



TWO SEPARATE EXTERIOR ENTRANCES AND PRIVATE RESTROOMS

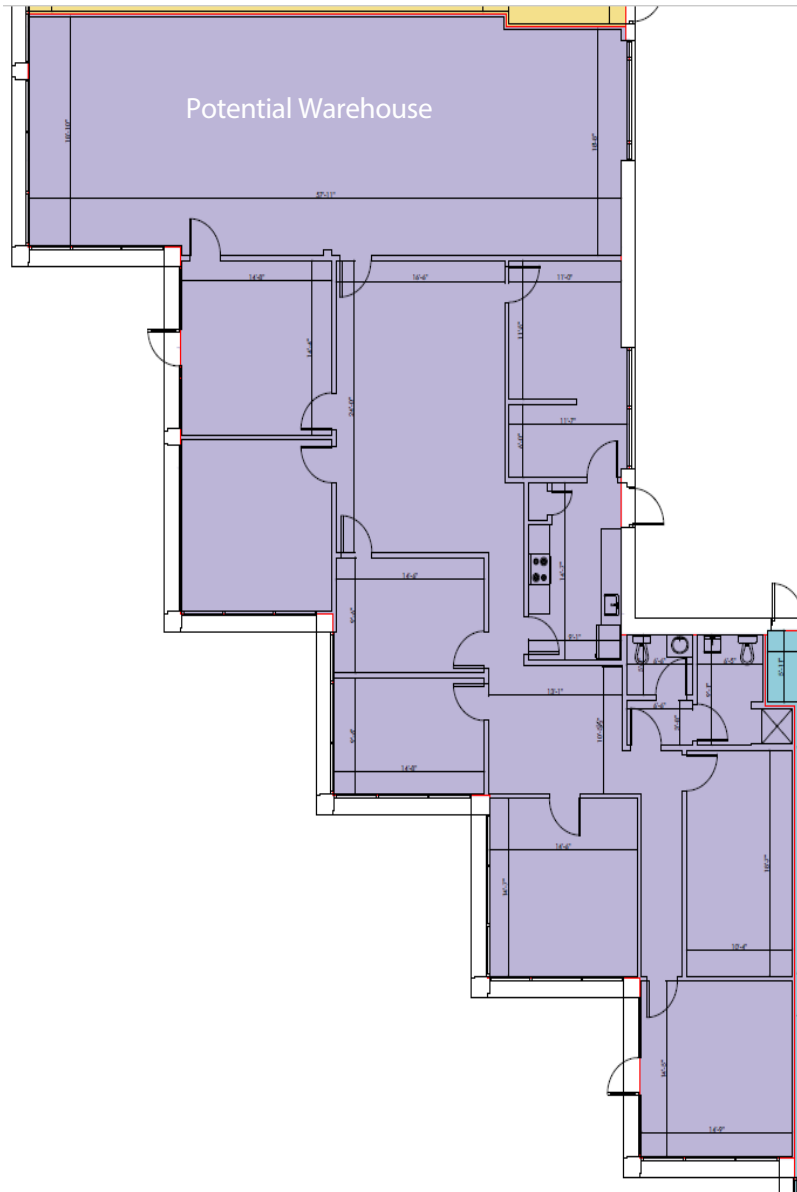
12481 TELECOM DRIVE Tampa, Florida 33637

PROPERTY HIGHLIGHTS

- 3,877 SF of Flex/Office space for lease
- Available August 1, 2024
- Ability to install an at-grade drive-in door at the rear of space
- Tenant Improvement package available
- Separate tenant controlled HVAC
- Immediate access to/from I-75 via Fletcher Avenue
- Ample hotel, retail, and service options in the immediate vicinity
- 2 miles east of The University of South Florida

PROPERTY OVERVIEW

Lease Rate	\$15.00 PSF NNN
Property Type	Flex/Office
Property Size	27,841 square feet
Available	3,877 square feet
Parking Ratio	3.6/1,000
Year Built	1990





DEMOGRAPHIC INFORMATION

					
1 mile		11,209	4,917	\$82,197	3,657
3 miles		78,937	31,463	\$65,139	51,551
5 miles		187,311	73,535	\$59,247	98,049

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