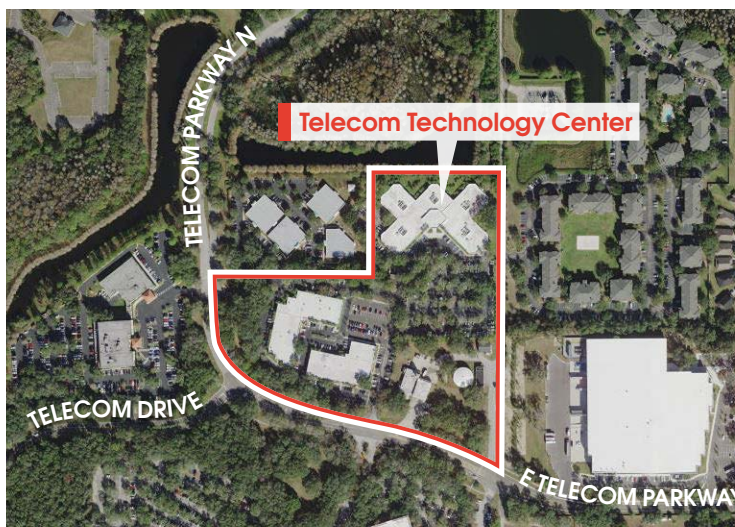


OFFICE SPACE FOR LEASE

Telecom Technology Center

12903-13051 N TELECOM PKWY • TAMPA, FL • 33637

SCAN TO VIEW THIS LISTING



PROPERTY OVERVIEW

Square Footage Available	2,637 to 8,232 sf
Property Size	3 bldgs totaling 120,720 sf
Year Built	1989-1991
Class	B
Parking Ratio	4.51/1,000

PROPERTY FEATURES

- + Located within Tampa Telecom Park, a master planned 326-acre Development of Regional Impact (DRI)
- + Ideal location for a variety of office and medical office type users - open floor plans available
- + Low compact parking space count, allowing for an abundant amount of larger parking spaces
- + Walking/jogging trails on-site

LOCATION

- + Immediate access to/from I-75
- + 2 miles east of The University of South Florida
- + Minutes from numerous medical facilities, including Florida Orthopedic Institute, Moffit Cancer Center, Florida Hospital Tampa, and Shriners Hospitals for Children
- + Many retail amenities and hotels in immediate area

For additional information, contact:

Thomas Hernandez, SIOR, CCIM
 (813) 494-4090 mobile • (813) 908-1727 office
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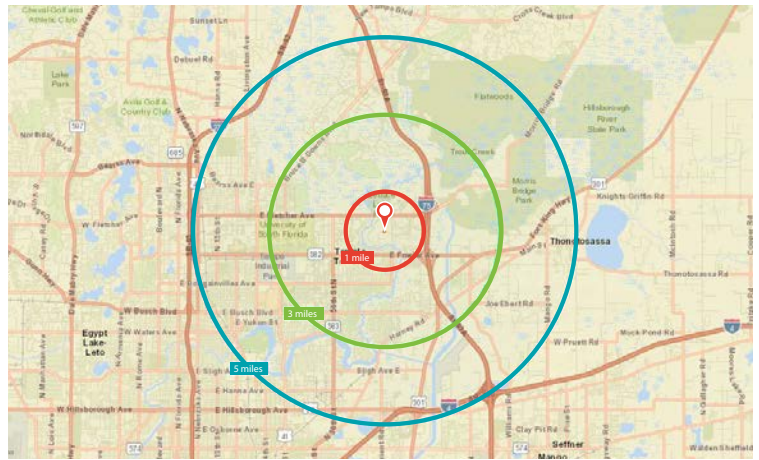
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DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
2020 Population	9,685	71,444	177,680
2020 Total Households	4,274	28,132	70,367
2020 Median Age	31.6	29.0	30.9
2020 Median HH Income	\$60,200	\$47,023	\$38,753

Source: Esri Market Profile/US Census Bureau



DISTANCE / DRIVE TIMES

University of South Florida
2.7 miles / 6 minutes

Florida Hospital Tampa
4.0 miles / 10 minutes

Downtown Tampa
17.5 miles / 20 minutes

Amelie Arena
17.6 miles / 20 minutes

Tampa Convention Center
17.9 miles / 22 minutes

Raymond James Stadium
20.9 miles / 25 minutes

Westshore Plaza
21.3 miles / 25 minutes

International Plaza
22.1 miles / 28 minutes

Tampa International Airport
24.1 miles / 27 minutes



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