



FOR LEASE

Medical Suite in Tampa's Premier Medical Corridor Near AdventHealth, Moffitt & the VA

13801 Bruce B Downs Blvd

Tampa, FL 33613 — 1,110 SF Medical/Office Suite

University Community Medical Center — Suite 203

Medical / Healthcare Use Only

SUITE SIZE

1,110 SF

RENTAL RATE

\$20.00/SF/YR NNN

MIN. TERM

3 Years

AVAILABLE

1/1/2027

Fully built-out medical suite in the heart of Tampa's medical corridor — steps from AdventHealth Tampa Hospital and minutes from Moffitt Cancer Center, the James A. Haley Veterans' Hospital, and USF. The suite includes 4 exam rooms, a private doctor's office, staff/break room, 2 restrooms, and a reception/waiting area, with separate patient and staff entrances.

Madhu — Owner

212-729-4937

m2sivva@gmail.com

CONTACT OWNER

to schedule a tour

The owner of this property is a licensed real estate sales associate in the State of Florida.

PROPERTY PHOTOS

Building Exterior — Front, Side & Rear Views

13801 Bruce B Downs Blvd is a 5-story, 56,747 SF medical office building with 2 elevators and ample surface parking on all sides — shown here from multiple exterior angles.



Front View



Side View



Rear View

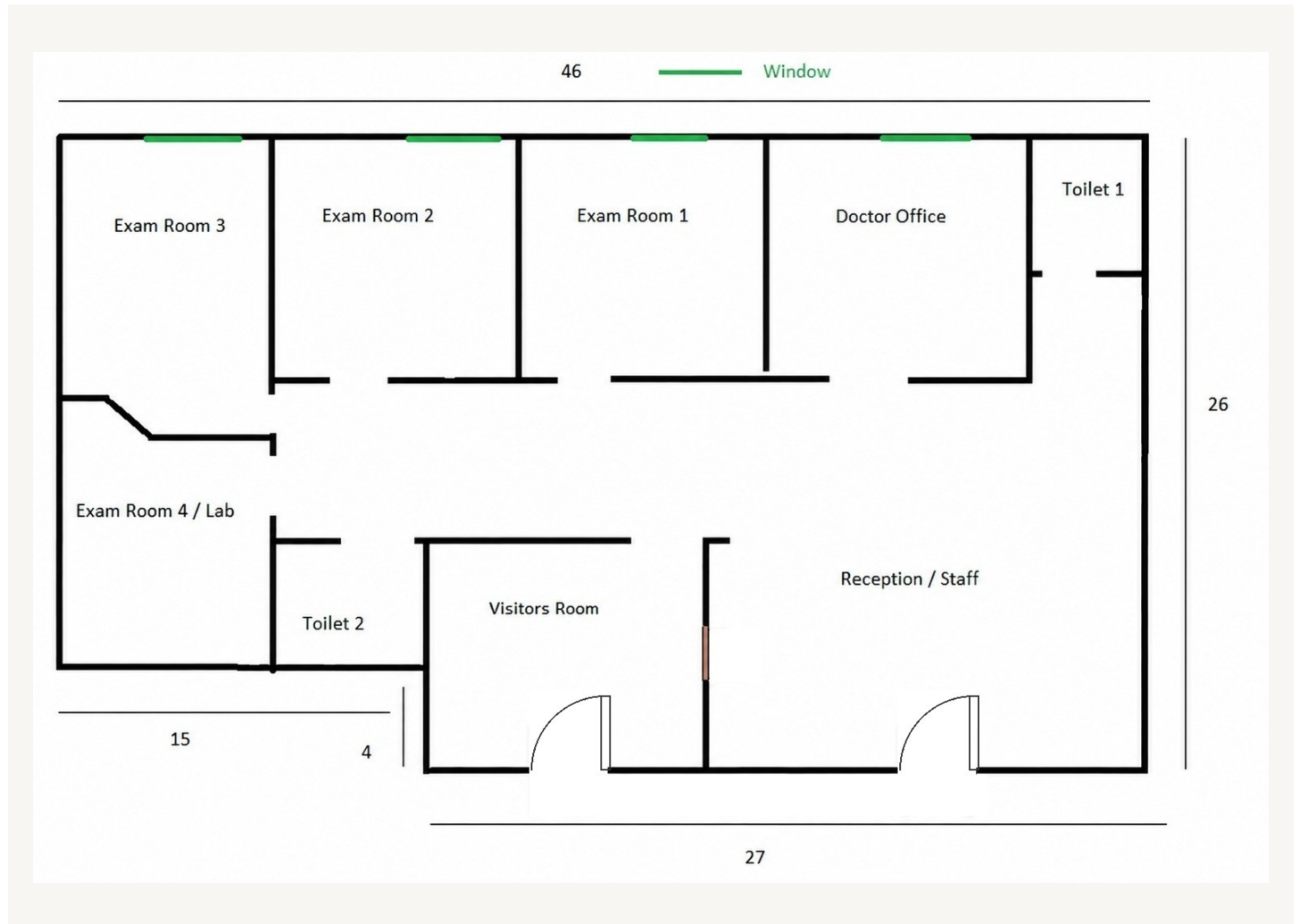


Rear View (Alt.)

LAYOUT

Suite 203 Floor Plan

1,110 SF suite configured for efficient patient flow, with 4 exam rooms, a private doctor's office, dedicated lab space, 2 restrooms, staff/reception area, and a separate visitors' waiting room — all with large windows along the exterior wall.



Floor plan is approximate and not to scale; for illustrative purposes only.

Suite & Building Details



Building Type	Office / Medical
Building Class	B
Year Built	1988
Building Size	56,747 SF
Stories	5
Elevators	2
Suite Size	1,110 SF
Suite / Floor	203 — 2nd Floor
Parking	Ample surface parking

Well-maintained medical/office condominium suite for lease on the 2nd floor of University Community Medical Center — a healthcare-anchored building home to AdventHealth Centra Care, Cardiovascular Center of Tampa, Cornerstone Psychiatric Care, and 30+ other medical practices. On-site management, full-time security, and a dedicated maintenance team, with common-area restrooms and ample surface parking (155 spaces).

Suite Highlights

- 1,110 SF fully built-out medical space
- 4 exam rooms
- 1 private doctor's office
- Staff / break room
- 2 restrooms
- Reception & waiting room
- Separate patient / staff entrances
- Large windows — abundant natural light
- 2 elevators serving the building
- Strong healthcare cotenancy in building

Note: Suite is restricted to medical / healthcare use only.

Lease Terms

Available Space	Suite 203 — 1,110 SF
Base Rental Rate	\$20.00 /SF/YR NNN (\$1.67/SF/mo — \$22,200/YR — \$1,850/mo)
Lease Type	Triple Net (NNN)
Est. NNN Expenses	\$9.50/SF/YR (est.) — \$878.75/mo — \$10,545/yr
Est. All-In Rent	\$29.50/SF/YR (~\$2,729/mo total)
Minimum Lease Term	3 years
Available	January 1, 2027
Showings	By appointment only, all days except Monday and Thursday — please do not disturb tenant
Permitted Use	Medical / healthcare use only
Approval	Lessee subject to approval by the University Community Medical Center Board of Directors

NNN estimate is a going-in budget figure and subject to annual reconciliation against actual operating costs (HOA, property taxes, insurance, and other building expenses); final tenant NNN charges may vary.

LOCATION

Prime Medical District

Located directly on Bruce B Downs Blvd in Tampa's premier medical corridor, this building sits one block from AdventHealth Tampa Hospital and is surrounded by Moffitt Cancer Center, the James A. Haley Veterans' Hospital, and the University of South Florida (USF) campus — a location built for referrals and patient convenience.

Suite Photos



Reception / Front Office



Hallway

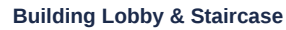


Exam Room



Exam Room

Additional Photos



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