



**BRAND NEW 1,500 SF OFFICE/MEDICAL SUITE | MOVE-IN READY | SEFFNER, FL**

708 Cactus Ridge Cir, Seffner, FL 33584

**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

|                |                  |
|----------------|------------------|
| Available SF:  | 1,500 SF         |
| Lease Rate:    | \$22 SF/yr (NNN) |
| Lot Size:      | 0.07 Acres       |
| Year Built:    | 2025             |
| Building Size: | 3,000 SF         |
| Zoning:        | PD               |
| Market:        | Tampa Bay        |
| Submarket:     | Seffner/Brandon  |

**PROPERTY OVERVIEW**

Step into a pristine, never-before-occupied workspace with this brand-new 1,500 SF professional suite at 708 Cactus Ridge Circle. Featuring impressive vaulted ceilings and premium luxury vinyl plank flooring throughout, this turnkey space feels remarkably open, bright, and modern. The highly efficient floor plan is move-in ready for traditional office users, boasting five private offices, a welcoming lobby with a built-in administrative desk, a kitchenette, an ADA-compliant restroom, and a dedicated private entrance for staff.

Uniquely positioned for both general professional and healthcare users, Suite B also features pre-installed, capped-off medical plumbing. With a minimal buildout to access the water lines, this space can seamlessly pivot into a state-of-the-art medical, dental, or wellness clinic. Whether you are a traditional firm looking for an upgraded, standalone presence or a medical provider seeking a massive head start on construction, this property offers a flawless blank canvas in the growing Seffner market.

**AVAILABLE SPACES**

| SPACE   | LEASE RATE    | LEASE TYPE   | SIZE (SF) |
|---------|---------------|--------------|-----------|
| Suite B | \$22.00 SF/yr | Office Condo | 1,500 SF  |

**Jordan Levy**

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## COMPLETE HIGHLIGHTS

### LEASE HIGHLIGHTS

- **Condition:** Brand new construction (Never previously occupied)
- **Lease Space:** 1,500 SF (Suite B)
- **Building Type:** Standalone Office/Medical Building
- **Layout & Design:** Highly efficient floor plan maximizing usable square footage, while high vaulted ceilings make the space feel significantly larger and more open
- **Versatility:** Move-in ready for traditional office users today
- **Medical Potential:** Pre-installed medical plumbing available for healthcare users requiring sinks/water lines in exam rooms (requires buildout to access)
- **Access:** Dedicated front entrance for clients/patients, plus a separate private entrance/exit for employees and staff



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## PROPERTY DESCRIPTION

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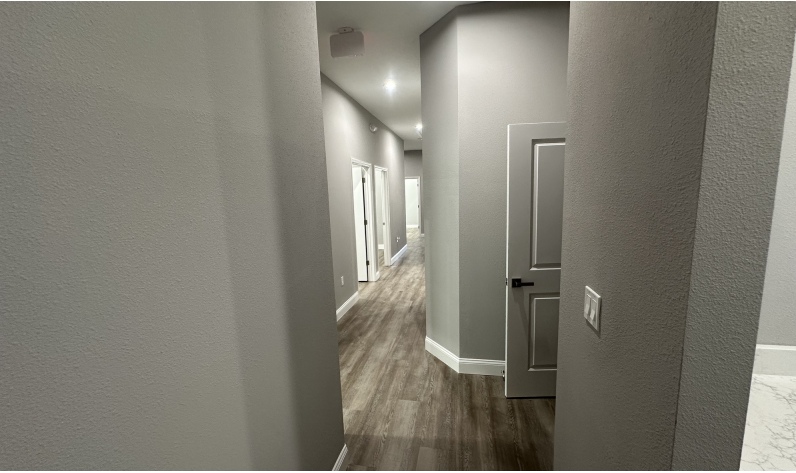
Presenting an exceptional opportunity to lease a brand-new, never-before-occupied 1,500 SF professional suite in Seffner, Florida. Located at 708 Cactus Ridge Circle, Suite B, this pristine unit occupies half of a newly constructed 3,000 SF standalone building.

Turnkey and ready for immediate occupancy as a traditional professional office, this highly versatile space also features pre-installed medical plumbing beneath the surface. With a minor buildout to access the plumbing, this suite can be effortlessly transformed into a state-of-the-art medical or dental clinic. Whether you are a growing law firm, a financial services agency, or a healthcare provider looking for a fresh footprint, this space offers the perfect blank canvas for your business.

Landlord is open to a Modified Gross lease structure at a flat rate in lieu of NNN

### LOCATION DESCRIPTION

Situated in the growing market of Seffner, FL, this property offers excellent accessibility to major thoroughfares, connecting your business seamlessly to the greater Tampa Bay area, Brandon, and Plant City. The standalone nature of the building provides a quiet, professional atmosphere distinct from crowded, multi-story office parks, offering your clients a premium and private experience from the moment they arrive. Located 8 minutes from I-75 and just 12 minutes from the I-4/I-75 Interchange.



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**PROPERTY DETAILS**

|            |                   |
|------------|-------------------|
| Lease Rate | <b>\$22 SF/YR</b> |
|------------|-------------------|

**LOCATION INFORMATION**

|                  |   |
|------------------|---|
| Building Name    | BRAND NEW 1,500 SF Office/Medical Suite   Move-In Ready   Seffner, FL |
| Street Address   | 708 Cactus Ridge Cir  |
| City, State, Zip | Seffner, FL 33584   |
| County           | Hillsborough  |
| Market           | Tampa Bay   |
| Sub-market       | Seffner/Brandon   |
| Road Type        | Paved   |
| Nearest Highway  | I-75  |
| Nearest Airport  | Tampa International Airport   |

**BUILDING INFORMATION**

|                     |           |
|---------------------|-----------|
| Building Size       | 3,000 SF  |
| Building Class      | A         |
| Occupancy %         | 50.0%     |
| Tenancy             | Multiple  |
| Number of Floors    | 1         |
| Year Built          | 2025      |
| Gross Leasable Area | 1,500 SF  |
| Construction Status | Existing  |
| Condition           | Excellent |
| Free Standing       | Yes       |
| Number of Buildings | 1         |
| Exterior Walls      | Masonry   |
| Office Buildout     | Yes       |

**PROPERTY INFORMATION**

|                  |                 |
|------------------|-----------------|
| Property Type    | Office          |
| Property Subtype | Office Building |
| Zoning           | PD              |
| Lot Size         | 3,118 SF        |
| APN #            | 66042.0038      |
| Power            | Yes             |

**PARKING & TRANSPORTATION**

|              |         |
|--------------|---------|
| Parking Type | Surface |
|--------------|---------|

**UTILITIES & AMENITIES**

|                  |                        |
|------------------|------------------------|
| Security Guard   | No                     |
| Handicap Access  | Yes                    |
| Freight Elevator | No                     |
| Central HVAC     | Yes                    |
| HVAC             | Central                |
| Restrooms        | 1                      |
| Landscaping      | Association Maintained |

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ADDITIONAL PHOTOS



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## ADVISOR BIO & CONTACT 1

### JORDAN LEVY

Commercial Real Estate Advisor



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### PROFESSIONAL BACKGROUND

Originally from St. Louis, Jordan Levy moved to Tampa in 2019. A student-athlete graduate from Southern Illinois University with a Sports Administration degree, he later received an MBA from Maryville University. Jordan then became an NFL Agent, representing players in contract negotiations, while also implementing their strategic marketing and career plans.

As an agent, he prided himself on his ability to cultivate relationships and prioritize his client's needs. His decision to transition his skill set into commercial real estate was driven by his passion for market dynamics and his desire to apply his negotiation expertise and strategic thinking to his interest in commercial real estate. His deep understanding of client needs, coupled with his experience in managing complex transactions, make him a valuable asset to the commercial real estate industry. Joining the Grimaldi Commercial Realty team, renowned for their expertise and legacy, was an effortless decision for Jordan, who understood the importance of being mentored by the best in the industry.

Jordan believes in the power of integrity, transparency, and relentless pursuit of excellence. His approach is client-focused, ensuring that each transaction is handled with the utmost professionalism and dedication. He remains committed to delivering results that exceed expectations and building lasting relationships based on trust and mutual success. In his off time, Jordan likes to work out, play golf, and enjoy the beach.

#### Areas of Expertise:

- Commercial Sales & Leasing
- Office Sales & Leasing
- Medical Office Sales & Leasing
- Industrial Sales & Leasing
- Retail Sales & Leasing
- Gas Stations/Convenience Stores
- Investment Assets

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## ADVISOR BIO & CONTACT 2

### KARI L. GRIMALDI/ BROKER

President



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### PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

### EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

### MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member  
International Council of Shopping Centers (ICSC) - Member

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