COMMERCIAL PROPERTY SERVICES

SPITZER
RUTLAND

Smith &
Associates Real Estate

A GOOD AGENT IS YOUR BEST RESOURCE

Jason Spitzer, J.D.

A St. Pete native, Jason grew up surrounded by the charm and sunshine of the city he still proudly calls home. After high school, he set out to experience life beyond Florida, attending Elon University in North Carolina, where he graduated in 2009 before earning his law degree from the Elon School of Law.

During law school, Jason spent a summer as a project manager for the acquisition of a 150-unit distressed apartment complex—a hands-on project that reignited his passion for real estate and set the course for his career. After graduation, he dove into commercial real estate sales in Greensboro, North Carolina, where he honed his expertise in property investment, development, and client relations.

Eventually, the pull of the Gulf Coast proved too strong to resist, and Jason returned to his hometown of St. Petersburg. Since then, he has built a reputation as one of the area's leading real estate professionals and serves as the leader of a top-producing team, Spitzer Rutland. Under his guidance, the team has become known for its collaborative culture, client-centered approach, and impressive results across both residential and commercial markets.

Today, Jason channels his legal background, leadership experience, and deep market knowledge into helping clients and team members alike navigate the dynamic world of real estate with confidence and clarity. He and his team have a broad range of experience handling sales, leasing, and property management for both commercial and residential properties. They are passionate about every facet of the industry, and are driven by the endless opportunities it provides to create value, build community, and make a lasting impact right here in the Greater Tampa Bay Area.

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MATT LANNI

REALTOR

Matt is a proud St. Pete Beach native and accomplished Realtor® with deep local roots and a genuine passion for helping clients make the most of life on Florida's beautiful Gulf Coast. Growing up here has given him an insider's understanding of the area's neighborhoods, hidden gems, and unique market trends—knowledge he draws on daily to guide buyers, sellers, and investors with confidence.

Before launching his real estate career, Matt spent 15 years in the hospitality industry, including 13 years at the iconic Don CeSar Beach Resort. There, he mastered the art of precision, professionalism, and five-star service—skills that now define his approach to real estate. Whether he's negotiating a sale, managing an investment property, or helping a family find their forever home, Matt's attention to detail and commitment to excellence ensure a seamless experience from start to finish.

Since joining the Spitzer Rutland team, Matt has built a reputation for his local expertise, strong work ethic, and client-first philosophy. Today, he specializes in residential sales, commercial leasing, and investment properties, as well as property management. His goal is simple: to provide every client with the same level of care and professionalism that has become his hallmark throughout his career.

TOM KELLY

Director of Operations

In February of 2020, after two years of working on the brokerage team at RE/MAX Metro, Tom joined us at Spitzer Rutland as our Director of Operations.

Additionally, Tom has 10+ years of experience as a full-time Realtor® focused on providing exceptional customer service by getting to know his clients, supplying them with the information to make the best-informed decisions, and taking care of them from beginning to end, and beyond.

Tom is a member of the National Association of REALTORS® (NAR), and the Pinellas REALTOR® Organizaion (PRO), and has earned the Graduate REALTOR® Institute (GRI) designation. In 2016, Tom was named one of Washingtonian Magazine's "Best Residential Real Estate Agents" for customer service. He was also named as a Five Star Professional for customer satisfaction in the Washington Post Magazine.

PHILOSOPHY

- Personal Concierge Service
- Honesty
- Care
- Help and Guidance

MOUNT EVEREST AND THE SHERPAS

- The Sherpa people live high in the Himalayas of Nepal.
- They are experts in the local terrain, and are exceptional mountaineers.
- They are invaluable guides to all those who have, and who desire to ascend Mt. Everest and the other peaks of the Himalayas

LIKE THE SHERPAS, SPITZER RUTLAND AGENTS APPLY THEIR SKILLS, EXTENSIVE EXPERTISE, & KNOWLEDGE OF THE LOCAL AREA TO SERVE AS INVALUABLE GUIDES TO CLIENTS SEEKING TO ACHIEVE THEIR REAL ESTATE GOALS.

SPITZER RUTLAND'S CORE VALUES

LEGAL

We strive to always be compliant with laws, regulations and policies, We endeavor to conduct ourselves in a manner beyond reproach, and are guided by what is right.

ETHICAL

Integrity and strict ethical standards are assured with us. We support and practice the professional standards of the National Association of REALTORS.

(visit www.REALTOR.com to read the code of ethics) and the Pinellas REALTOR Organization (PRO).

PROFESSIONAL

Our team is known for qualified, skilled and committed agents that provide the exceptional, service that is expected of a real estate professional.

RESPONSIBLE

Beyond the responsibility we have to our customers, our clients, our peers, & our profession, we recognize and embrace our broader responsibility to give back to our community through charity & volunteering, to be good stewards of the environment, and to protect & promote fundamental human rights for all.

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Spitzer Rutland's commitment to excellence is best demonstrated by our track record of results that we've produced for our clients.

When you work with Spitzer Rutland, you aren't simply hiring a realtor, you're hiring a dedicated team, and a company with an extensive global network of professionals.

CORE DISCIPLINES

SALES & LEASING OF:

- Retail & Restaurant
- Office
- Industrial
- Land
- Investment Properties
- Multi-Family

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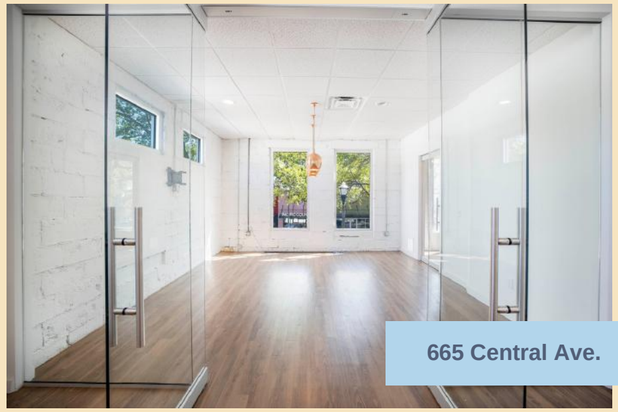
RETAIL & RESTAURANT

660 Central Ave.

Whether you are looking to purchase or lease a restaurant facility, a single retail shop, or a complete strip center, Spitzer Rutland agents have the substantial experience, expertise and skills, in the retail sector, required to help you achieve your goal.

OFFICE



665 Central Ave.

Spitzer Rutland agents know that finding the right office space is more than just finding the right location. Finding the right location and getting it at the right price requires knowledge of local market conditions, trends, an understanding of the existing tenant base, and exceptional negotiating skills to successfully structure a client's purchase or lease document.

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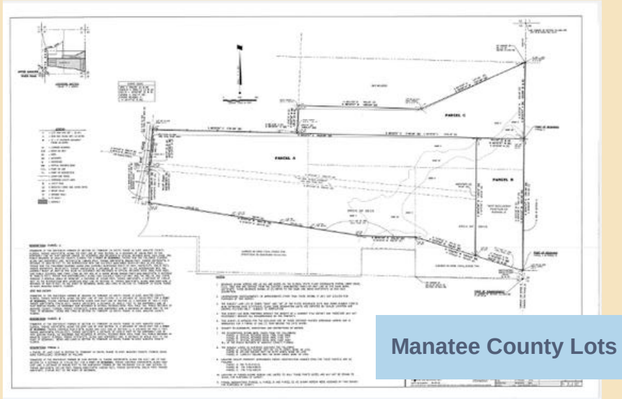
INDUSTRIAL

3201 28th St.

County & city planning, accessibility and environmental concerns are just a few of the considerations involved with the sale, purchase or lease of industrial properties. Spitzer Rutland agents have access to a wide network of resources to gather the information that our clients need to make well informed decision.

Spitzer Rutland agents also have the resources to market industrial properties to ensure that they sell as quickly as possible and for the best prices & terms.

LAND



Manatee County Lots

Spitzer Rutland agents help our clients to understand the complex factors that influence land brokerage transactions. These include:

- What are the demographics and surrounding land uses of the area?
- Where is the growth around the property headed? Is development headed towards this property or is this area dying, or possibly redeveloping?
- Where will future customers come from?
- Area amenities such as schools, parks, businesses, transportation, and other infrastructure that could impact the real estate holding.

Our land brokerage services offer a solid and well-rounded approach to land acquisition and disposition

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INVESTMENT PROPERTIES

5254 3rd Avenue S.

Whether you are purchasing an investment property as a rental property, or to fix it up and sell it, you'll need an agent with market knowledge, knowledge of financing instruments, property valuation, cash flow & cap rates. Spitzer Rutland agents have the knowledge, gained from experience, and the connections to ensure that your process goes smoothly.

MULTI-FAMILY

2001 Dr. MLK Jr. St. N.

When considering the purchase of multi-family properties, Spitzer Rutland agents will provide you with in-depth market analysis to help you identify and acquire properties which meet or exceed your investment goals.

After your purchase is complete, Spitzer Rutland's property management team stands ready to welcome you to our extensive portfolio of satisfied clients.

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THE PLAN

PRICING

We utilize Strategic Pricing and complete extensive research so your property is priced right.

PRESENTING

We'll present your property, highlighting its best attributes, through high quality photos and virtual tours.

PROMOTING

Our marketing reach will ensure that your property reaches the widest possible audience of potential buyers.

PERSONAL CONCIERGE SERVICE

We seek to excel, exceed & astonish!

Consistent Communication

SPITZER RUTLAND

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MARKETING REACH

We market your commercial property 24/7 through the most popular commercial real estate websites on the web.

Stellar MLS

Smith & Associates Real Estate

CREXi

CoStar™ | LoopNet™

buildout

SPITZER
RUTLAND

Smith & Associates Real Estate

CONTACT US

WE SEEK TO EXCEL, EXCEED & ASTONISH!

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