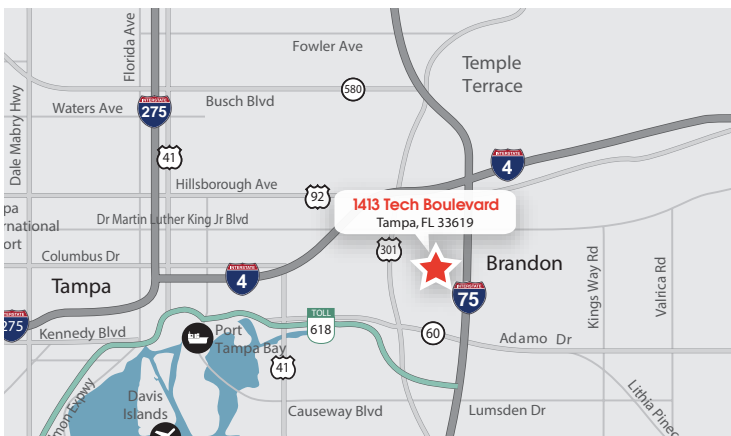


OFFICE SPACE FOR LEASE

1413 Tech Blvd

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PROPERTY OVERVIEW

Square Footage Available	4,889 - 10,692 sf
Property Type	Office
Property Size	35,191 sf
Year Built	2006
Class	B
Parking Ratio	5.5/1,000

PROPERTY FEATURES

- + Copious parking for both tenants and visiting clients
- + Offices feature exterior main entrances
- + Floor to ceiling windows provide abundant natural light
- + Professionally managed by an Accredited Management Organization (AMO)

LOCATION

- + Ideally located near major arterial thoroughways
- + Conveniently situated for easy commute to Downtown Tampa, Brandon, Lakeland, St Petersburg, & Clearwater
- + Easy access to I-75, I-4 & US 301

For additional information, contact:

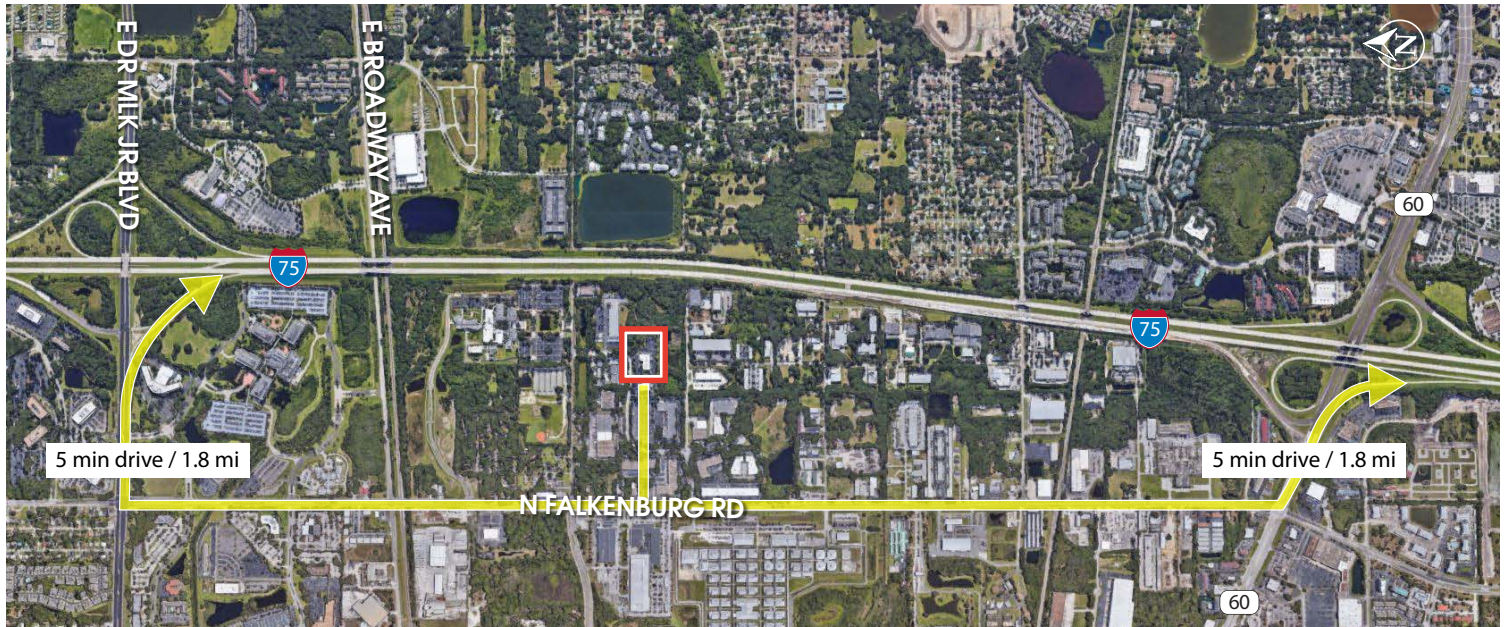
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DISTANCE / DRIVE TIMES

I-75	5 minutes / 1.8 miles
US 301	5 minutes / 2.1 miles
I-4	7 minutes / 3.5 miles
Seminole Hard Rock Casino	10 minutes / 4.8 miles
I-275	14 minutes / 9.5 miles
Historic Ybor District	13 minutes / 8.3 miles
Downtown Tampa	16 minutes / 9.8 miles
Tampa International Airport	24 minutes / 17.1 miles



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