

OFFICE FOR LEASE

## 330 COMMERCE CLUB

330 PAULS DR, BRANDON, FL 33511-4801



FOR LEASE

**KW COMMERCIAL**

5101 Fruitville Road, Suite 102  
Sarasota, FL 34232



Each Office Independently Owned and Operated

**PRESENTED BY:**

**DAVID KINNARD**

Director

O: (813) 417-2586

C: (813) 417-2586

dkinnard@kw.com

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330 PAULS DR



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## EXECUTIVE SUMMARY

330 PAULS DR



### OFFERING SUMMARY

LEASE RATE:	\$24.50
LEASE TERM:	5 years
BUILDING SF:	17,606
AVAILABLE SF:	1,500
YEAR BUILT:	2005
RENOVATED:	2018
BUILDING CLASS:	B
FLOORS:	2
PARKING RATIO:	6.67
ZONING:	BMS-TC1

### PROPERTY OVERVIEW

Welcome to 330 Commerce Club, the most unique office building in Brandon. Originally built in 2005 and renovated in 2018, this stunning property was reimagined with design inspiration from the renowned Oxford Exchange in Tampa. The renovation preserved the building's beautiful brickwork while introducing glass-walled interiors that allow natural light to flow throughout the space. 330 Commerce Club offers easy access and ample on-site parking for tenants and visitors. The lush outdoor courtyard adds a rare and unique feature to the workspace environment.

### LOCATION OVERVIEW

Located in the heart of Brandon, Florida, 330 Pauls Drive offers a prime commercial setting with easy access to major thoroughfares, including the Selmon Expressway, Brandon Parkway, and Oakfield Drive. This accessible location is just minutes from the area's top dining, retail, and business hubs, making it an ideal space for professional offices and commercial tenants.

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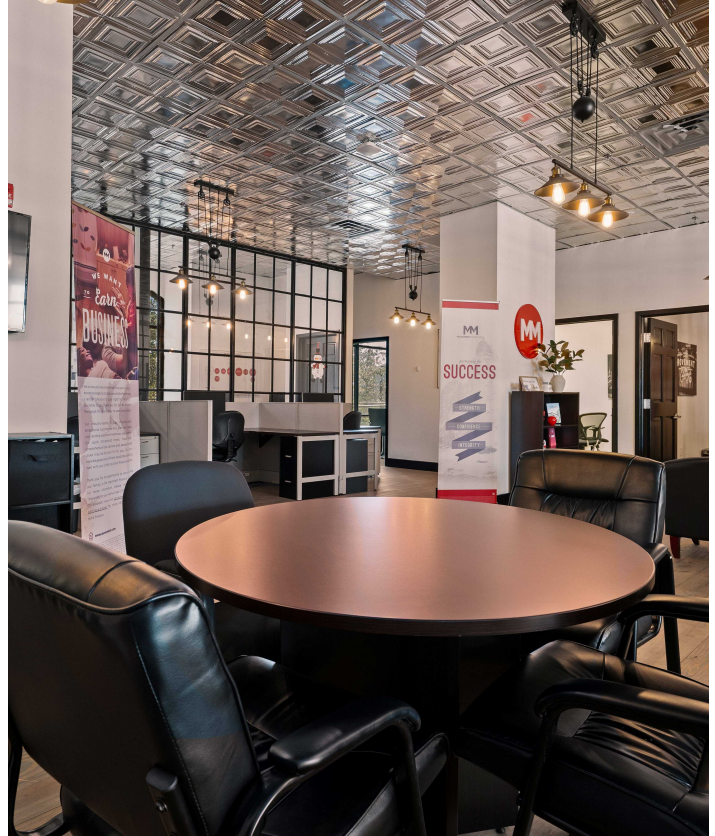
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## PROPERTY PHOTOS

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## BRANDON TOWN CENTER DEVELOPMENT

The Brandon Town Center Development is an ambitious 55-acre mixed-use project set to redefine suburban living in Brandon, Florida. Spearheaded by Atlanta-based Rotunda Land & Development, this visionary community will feature 660 modern townhomes across two phases, designed for the growing "build-to-rent" market. Each three-story unit offers one, two, or three-bedroom layouts with attached garages, blending the comfort of a home with the convenience of renting. Nestled at the corner of South Lakewood Drive and Brandon Parkway, the development boasts proximity to Westfield Brandon mall, I-75, and a wealth of local amenities, making it an ideal choice for renters seeking accessibility and lifestyle.

Complementing the residential offerings, the project includes 75,000 square feet of retail space, creating a vibrant hub for shopping, dining, and services right at residents' doorsteps. Community amenities elevate the experience further, with a resort-style saltwater pool, walking trails, a fitness center, and cozy fire pits fostering a sense of connection and leisure. With construction progressing and strong backing from financiers like Trez Forman Capital, this development taps into the robust Tampa Bay rental market, promising both residents and investors a blend of modern convenience and long-term value in one of Brandon's last large-scale undeveloped parcels.

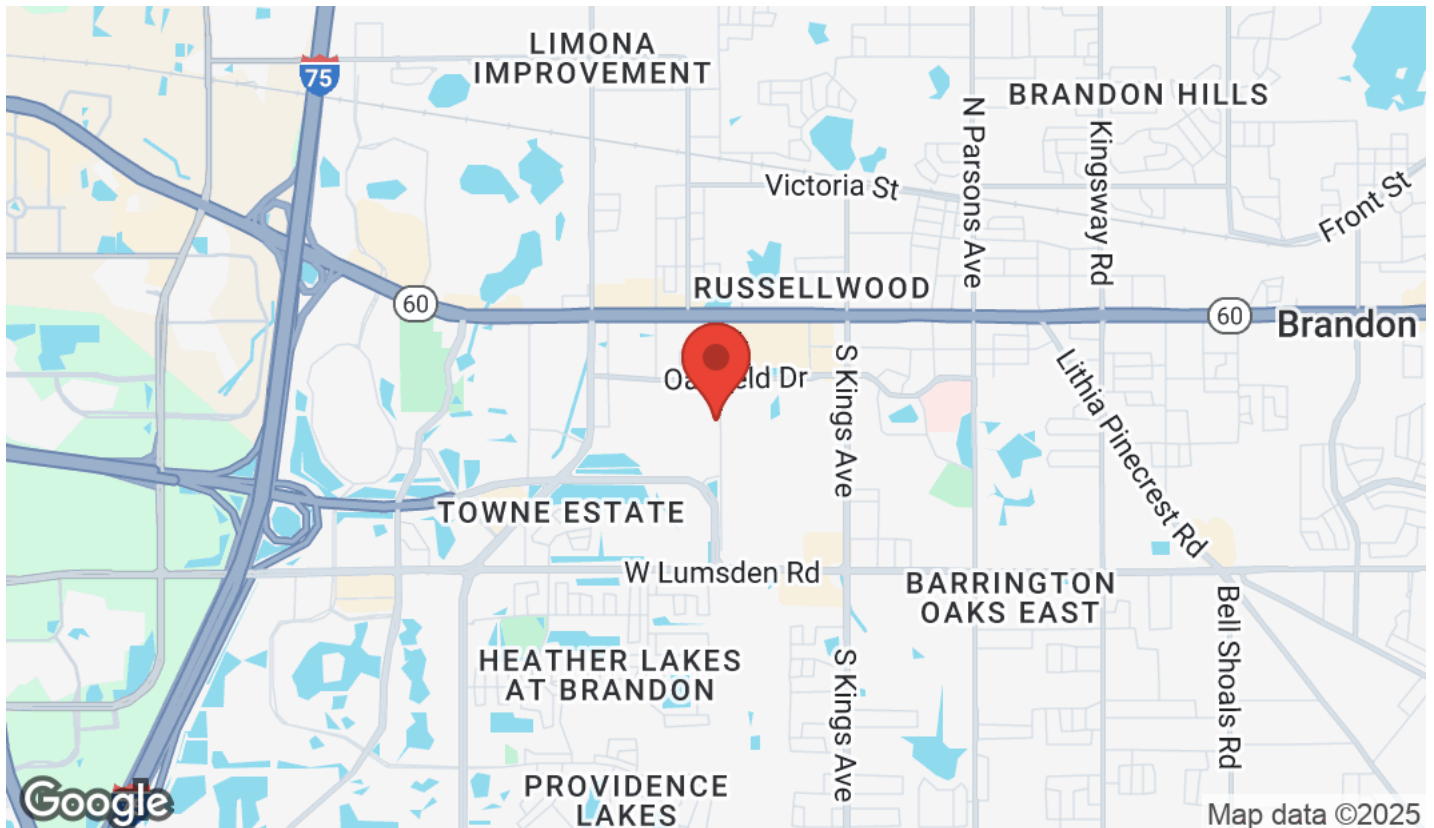
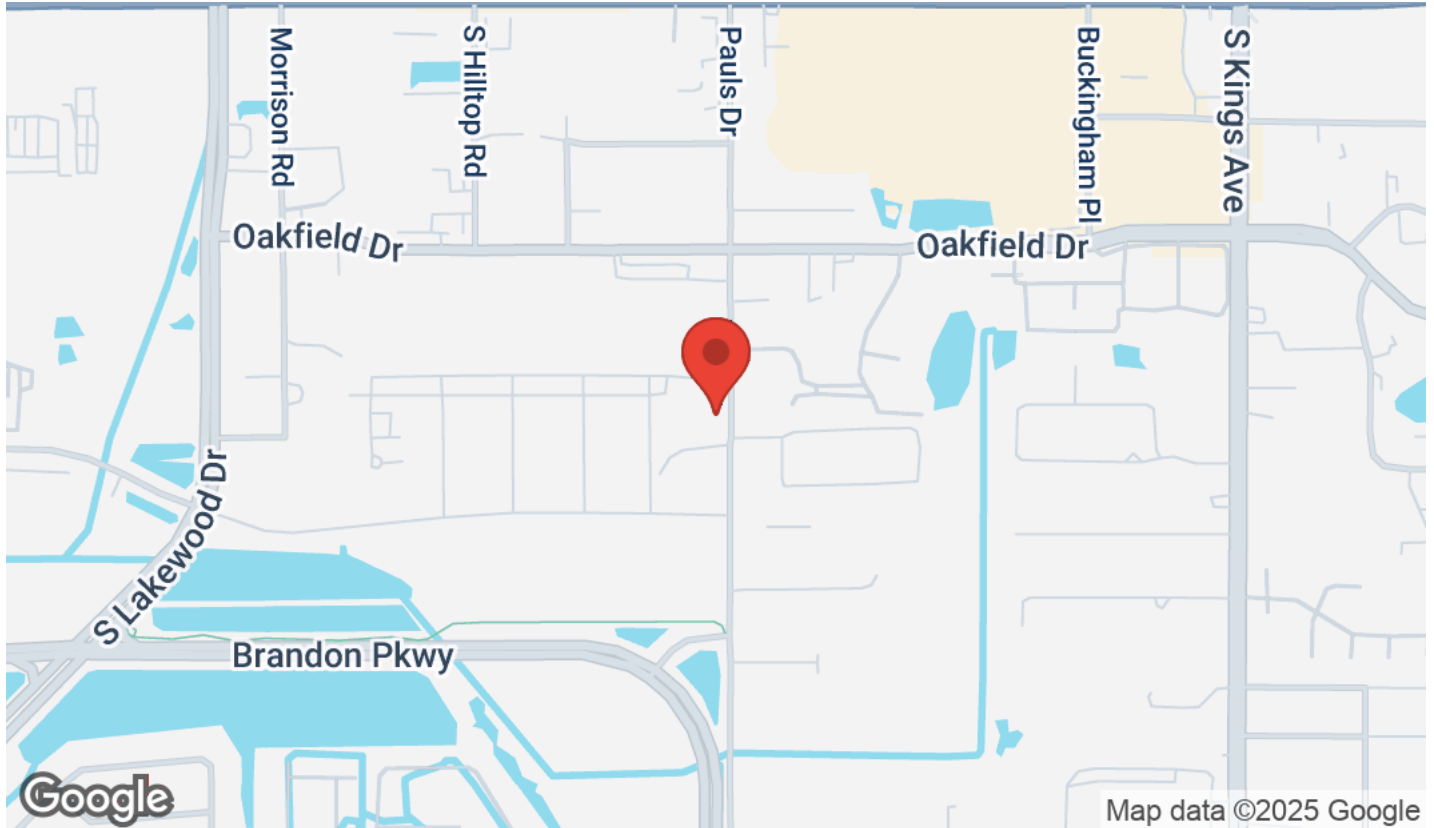
330 Pauls Drive





## LOCATION MAPS

330 PAULS DR



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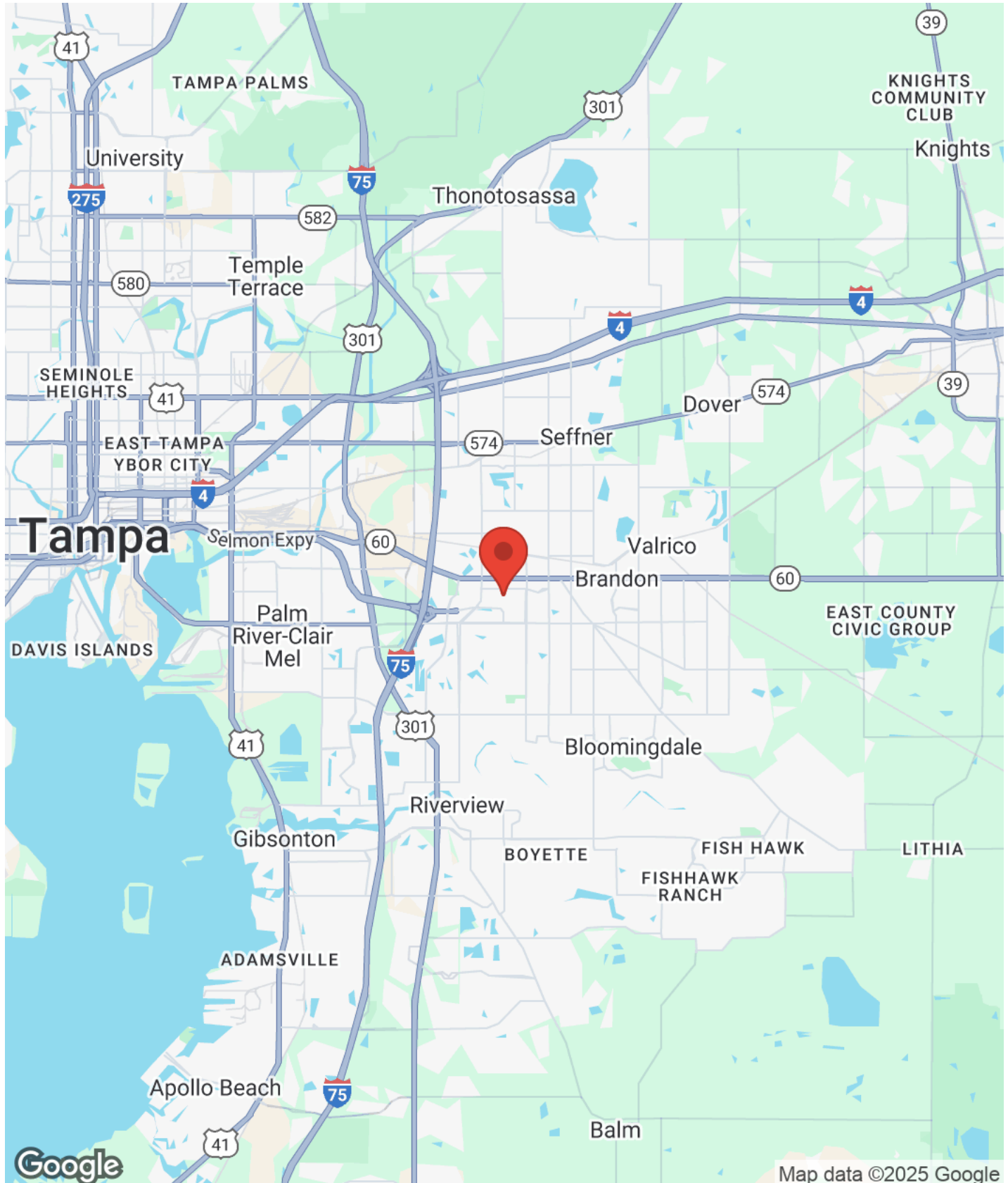
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## REGIONAL MAP

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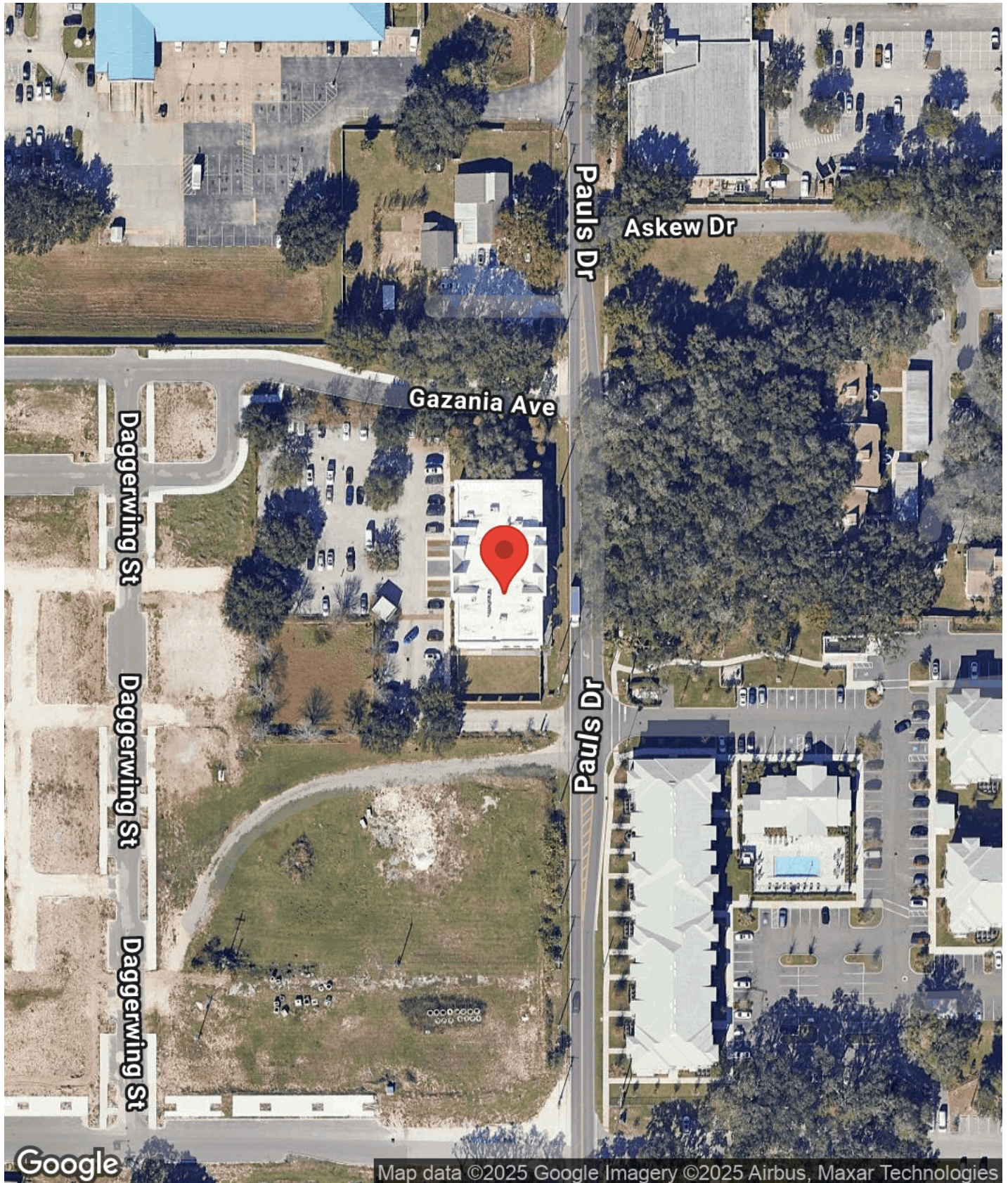
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## AERIAL MAP

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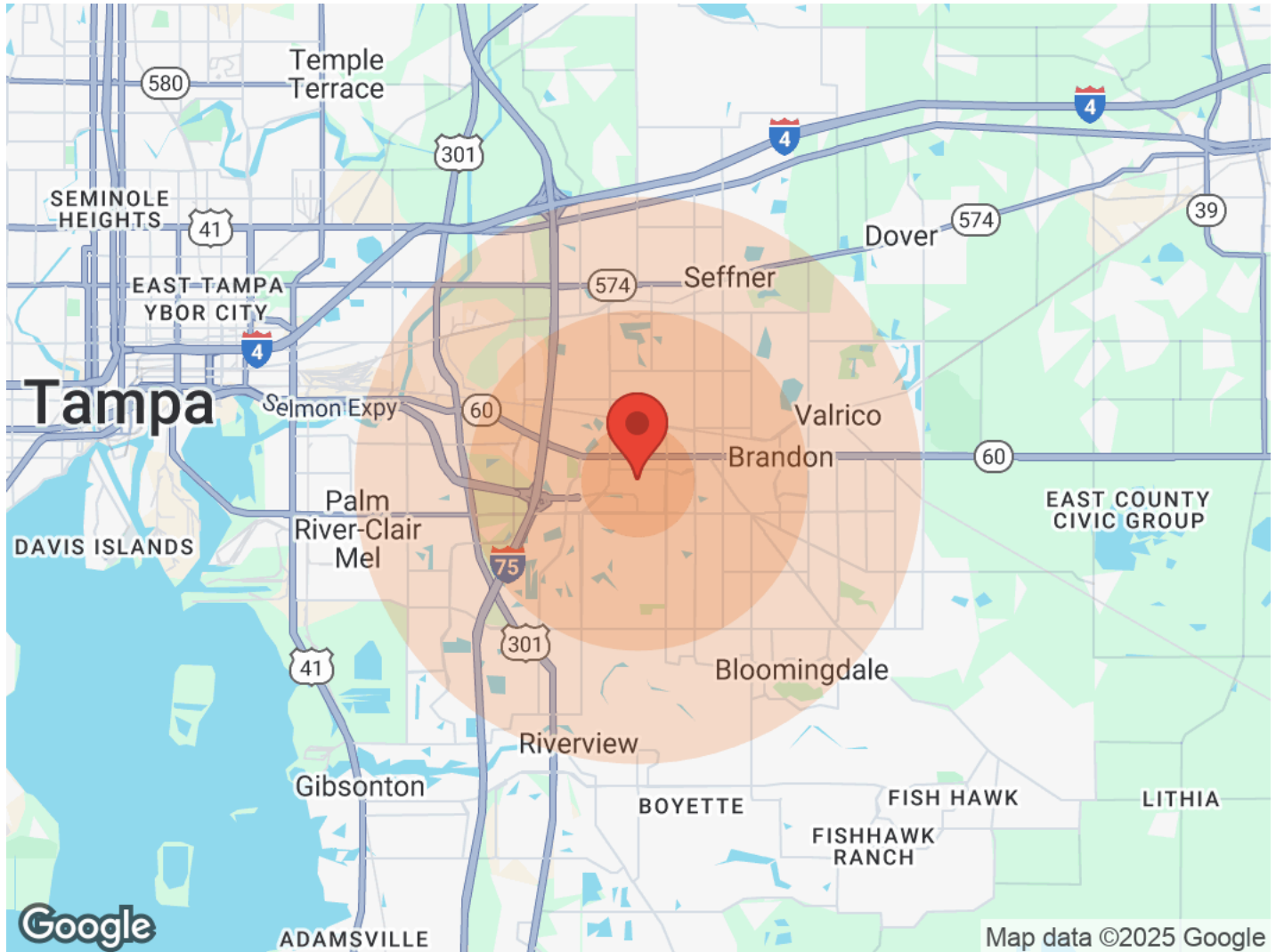
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## DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,692	49,088	109,788
Female	3,870	51,543	111,374
Total Population	7,562	100,631	221,162

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,437	19,941	44,798
Ages 15-24	836	12,955	30,454
Ages 25-54	3,246	42,173	88,705
Ages 55-64	875	12,236	26,918
Ages 65+	1,168	13,326	30,287

Race	1 Mile	3 Miles	5 Miles
White	5,243	73,697	161,699
Black	1,397	15,746	36,622
Am In/AK Nat	N/A	58	183
Hawaiian	N/A	20	38
Hispanic	2,076	22,885	48,930
Multi-Racial	1,514	16,298	33,404

Income	1 Mile	3 Miles	5 Miles
Median	\$50,204	\$57,441	\$53,957
< \$15,000	380	3,312	6,958
\$15,000-\$24,999	273	3,391	7,723
\$25,000-\$34,999	519	4,203	8,519
\$35,000-\$49,999	615	7,298	13,982
\$50,000-\$74,999	653	9,554	18,028
\$75,000-\$99,999	419	6,330	12,740
\$100,000-\$149,999	163	4,754	10,100
\$150,000-\$199,999	21	1,114	3,186
> \$200,000	45	581	1,736

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,618	45,024	92,019
Occupied	3,212	41,330	83,986
Owner Occupied	1,288	22,883	53,883
Renter Occupied	1,924	18,447	30,103
Vacant	406	3,694	8,033

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