

**FOR LEASE**

# 10770 N. 46TH STREET

**UNIVERSITY CORPORATE  
PARK**

Tampa, FL 33617

**PRESENTED BY:**

**JOHN MILSAPS**

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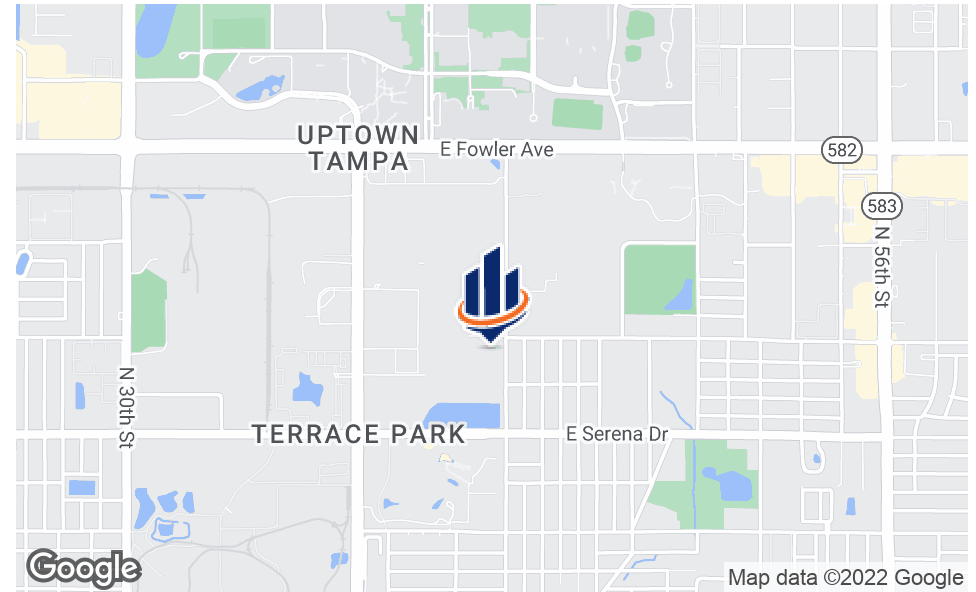
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## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$12.75 - 14.00 SF/yr [NNN]
<b>BUILDING SIZE:</b>	138,089 SF
<b>AVAILABLE SF:</b>	3,456 - 21,987 SF
<b>LOT SIZE:</b>	16.348 Acres
<b>YEAR BUILT:</b>	2006
<b>ZONING:</b>	IH
<b>MARKET:</b>	Tampa Bay
<b>SUBMARKET:</b>	USF
<b>VIDEO:</b>	<a href="#">View Here</a>

## PROPERTY OVERVIEW

University Corporate Park is a multi-building business park located just south of the University of South Florida on 46th Street. The park offers a wide range of space uses from 100% office or medical, Flex space, or tech-related.

CAM is \$5.76/sf

## PROPERTY HIGHLIGHTS

- Ample parking at 4-5/1000sf
- Both Office and Flex spaces available
- Build to suit opportunity
- Verizon Smartpark

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## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	60 months
<b>TOTAL SPACE:</b>	3,456 - 9,494 SF	<b>LEASE RATE:</b>	\$12.75 - \$14.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
Building A - Suite 1200	Available	3,456 SF	NNN	\$12.75 SF/yr	Wide open space. 90 days for buildout
Building C - Suite 700	-	1,407 - 6,101 SF	NNN	\$14.00 SF/yr	-
Building C - Suite 900	Available	3,510 SF	NNN	\$12.75 SF/yr	100% airconditioned space. 2-3 roll up doors. Allow 30 days for new paint and flooring
Building E - Suite 700	-	10,627 SF	NNN	\$12.00 SF/yr	-
Building E - Suite 800	-	11,360 SF	NNN	\$12.00 SF/yr	Shell space.
Building F - Suite 200	Available	3,934 - 9,494 SF	NNN	\$14.00 SF/yr	-
Building F - Suite 300	Available	5,560 - 9,494 SF	NNN	\$12.75 SF/yr	Shell Space. Please allow 120 days for buildout. Combinable with F-200 for an additional 3,934 sf

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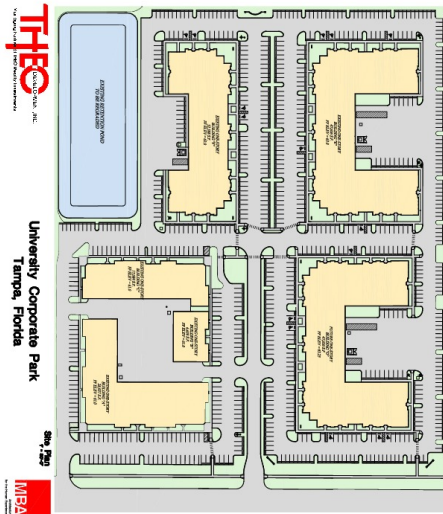
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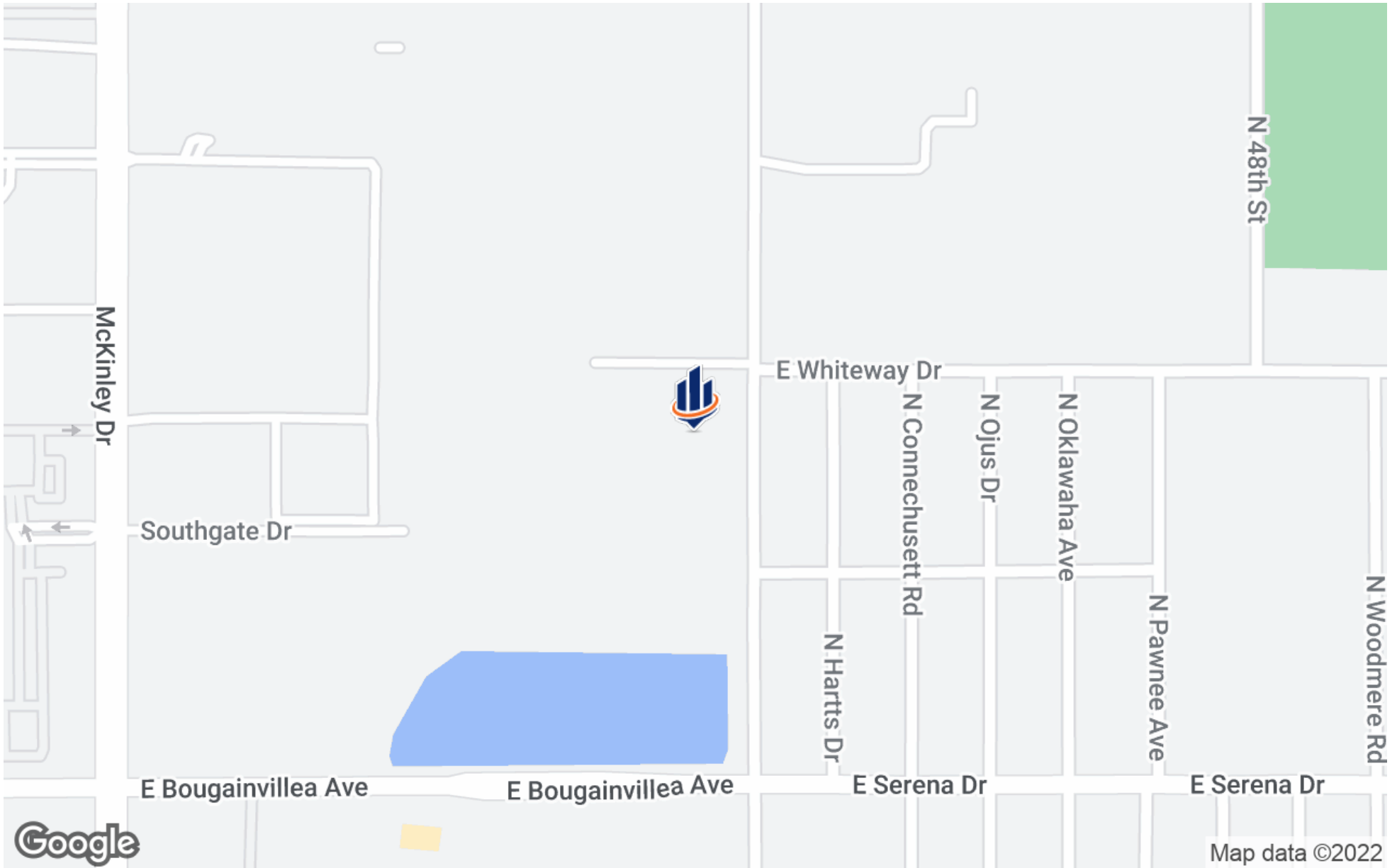
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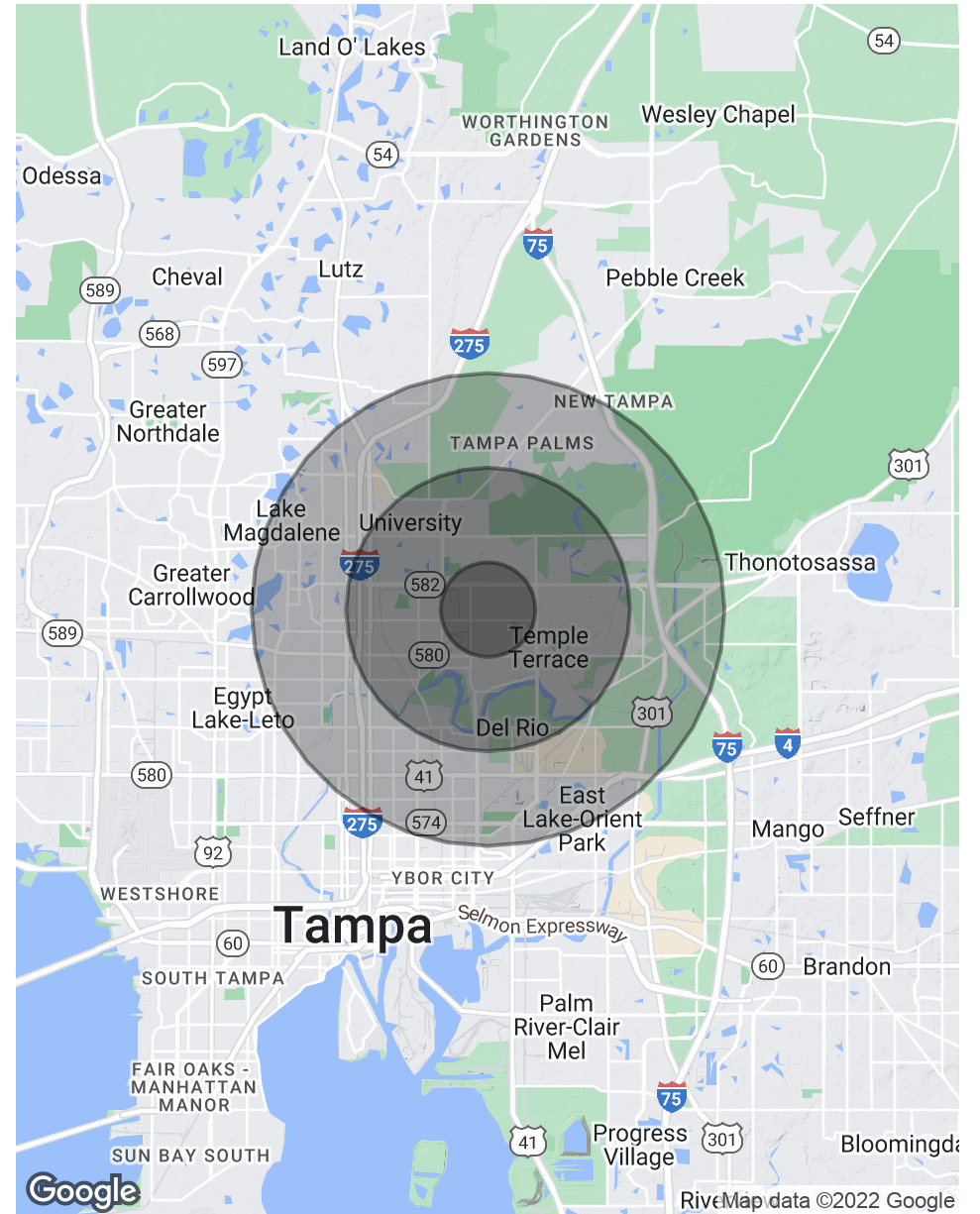
**POPULATION**

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	9,770	127,059	253,861
<b>AVERAGE AGE</b>	29.5	30.8	32.6
<b>AVERAGE AGE (MALE)</b>	28.0	29.7	31.6
<b>AVERAGE AGE (FEMALE)</b>	33.2	32.0	33.7

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,427	48,884	98,347
<b># OF PERSONS PER HH</b>	2.9	2.6	2.6
<b>AVERAGE HH INCOME</b>	\$41,658	\$42,441	\$47,121
<b>AVERAGE HOUSE VALUE</b>	\$164,634	\$160,837	\$180,161

*\* Demographic data derived from 2020 ACS - US Census*



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