

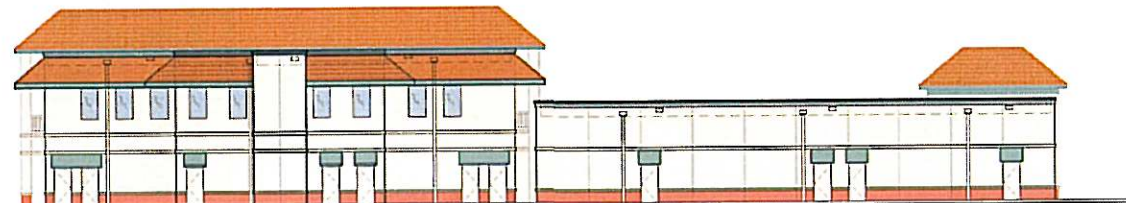
Telecom Park

SWC at Fletcher Avenue and Telecom Drive, Tampa, Florida

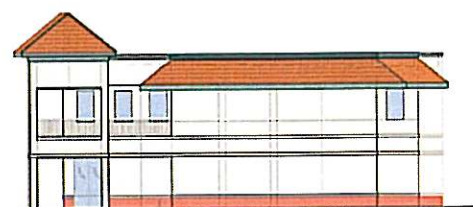
2005 Demographics	1 mile	3 miles	5 miles
Population	5,004	64,284	161,229
Median Age	34.3	29.1	29.8
Average Age	35.3	28.2	27.9
Med. Household Income	\$43,024	\$42,669	\$37,083
Avg. Household Income	\$56,763	\$62,735	\$53,688

Traffic Counts

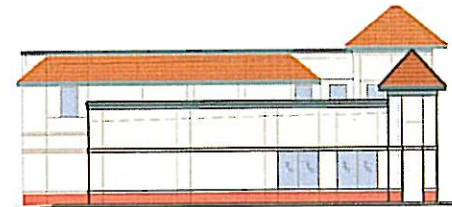
Fletcher Avenue:	44,662 Vehicles	Per day
I-75	102,500 Vehicles	Per day



BUILDING B - REAR ELEVATION



BUILDING B - SIDE ELEVATION



BUILDING B - SIDE ELEVATION



BUILDING B - FRONT ELEVATION

AG ARMSTRONG DEVELOPMENT

Tampa FL Atlanta GA

Telecom Park

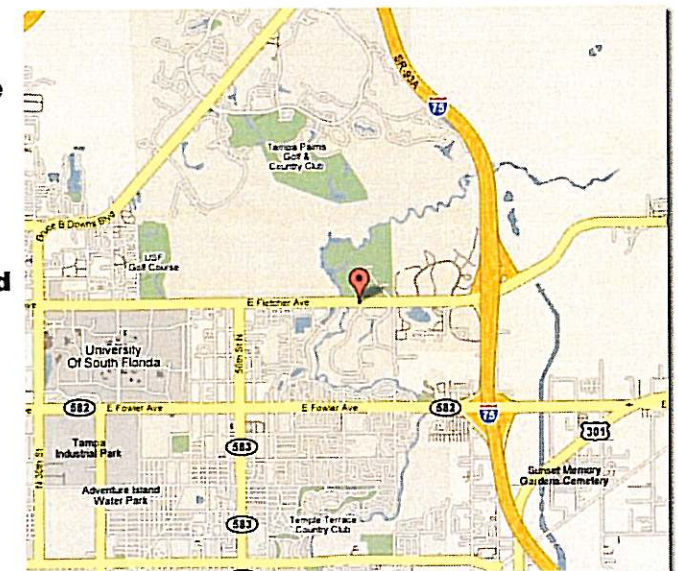
SWC at Fletcher Avenue and Telecom Drive, Tampa, Florida



CONTACT information

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 Erica Waltermire 813-265-4500(office) 813-265-4544(fax) 877-855-8745(toll-free)
 Jaclyn Kline (for spaces 15K SF or more) 727-488-4517(phone) 813-265-8644(fax)

- ❖ Located at the SWC of Fletcher Ave & Telecom Drive conveniently located to I-75
- ❖ Anchor: 92 Room La Quinta Hotel
- ❖ 14,200 SF of Retail and Restaurant/21,000 SF of Office
- ❖ Construction: fourth quarter 2006
- ❖ This beautiful site on the picturesque Hillsborough River is strategically located on highly traveled Fletcher Avenue, approximately one mile west of I-75 at the entrance to Telecom Park. The Park is occupied by many businesses, including a very large Verizon Communications office.
- ❖ Over 5,400 people work in Telecom Park and many customers will visit it daily.
- ❖ The population in the retail trade area continues to grow due to the abundance of jobs and educational opportunities located in the area.
- ❖ Tenants: Italian Bistro & Grille, China Taste



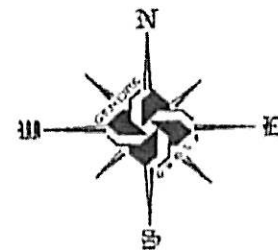
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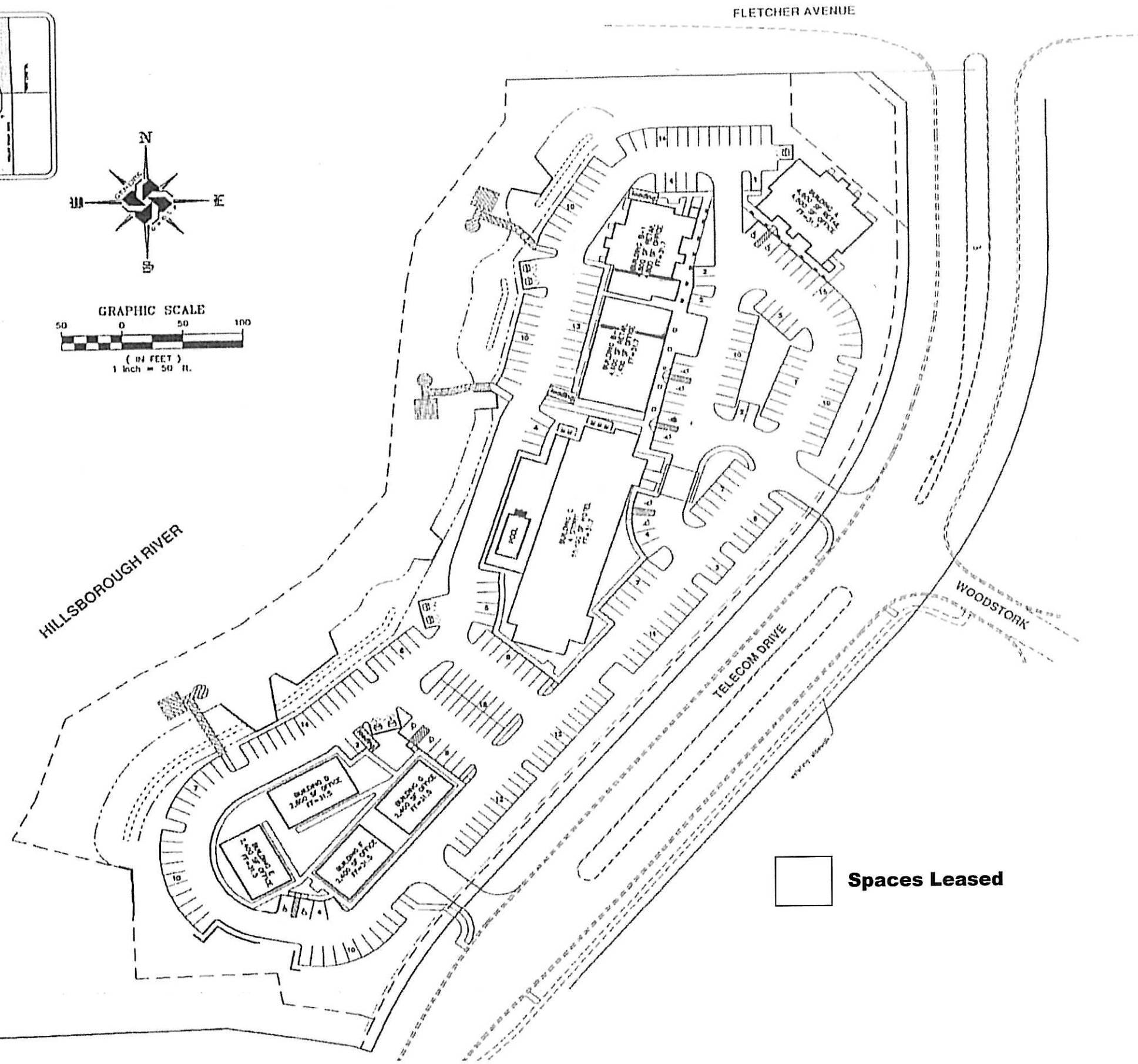
www.agarmstrong.com

Telecom Park

SWC at Fletcher Avenue and Telecom Drive, Tampa, Florida



GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 inch = 50 ft.



SITE SUMMARY

Building A

Office – 4,800 S.F.

Retail – 4,800 S.F.

Building B-1

Office – 4,800 S.F.

Retail – 4,800 S.F.

Building B-2

Office – 1,400 S.F.

Retail – 4,600 S.F.

Building C

Hotel – 55,450 S.F.

Building D

Office – 2,800 S.F.

Building E

Office – 2,400 S.F.

Building F

Office – 2,400 S.F.

Building G

Office – 2,400 S.F.

Spaces Leased