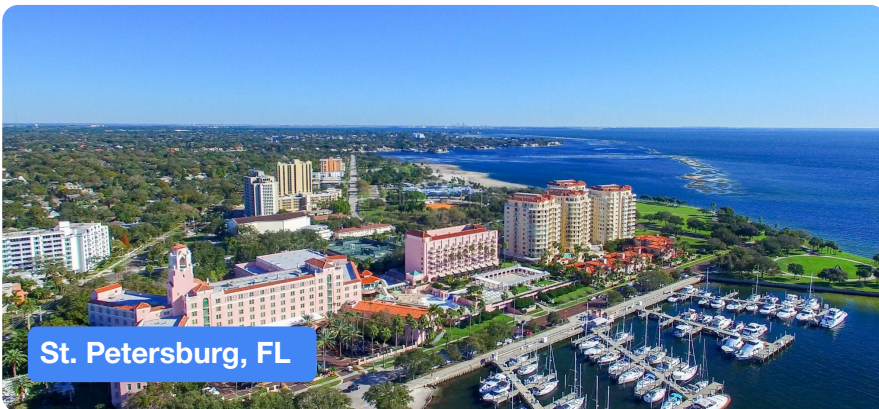
Annual Visitors
15.8 Million

Tourism Economic Impact
\$20 Billion

GDP
\$243.3 Billion



Tampa–St. Petersburg–Clearwater MSA



Local Market Overview

The Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area is one of the largest and fastest-growing regions in the Southeast, supported by sustained population growth, in-migration from higher-cost states, and a diversified employment base. With more than 3 million residents, the region benefits from strong household formation, rising incomes, and continued corporate relocation activity. Its pro-business tax structure, absence of a state income tax, and expanding labor force have positioned the metro as a destination for both employers and skilled workers. Residential demand has remained durable across multiple housing product types, supported by demographic momentum and steady job creation across healthcare, financial services, technology, and logistics sectors.

Positioned along Florida’s Gulf Coast, the MSA offers a combination of urban employment centers, coastal communities, and established suburban neighborhoods with access to Tampa International Airport, Port Tampa Bay, and an extensive interstate network. The area’s mix of young professionals, families, and retirees supports consistent consumer spending and housing demand, reinforcing the metro’s long-term stability and competitiveness within the broader Sun Belt landscape.

Economic Drivers

The Tampa Bay MSA’s economy is anchored by a diverse and expanding employment base that underpins long-term growth and resilience. Healthcare and social assistance, professional and business services, and trade, transportation and utilities are among the largest employment sectors, collectively driving a significant share of regional job creation and economic activity. The presence of major healthcare systems, financial institutions, and professional services firms supports both high-skill job growth and regional GDP expansion. The area also benefits from major infrastructure assets—including Tampa International Airport’s global connectivity and Port Tampa Bay’s deep-water shipping capacity—which enhance logistics, trade, and tourism. Its strategic Gulf Coast location and access to more than 34 million consumers within an eight-hour drive attract corporate relocations and boost distribution and manufacturing activity. Long-term population and employment growth are supported by strong labor force participation and net in-migration, contributing to expanding consumer markets and real estate demand throughout the MSA.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 13003 W Linebaugh Ave, Tampa, FL, 33626 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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