

OFFICE SPACE : FOR LEASE

1335-1446 Oakfield Drive

Brandon, Florida 33511

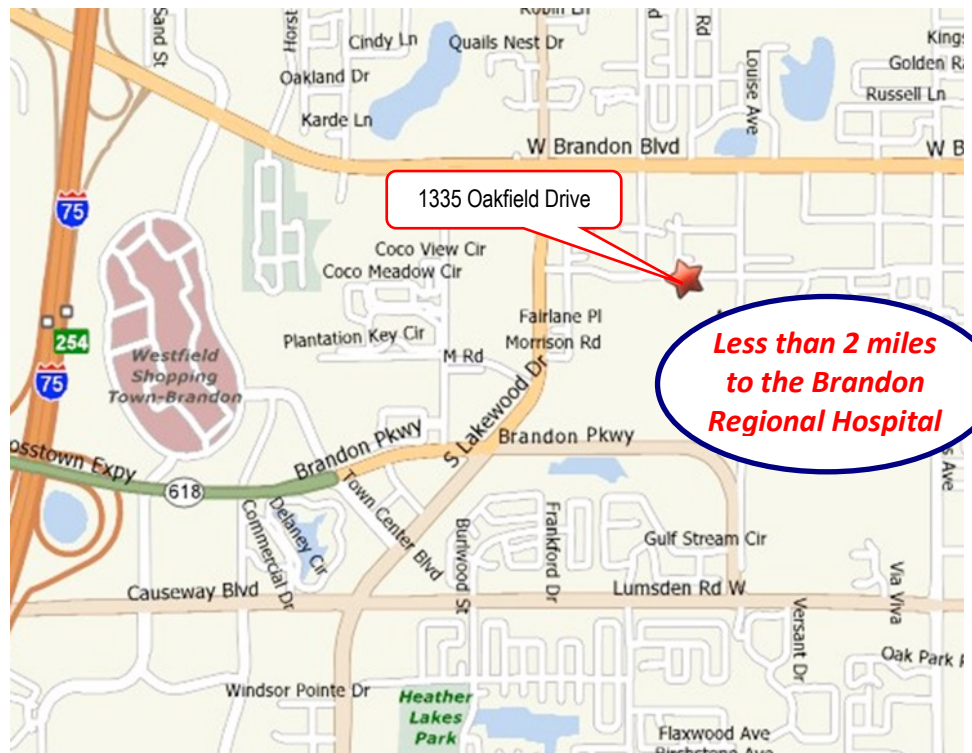
Lease Rate(s):
\$20.00 PSF
(modified gross rates)



Oakfield Business Center

PROPERTY FEATURES include:

- **Office suite(s) coming available soon!**
- Ten office buildings in a beautiful, well-maintained office park setting.
- 4+ /1,000 Parking Ratio • On-site management • ZONING: BPO/Business Professional Office
- Property is centrally located, close to the Brandon Hospital, Westfield Mall, neighboring retail stores and next door to Brandon's main U.S. Post Office. With quick access to Downtown Tampa via the Crosstown Expressway and I-75.
- Rent payment includes water/sewer, common area maintenance, trash, real estate taxes, building insurance – does not include electric, phone or janitorial service



For information, contact:

Carl Stickeler
(813) 390-0951

carl@turnercole.com



Hillsborough's Finest Real Estate Team

Let us work for you!



www.TurnerCole.com

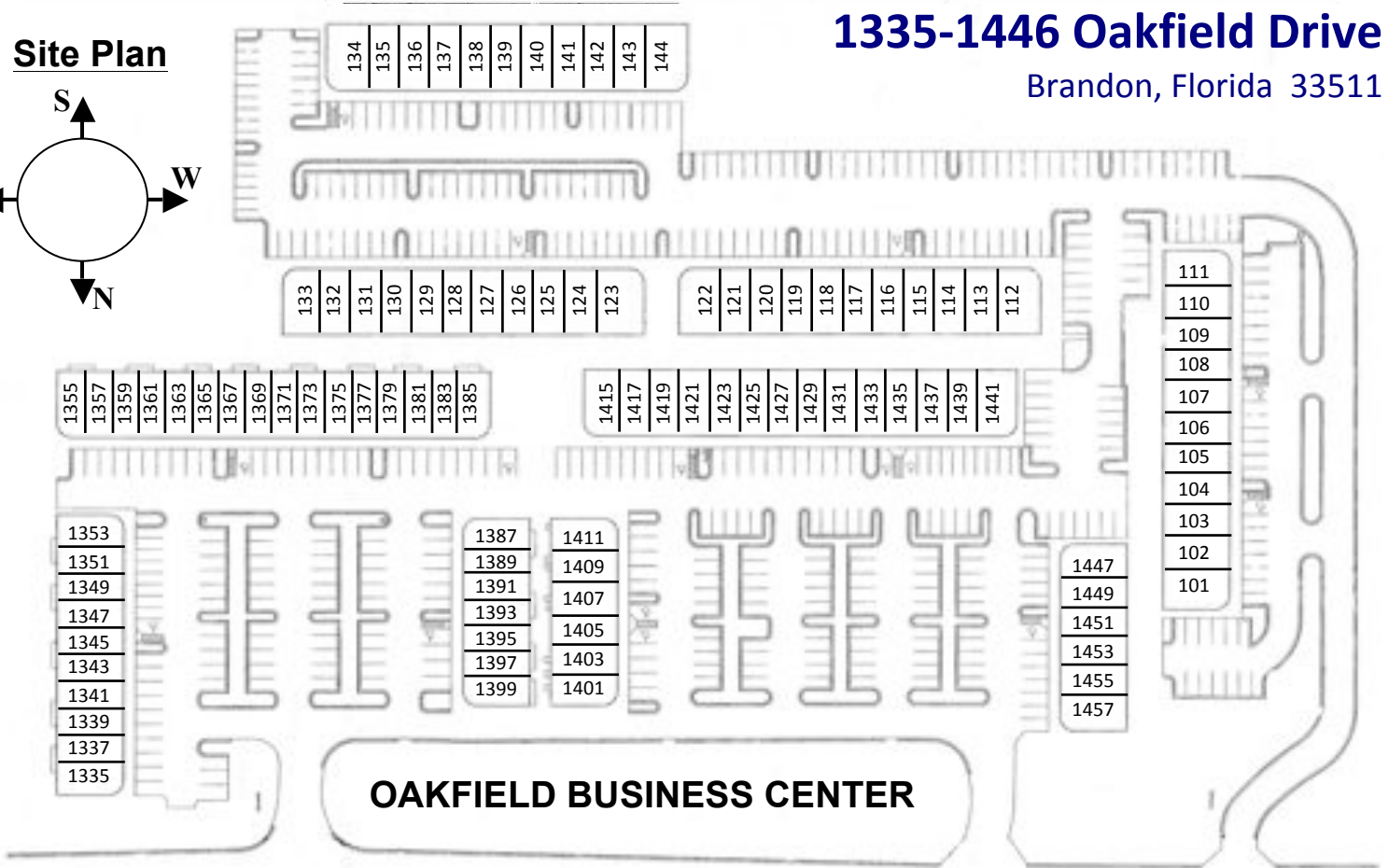
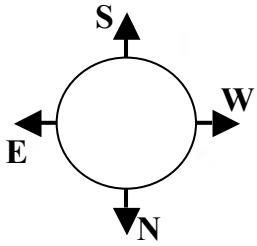
Turner Cole Company

Real Estate Services

1335-1446 Oakfield Drive

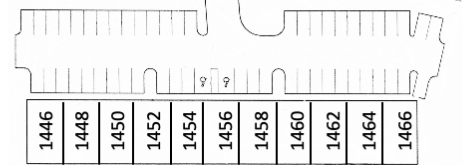
Brandon, Florida 33511

Site Plan



OAKFIELD BUSINESS CENTER

OAKFIELD STATION



LEASE AVAILABILITIES

SQ. FT. AVAILABLE	ANNUAL RATE	MONTHLY RATE	* TOTAL RENT PAYMENT
----------------------	----------------	-----------------	-------------------------

OBC PHASE II (Units 101 – 144)
N/A

OBC PHASE I (Units 1335 – 1466)
1377-79 Oakfield Drive (available June 1st, 2025)
1,502 SF \$20.00 SF

OAKFIELD STATION (Units 1446 – 1466)
1460 Oakfield Drive (available June 1st, 2025)
705 SF \$20.00 SF \$1,175.00 \$1,204.38

revised 04/01/2025

* TOTAL RENT PAYMENT **includes** water, sewer, common area maintenance, trash, real estate taxes, building insurance, plus 3.5% sales tax

Payment **does not include** electric or phone service.

NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIFIC LISTING CONDITIONS, IMPOSED BY OUR PRINCIPALS.