

Office Space for Lease

Highland Oaks

NATURE'S BUSINESS DISTRICT



CBRE

Property Features

Class A office park consisting of (4) buildings totaling 482,504 RSF

- + BOMA TOBY Award Winner Office Building of the Year 2014, 2019 & 2021
- + BOMA SOUTHERN REGION TOBY Award Winner 2020
- + Situated on 88 acres featuring majestic oak trees & natural landscaping
- + Cushman & Wakefield on-site property management team including maintenance engineers & day porters
- + Minutes from Tampa International Airport & all major interstate systems
- + Nearby amenities include restaurants, day-care, retail services, regional mall & Hilton Garden Inn
- + **Sustainability Features Include:**
 - EV Chargers
 - Recycling program
 - Green cleaning materials
 - Green pest control
 - Reclaimed water for irrigation
 - Energy Star
 - Certified LEED Gold

+ **Park Amenities Include:**

- **Candor Grille** -
Serving Breakfast & Lunch & catering service
Hours: M-F 8:00 a.m. - 3:00 p.m.
- **Tenant Lounge**
- **Training & Conference Center** -
Accommodates up to 75
1/2 day \$150.00 | Full day \$200.00 +
\$150.00 cleaning fee
Rate includes use of Tenant Lounge
- **Fitness / Wellness Centers** - No charge
Hours: M-F 5:00 a.m. - 9:00 p.m.
Sat. 5:00 a.m.-1:00 p.m.
- **Private Tenant Courtyard / Patio** with Wi-Fi,
yard games and music. Available for outdoor
activities & events

+ **Building Information:**

- **Landlord:** PR II Highland Oaks, LLC
- **Building / HVAC Hours:** M-F 7:00 a.m.- 6:00 p.m.
Sat 8:00 a.m.- 12:00 p.m. (Upon Request)
Tenant Access 24/7 card access
- **After hours HVAC service:** \$35.00 per hour
- **Parking:** 4+/1,000 RSF Surface - Free of Charge
- **Security:** Roving Security M-F 4:00 p.m.- 3:00 a.m.
Sat & Sun: 24 hrs
- **Internet Providers:** Frontier / Verizon, Spectrum,
Lumen Technologies



PRIVATE TENANT COURTYARD



CONFERENCE CENTER



CANDOR GRILLE



WELLNESS CENTER



TENANT LOUNGE

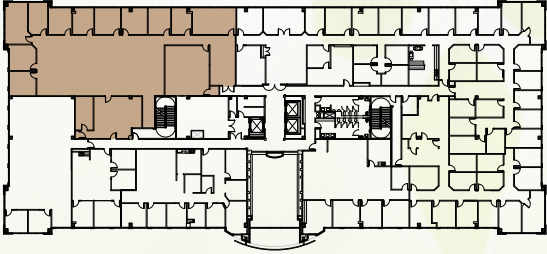
Available Space

Highland Oaks I

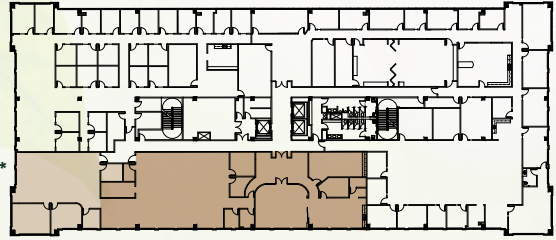
10150 HIGHLAND MANOR DR

SUITE	SF
Suite 240	7,632 SF
Suite 330	6,273 SF
Suite 340	2,448 SF
Suite 470	20,753 SF

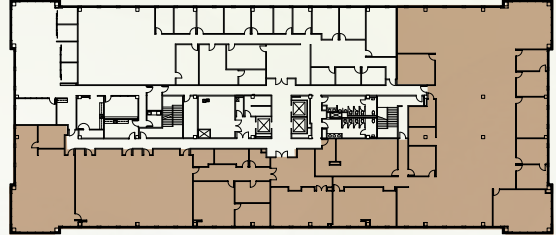
SUITE 240
7,632 SF



SUITE 340*
2,448 SF
Available
10/1/26



SUITE 330*
6,273 SF
Available - 10/1/26
*CONTIGUOUS UP TO 8,721 SF

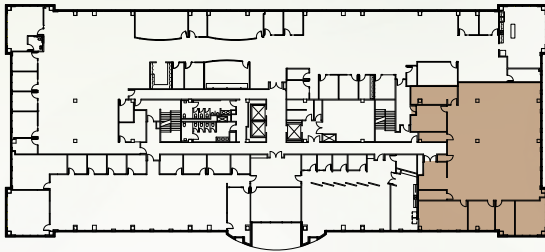


SUITE 470
20,753 SF

Highland Oaks II

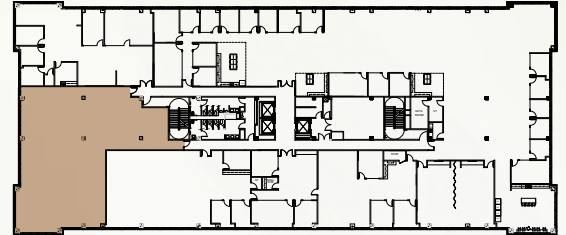
10210 HIGHLAND MANOR DR

SUITE	SF
Suite 200	5,983 SF
Suite 350	5,123 SF



SUITE 200
5,983 SF

SUITE 350
5,123 SF

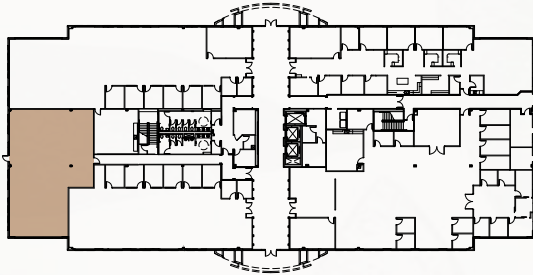


Highland Oaks IV

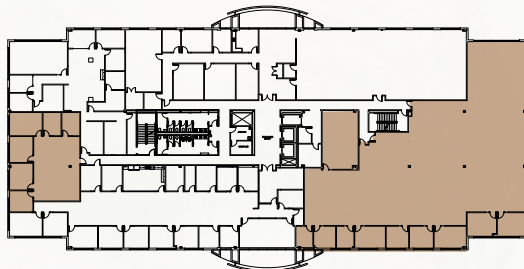
4042 PARK OAKS BLVD

SUITE	SF
Suite 120	3,217 SF
Suite 220	11,164 SF
Suite 250	2,293 SF

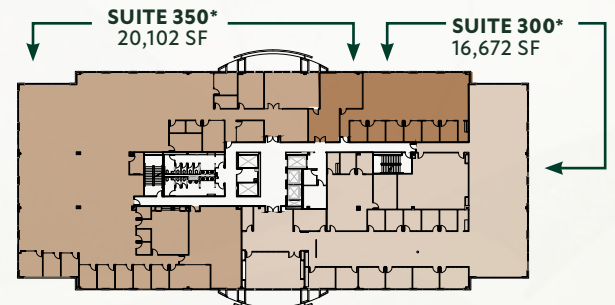
SUITE 120
3,217 SF



SUITE 250
2,293 SF



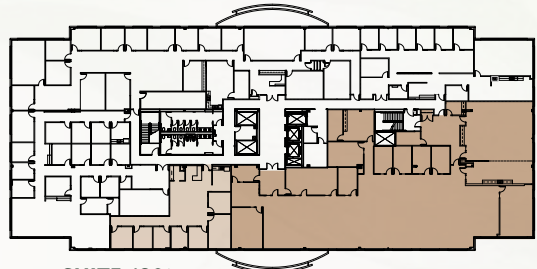
SUITE 220
11,164 SF



SUITE 350*
20,102 SF

SUITE 300*
16,672 SF

*CONTIGUOUS UP TO 33,136 SF



SUITE 430*
2,387 SF

SUITE 420*
12,009 SF

*CONTIGUOUS UP TO 14,396 SF



Highland Oaks

NATURE'S BUSINESS
DISTRICT

*Experience A Unique
Work Setting*

HIGHLAND OAKS I

126,425 RSF

Built: 1999

of Flrs: 4

HIGHLAND OAKS II

126,586 RSF

Built: 2000

of Flrs: 4

HIGHLAND OAKS III

100,516 RSF

Built: 2007

of Flrs: 3

HIGHLAND OAKS IV

128,977 RSF

Built: 2008

of Flrs: 4



Contact Us

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