

6550 W Hillsborough Ave  
Tampa, FL 33634

---

Up to 41,308 RSF  
Contiguous Available  
in a  
High-Tech  
Professional Building

---



## Contact

Cheri M. O'Neil

Principal

C: (813) 787-5669

COneil@OCAteam.com

6550  
INNOVATION CENTER

Contemporary and MOVE-IN READY  
Office Space FOR LEASE



---

## Plug and Play

Fully built out with everything you need to run a successful call center operation:

- Cubes and Like New Ergonomic Furniture Available
- Conference Rooms
- Meeting Rooms
- Private Offices
- Lounge/Break Areas



---

## Tenant Experience

- High Quality Workstations available
- 5G Mobile Network Technology
- State-of-the-Art Cafe
- Brand New Fitness Center with Personal Training, Recovery Area including Sauna, Anti-gravity Chairs, and Cold Plunge
- Shaded Outdoor Seating Area
- Pickleball Court



---

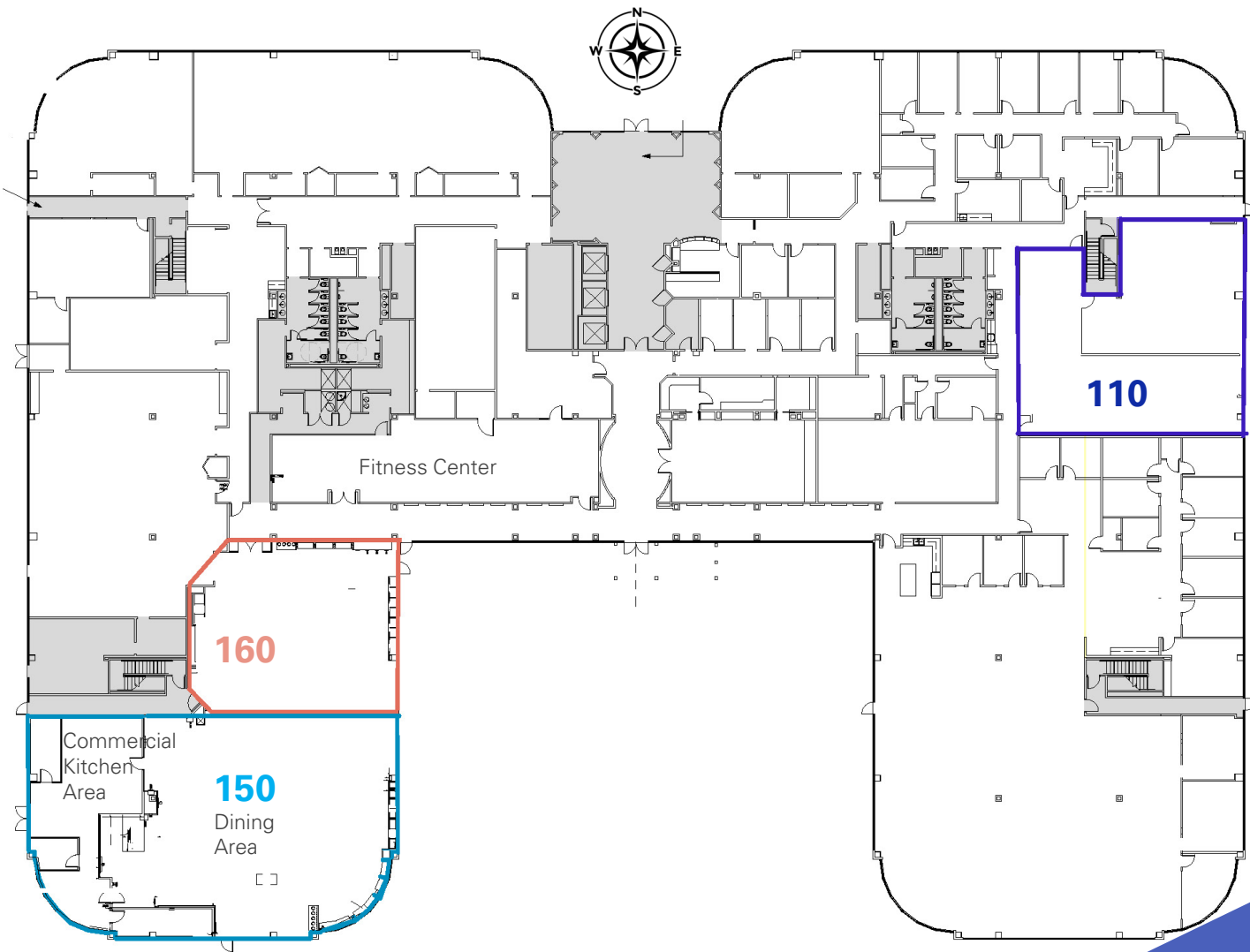
## Building Amenities

- 5.5/1,000 Parking Ratio with Electric Charging Stations
- 1500 KW Full Building Generator
- Undergoing Landscaping Renovations
- Easy Access to and from Tampa International Airport
- Ideally positioned within the thriving live-work-play Westshore submarket, with access to a diverse, well-educated and abundant labor force

# Demising Plan

## AVAILABILITY

Suite	Sq Ft	
110	3,131 RSF	
150	5,532 RSF	Commercial Kitchen Dining Area
160	2,504 RSF	Contiguous Space



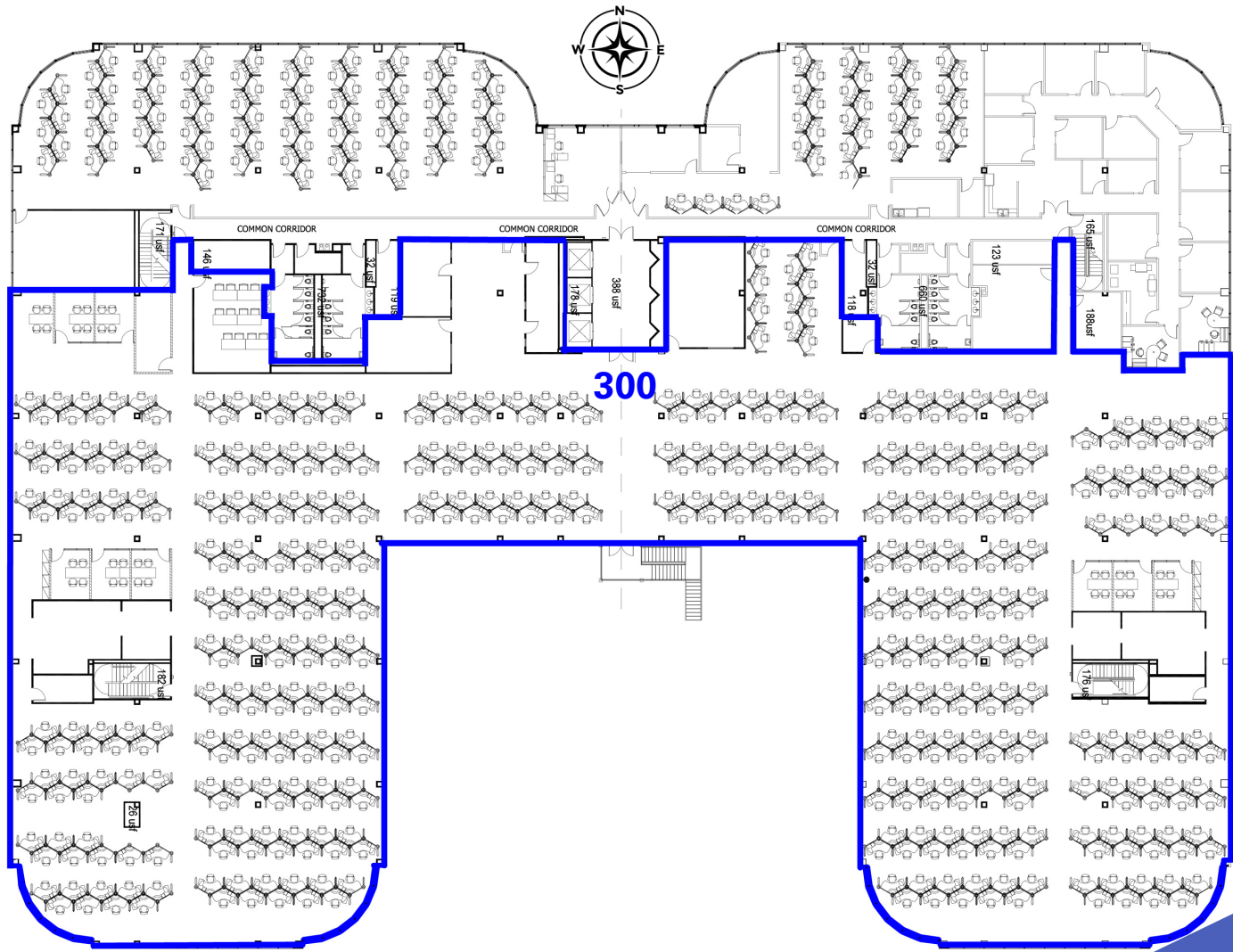
First Floor Opportunity

6550  
INNOVATION CENTER  
TAMPA, FL

# Demising Plan

## AVAILABILITY

Suite	Sq Ft
300	41,217 RSF



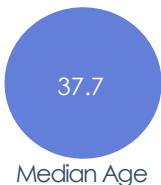
Third Floor Opportunity

6550  
INNOVATION CENTER  
TAMPA, FL

# Demographics

## Ring of 1 mile

4,351  
Population



\$54,859  
Median Disposable Income

5,148  
Households



\$65,113  
Median Household Income



\$31,316  
Per Capita Income



\$98,050  
Median Net Worth

## Ring of 3 miles

59,381  
Population



\$55,604  
Median Disposable Income

23,211  
Households



\$64,983  
Median Household Income



\$37,147  
Per Capita Income



\$149,334  
Median Net Worth

## Ring of 5 miles

147,989  
Population



\$58,034  
Median Disposable Income

61,226  
Households



\$69,447  
Median Household Income



\$41,658  
Per Capita Income



\$124,916  
Median Net Worth

## Location

This high-tech professional office building is easily accessible, three minutes from FL -589 Veterans Expressway and 7 minutes to Tampa International Airport.

## Signage Opportunity

Monument signage available facing West Hillsborough Avenue with over 54,000 daily traffic count.



6550 W Hillsborough Ave  
Tampa, FL 33634

---

For more information or  
to request a tour, please contact:

Cheri M. O'Neil  
Principal  
C: (813) 787-5669  
COneil@OCAteam.com

Patrick B. McGuire  
Senior Managing Director  
C: (813) 777-7402  
PMcguire@OCAteam.com

Ryan M. O'Neil  
Sales & Leasing Associate  
C: (813) 774-0568  
ROneil@OCAteam.com

Cody L. Conti  
Sales and Leasing Associate  
C: (727) 698-7645  
COnti@OCAteam.com

---



6550  
INNOVATION CENTER

Contemporary and MOVE-IN READY  
Office Space FOR LEASE