

OFFICE/MEDICAL SPACE FOR LEASE

# University Professional Center

3500 E FLETCHER AVENUE • TAMPA, FL • 33613



**NEW LOOK!**  
**MASSIVE**  
**RENOVATION JUST**  
**COMPLETED!**

**RENOVATIONS INCLUDE:**

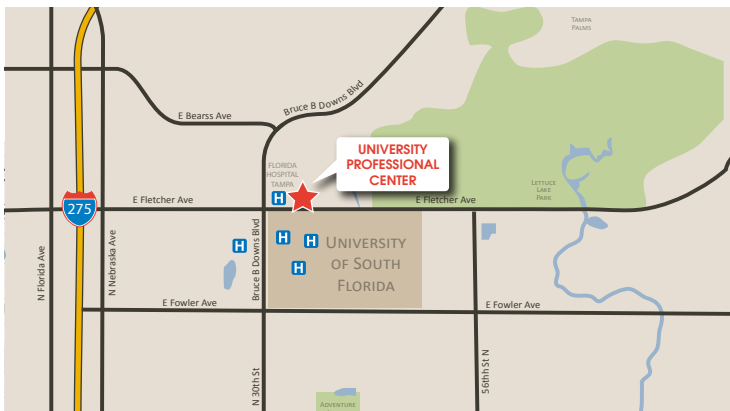
- Expansive Glass Lobby
- New Porte-Cochere
- New Exterior Paint
- Repaved Parking
- Fully Refurbished Common Areas & Restrooms
- Enhanced Landscaping

**PROPERTY OVERVIEW**

Square Footage Available	339 - 20,262 sf
Property Type	Office / Medical Office
Property Size	99,048 sf (5 floors)
Year Built	1976, Renovated 2019
Parking Ratio	3.7/1,000

**PROPERTY FEATURES**

- + Beautifully renovated 5-story office building, ideal for professional or medical use
- + Under new ownership and management
- + Tenant Improvement allowance available for qualified leases (contact agent for details)
- + Monument signage opportunities along E Fletcher Ave
- + Porte-cochere for convenient drop-off/pick-up and abundant parking



**LOCATION**

- + Located directly across from The University of South Florida
- + Walking distance to Florida Hospital Tampa and Pepin Heart Institute
- + Within close proximity to the VA Hospital, John Hopkins All Children's Outpatient Care, Shriners Hospital for Children, and Moffitt Cancer Center
- + Situated just off Bruce B Downs Blvd with convenient access to Bearss Ave, Fowler Ave, I-275 and I-75

For additional information, contact:

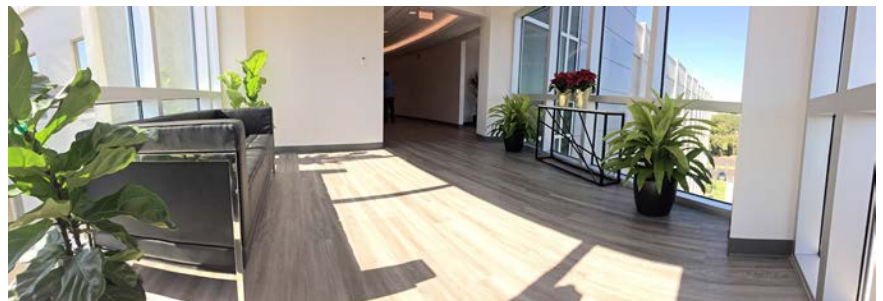
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