

For Lease: Carrollwood Office

# OAK TRAIL CENTER

7823 N. Dale Mabry Hwy., Tampa, FL 33614



**New Ownership - New Name -  
Remodeling & Upgrades on the Way!**

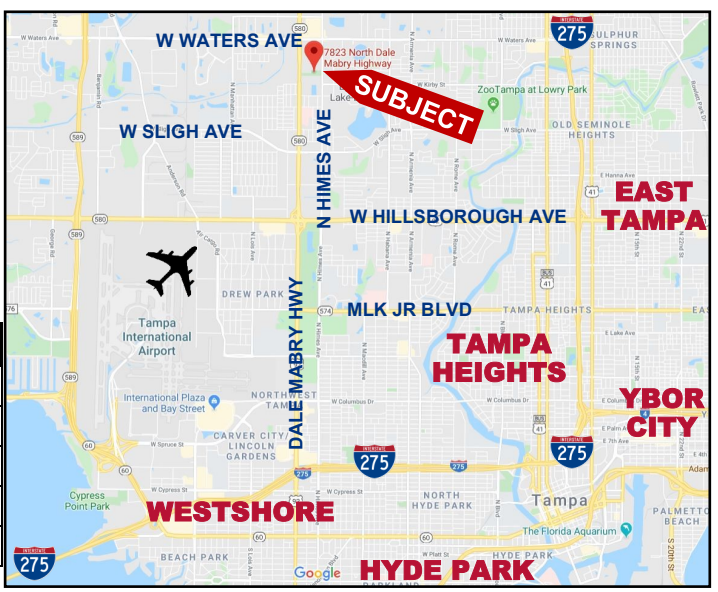


## FEATURES

- ❖ 5,143 SF office in excellent condition available Now!
- ❖ New Ownership and Property Management- plans for interior building updates, exterior building renovations, landscaping makeover and a complete rebranding of the property!
- ❖ Ideally located in Carrollwood just N. of AdventHealth Hospital w/ Visibility and Access from Dale Mabry Hwy & Himes Ave.
- ❖ Surrounded by restaurants, fitness centers and retail services
- ❖ Traffic counts of 70,450 Vehicle per Day
- ❖ Ample parking for employees and guests
- ❖ **Lease Rate:** \$19.50 - \$21.00/SF Full Service

Distance/ Drive Times	
Raymond James Stadium	7 minutes / 3.2 miles
I-275	8 minutes / 4.8 miles
I-4	10 minutes / 7.4 miles
Downtown Tampa	10 minutes / 7.6 miles
Tampa International Airport	12 minutes / 8.9 miles

## LOCATION MAP



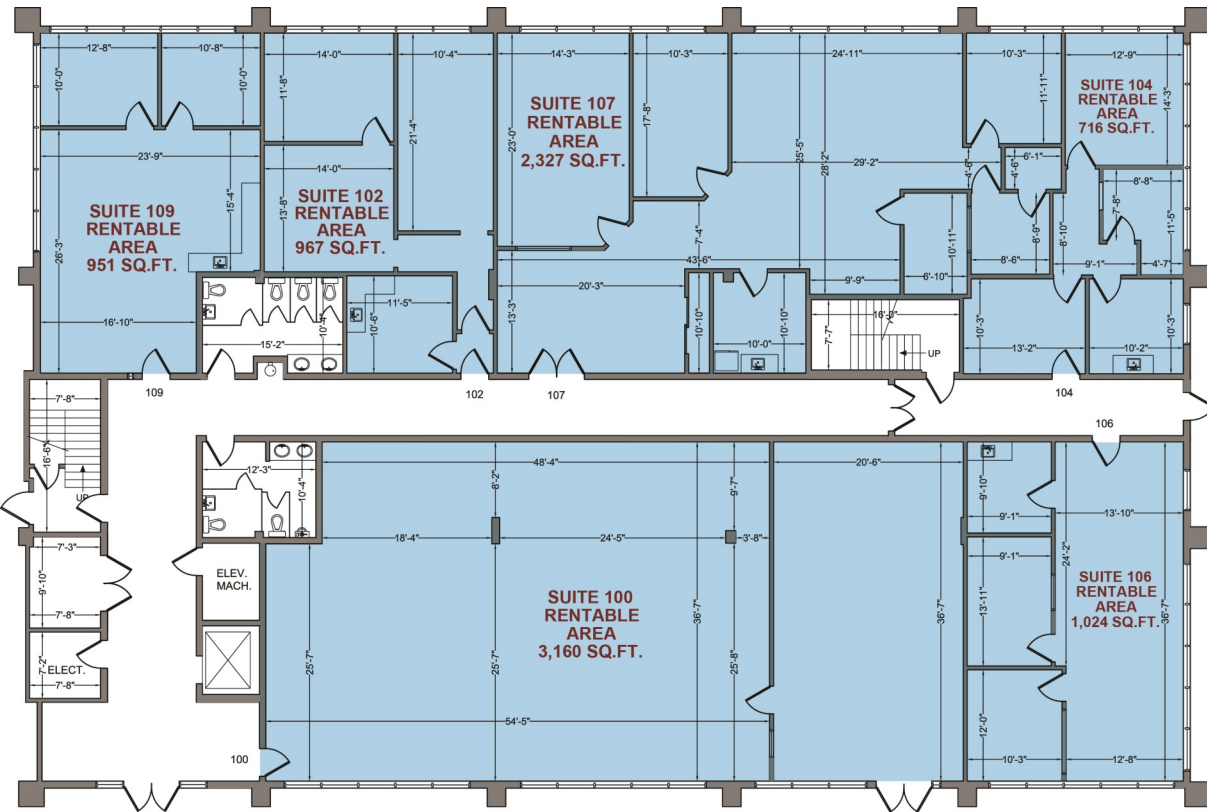
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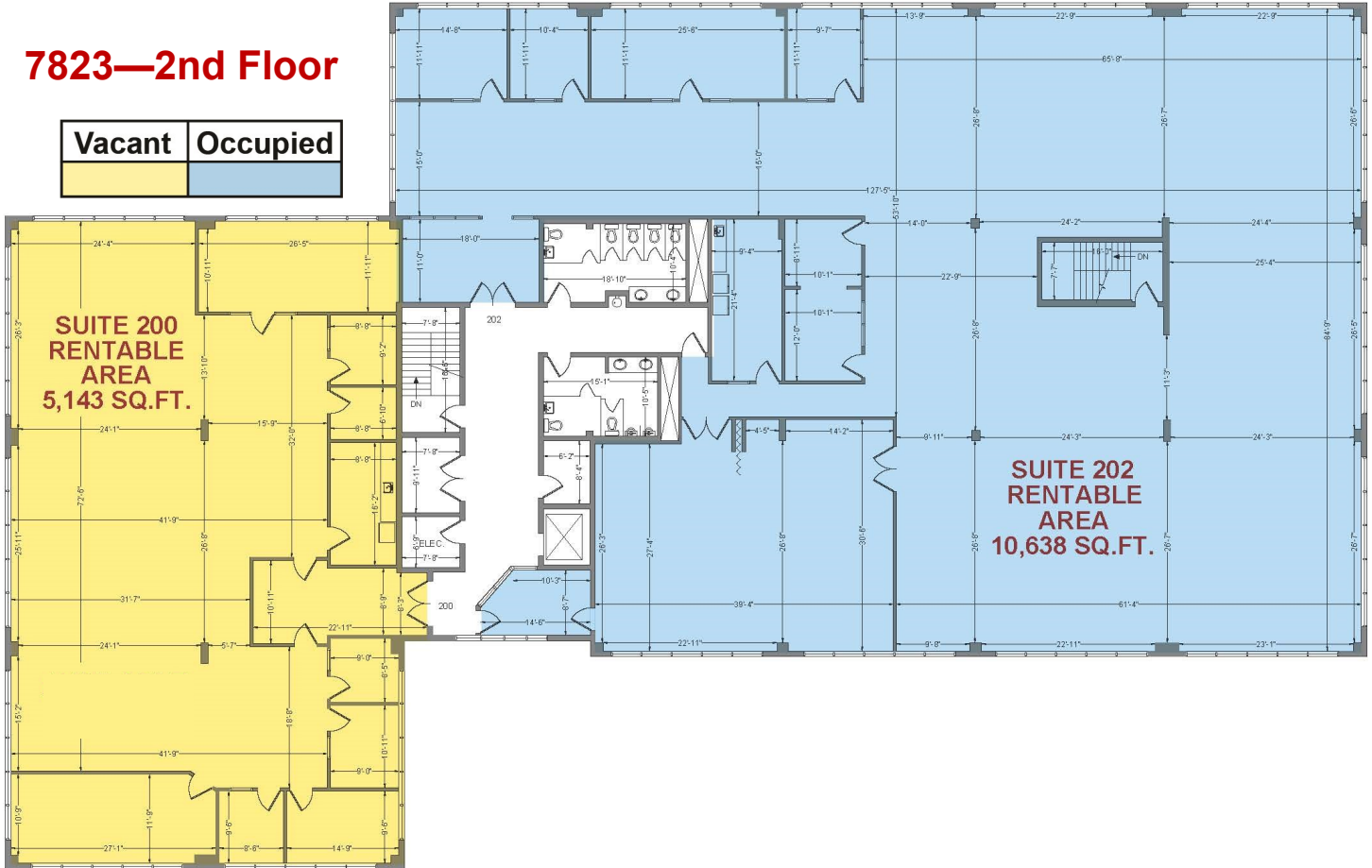
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 Henderson Centre  
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 Tampa, FL 33629

# OAK TRAIL CENTER- Formerly Gulf South Center

7823 N. Dale Mabry Hwy., Tampa, FL 33614



## 7823—2nd Floor



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