



Tampa Commercial Real Estate

www.TampaCommercialRealEstate.com

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Tampa—Retail & Office Space For Lease

13328 Telecom Dr, Temple Terrace FL 33637

Hillsborough County



For Lease: Retail, Professional Office and Medical Office space

Lease Rate: \$10/sf + \$6.06 CAM (Real Estate Tax, Insurance and Maintenance) + 7% Sales Tax

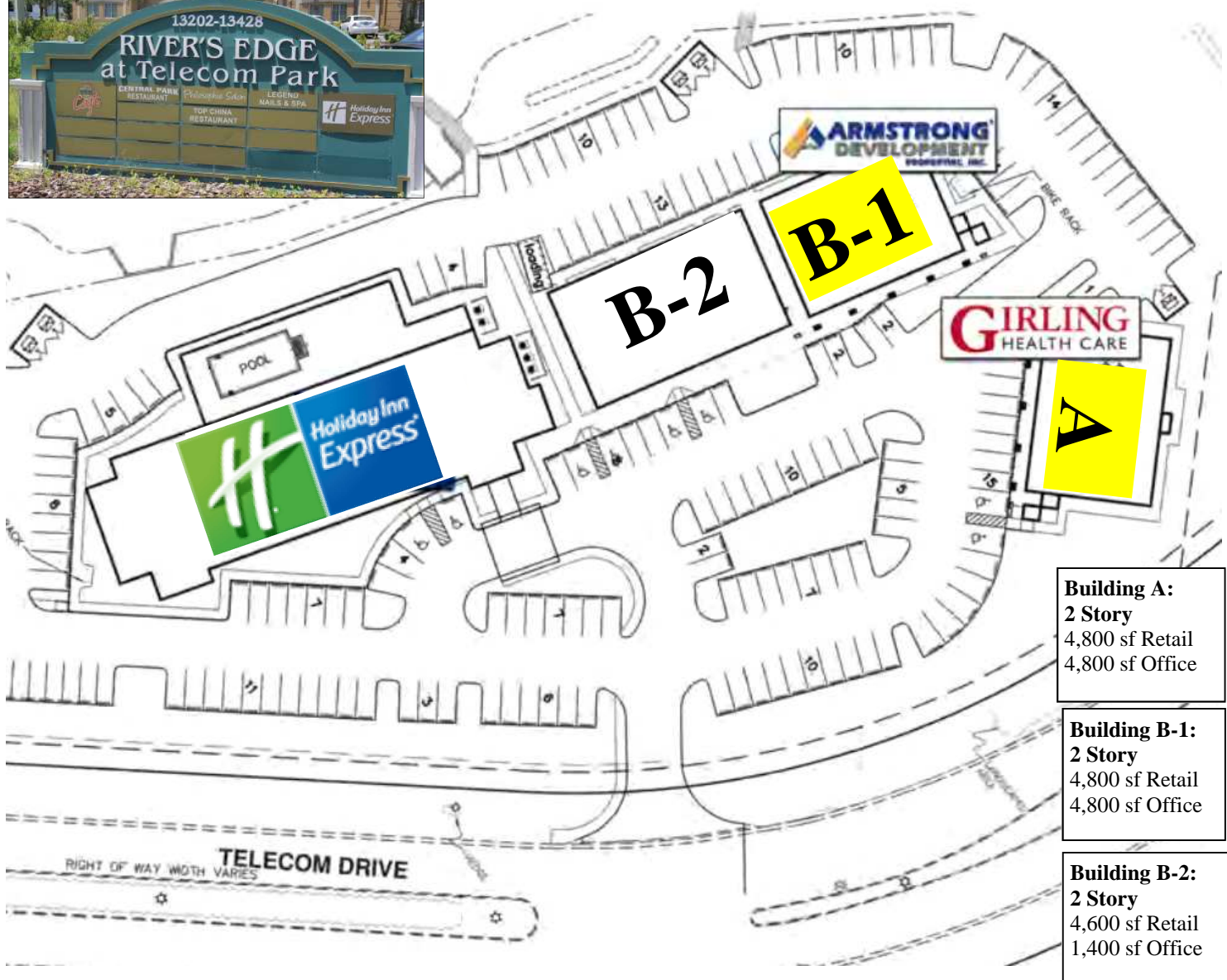
Class A location. Offices of major corporations and significant medical office uses are located within the park. Major tenants include: Verizon Data Services, Florida Orthopedics Institute, Genesis Financial, Moffitt Cancer Center, Morgan Stanley. Large day time working population

Telecom Park, a development of Regional Impact, is a 199 acre corporate campus in Northeast Tampa, Florida. The Park is bordered by I-75 on the East and Fletcher Avenue on the North making it easily accessible to the entire Tampa Bay area and its amenities. The University of South Florida, a major source of qualified employees, is within two miles of the Park.

Restaurant with outside seating + Chinese Restaurant on site. Hotel on Site.



ADDRESS: Telecom Dr, Temple Terrace



Building A:
2 Story
4,800 sf Retail
4,800 sf Office

Building B-1:
2 Story
4,800 sf Retail
4,800 sf Office

Building B-2:
2 Story
4,600 sf Retail
1,400 sf Office



Space	SF	Flr	Notes
A-13426	1,200	2nd	
A-13412/13414	2,800	1st	End Unit
B1-13308	2,400	1st	Restaurant Patio
B - 13314	1,200	1st	Former Salon
B - 13316-13318	2,400	1st	End Unit
B1-13322/13324	2,400	2nd	

Folio : 1995540630 ID T-11-28-19-9KJ-000000-00000.0
Folio : 1995540680 T-11-28-19-9LL-000000-00000.0
Folio : 11995540608 T-11-28-19-9GU-000000-D0000.0

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Information herein has been obtained from sources deemed reliable. We cannot guarantee accuracy.

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Demographics: Drive Time 5 Min. 10 Min. 20 Min



2010	5 MIN	10 MIN	20 MIN
POPULATION	7,106	90,275	650,674
HOUSEHOLDS	3,612	37,500	255,210
MED AGE	29.9	29.1	34.3
MED HH INCOME	\$43,058	\$37,840	\$48,859
AV HH INCOME	\$53,277	\$49,939	\$61,488

650,000 people live within the 20 minute drive time. Accessibility to highways afford employees an easy commute



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