

OFFICE FOR LEASE

11308 N 53rd St,
Temple Terrace, FL 33617



TAMPA
COMMERCIAL
REAL ESTATE



Price: \$16 SQ FT Modified Gross

3,800 SQ FT Office space

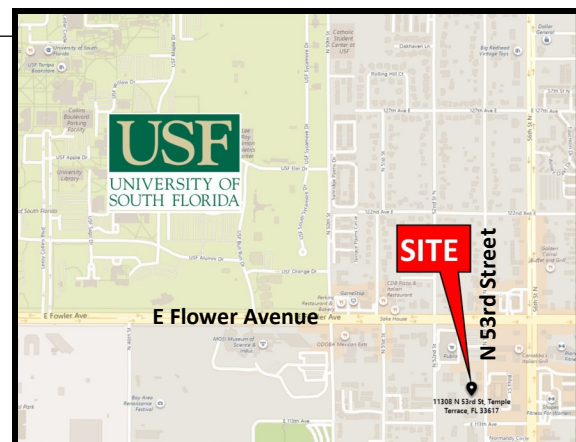
Zoning: CO/CO—COMMERCIAL OFFICE

Built: 1997

Free standing building, connected to City of Temple Terrace water and sewer. Located in Hillsborough's medical/technology development district. Stand alone building in the city limits of Temple Terrace: 1 mile from The University of Florida (USF). Medical users in the immediate area: Davita Dialysis Center next door; Hospitals including Shriners, Moffit Cancer Center and the James A Haley Veteran's Hospital.

This 3,800 SF office has:

- 9 large perimeter private offices
- Bullpen office area in the center; perfect for cubicles or build out
- Large full kitchen
- Mens and Womens Restrooms; full shower
- 16 marked parking spaces/20 additional public parking available cross street



For more information please contact:
Steven Silverman, Broker (813)785-3665
Steven@TampaCommercialREalEstate.com
www.TampaCommercialRealEstate.com

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Information is from sources deemed reliable. Wwe cannot guarantee accuracy. Subject to change or withdrawal without notice

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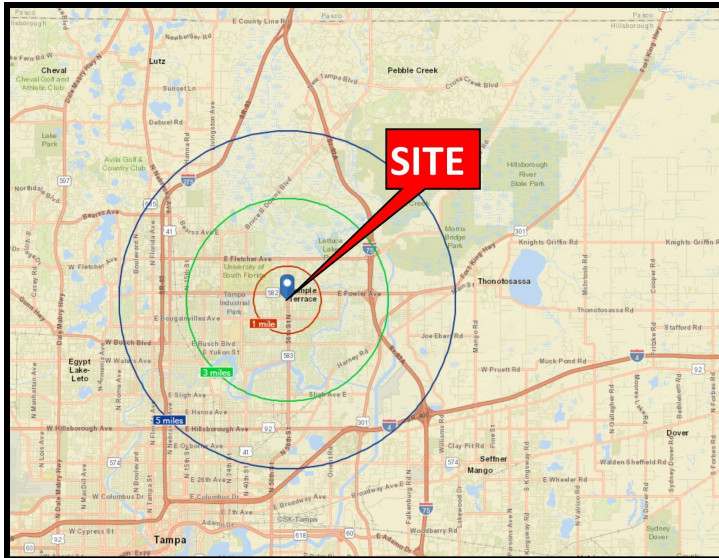
Walking distance to large retailers including Publix, Planet Fitness, Subway, Carrabbas's, Chick-Fil- A, Outback Steak, Dunkin Donuts, and many more. Located on N 53rd St in Temple Terrace 1,000 feet from the intersection of N 56th ST and Flower Ave.

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DEMOGRAPHICS

2018	1 MILE	3 MILE	5 MILE
POPULATION	15,764	111,130	222,798
HOUSEHOLDS	6,307	44,661	87,599
MED AGE	33.1	29.1	31.7
MED HH INCOME	40,632	38,345	37,482
AV HH INCOME	61,837	55,313	65,380



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