



13244 Telecom Dr, Temple Terrace, FL 33637



PROPERTY SUMMARY

Available SF: 2,288 SF

Building Size: 2,288 SF

Building Class: A

Year Built: 2008

PROPERTY HIGHLIGHTS

- Prime office space available in Telecom Park located in Temple Terrace, FL. The property offers 2,288 SF of Class A office space previously built out as medical and pharmacy space. Telecom Park is a corporate campus in Northeast Tampa, FL. 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, Florida Hospital, and Moffitt Cancer Center are within close proximity.

KW COMMERCIAL
2119 W. Brandon Blvd.
Brandon, FL 33511

NICK GANEY, CCIM
Executive Director, Partner
813.967.6077
nganey@kw.com

THOMAS SZARVAS
Managing Director, Partner
813.495.3143
tomszarvas@kwcommercial.com

www.kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

13244 Telecom Dr, Temple Terrace, FL 33637



KW COMMERCIAL
2119 W. Brandon Blvd.
Brandon, FL 33511

NICK GANEY, CCIM
Executive Director, Partner
813.967.6077
nganey@kw.com

THOMAS SZARVAS
Managing Director, Partner
813.495.3143
tomszarvas@kwcommercial.com

www.kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

13244 Telecom Dr, Temple Terrace, FL 33637



KW COMMERCIAL
2119 W. Brandon Blvd.
Brandon, FL 33511

NICK GANEY, CCIM
Executive Director, Partner
813.967.6077
nganey@kw.com

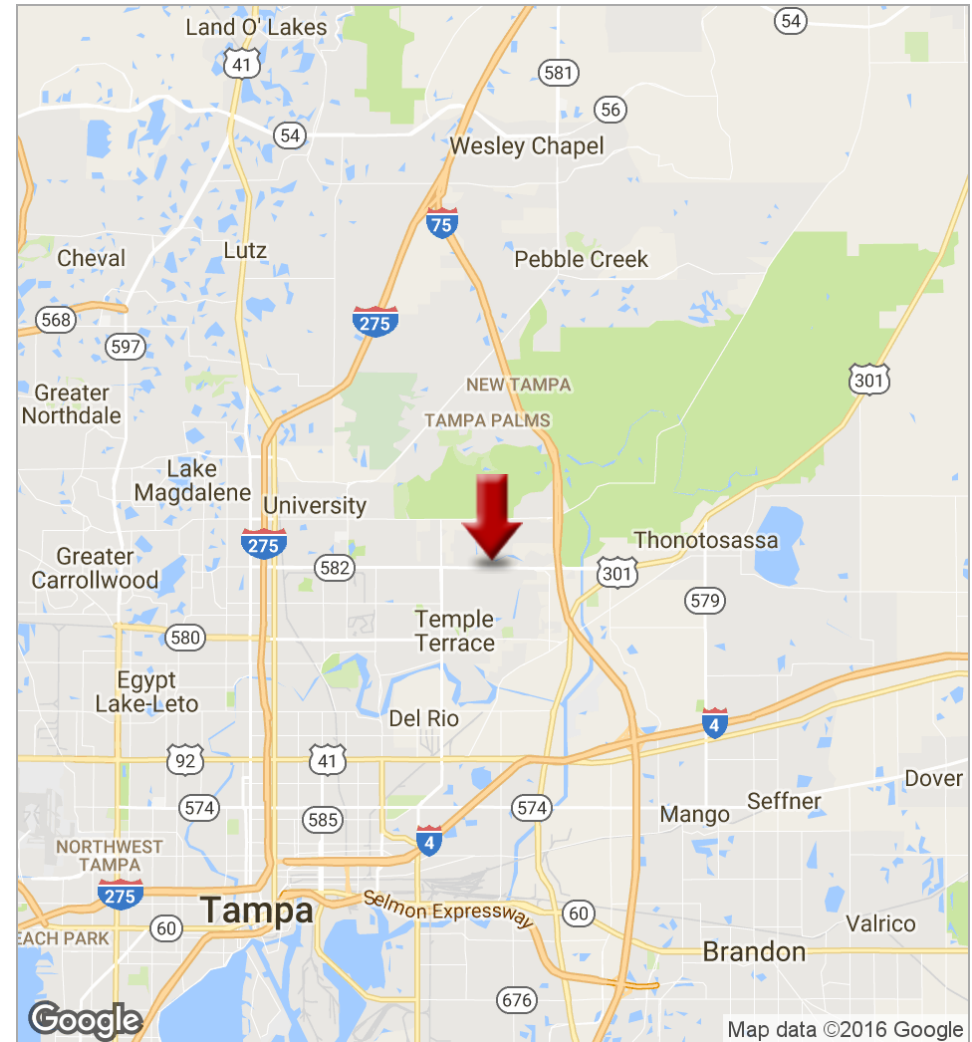
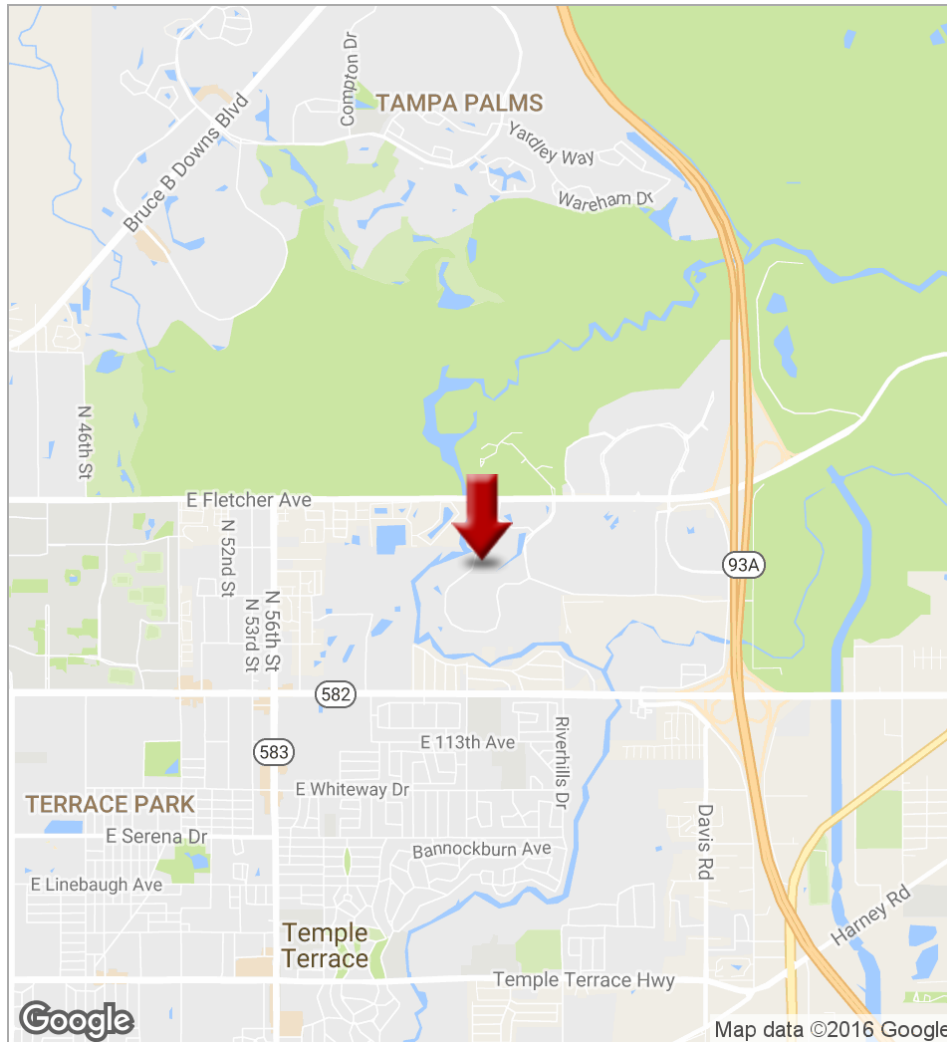
THOMAS SZARVAS
Managing Director, Partner
813.495.3143
tomszarvas@kwcommercial.com

www.kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



13244 Telecom Dr, Temple Terrace, FL 33637



KW COMMERCIAL
2119 W. Brandon Blvd.
Brandon, FL 33511

NICK GANEY, CCIM
Executive Director, Partner
813.967.6077
nganey@kw.com

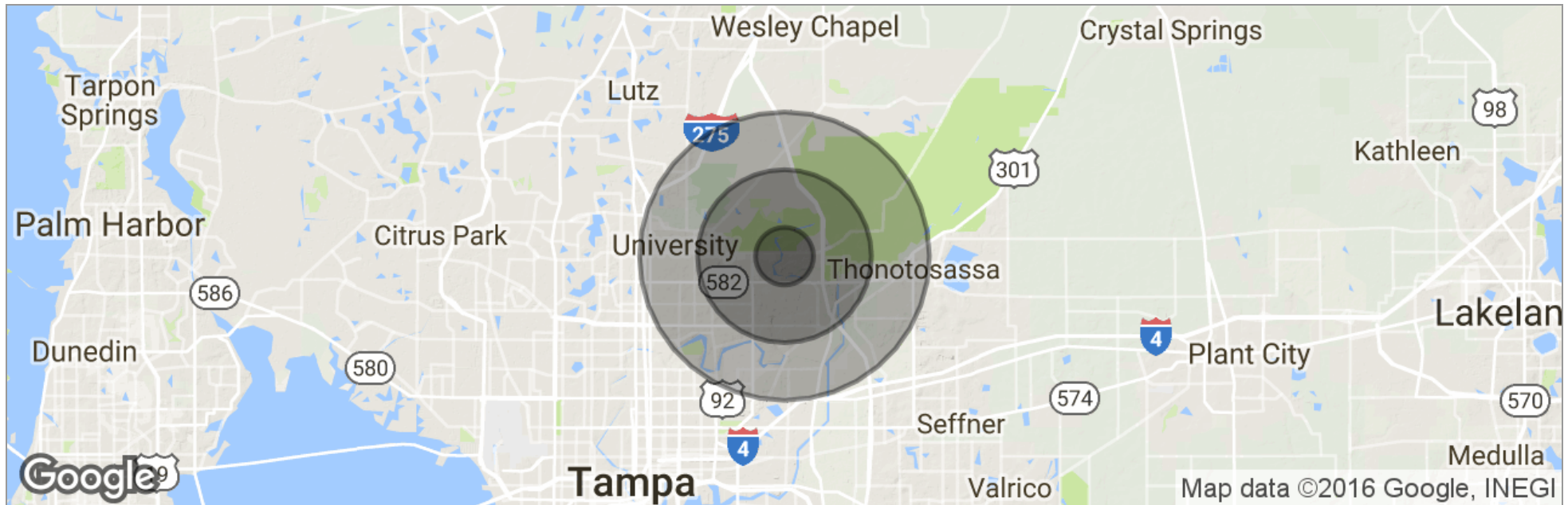
THOMAS SZARVAS
Managing Director, Partner
813.495.3143
tomszarvas@kwcommercial.com

www.kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



13244 Telecom Dr, Temple Terrace, FL 33637



	1 Mile	3 Miles	5 Miles
Total Population	9,096	65,209	165,342
Population Density	2,895	2,306	2,105
Median Age	29.4	30.2	30.9
Median Age (Male)	28.8	29.2	29.7
Median Age (Female)	30.4	31.9	32.2
Total Households	3,887	25,395	64,895
# of Persons Per HH	2.3	2.6	2.5
Average HH Income	\$61,542	\$61,023	\$51,082
Average House Value		\$186,059	\$181,322

KW COMMERCIAL
2119 W. Brandon Blvd.
Brandon, FL 33511

NICK GANEY, CCIM
Executive Director, Partner
813.967.6077
nganey@kw.com

THOMAS SZARVAS
Managing Director, Partner
813.495.3143
tomszarvas@kwcommercial.com

www.kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.