

OFFICE SPACE : FOR LEASE

1335-1446 Oakfield Drive

Brandon, Florida 33511

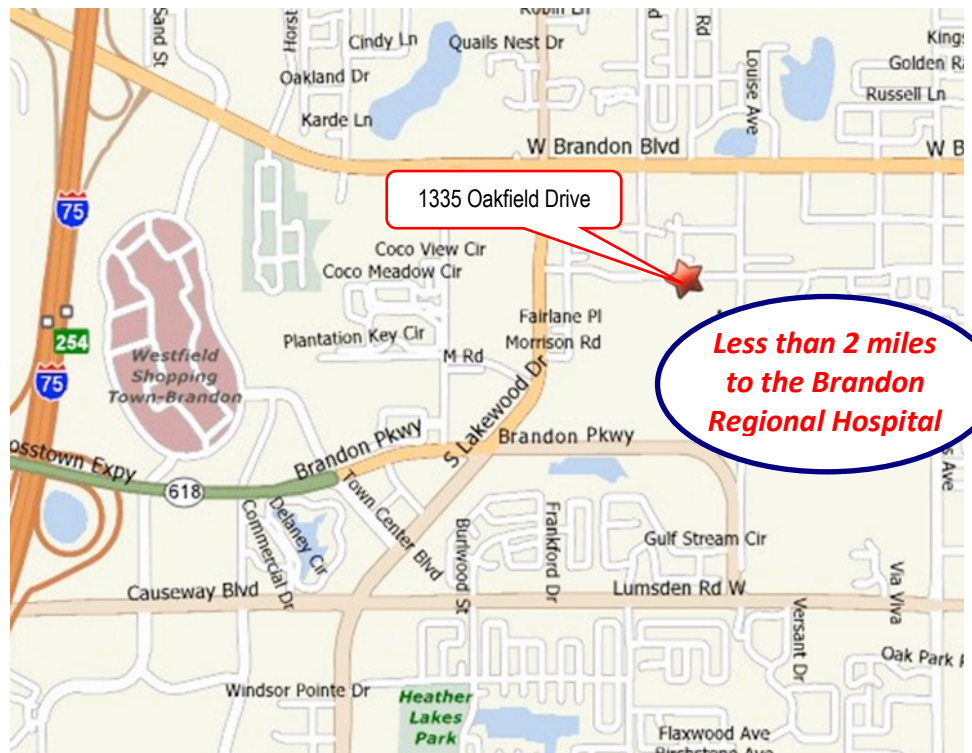
Lease Rate(s):
\$22.00 PSF
(modified gross rates)



Oakfield Business Center

PROPERTY FEATURES include:

- **Office suite(s) coming available soon!**
- Ten office buildings in a beautiful, well-maintained office park setting.
- 4+ /1,000 Parking Ratio • On-site management • ZONING: BPO/Business Professional Office
- Property is centrally located, close to the Brandon Hospital, Westfield Mall, neighboring retail stores and next door to Brandon's main U.S. Post Office. With quick access to Downtown Tampa via the Crosstown Expressway and I-75.
- Rent payment includes water/sewer, common area maintenance, trash, real estate taxes, building insurance – does not include electric, phone or janitorial service



For information, contact:

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(813) 390-0951

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Hillsborough's Finest Real Estate Team

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www.TurnerCole.com

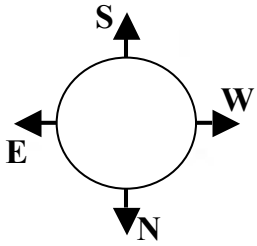
Turner Cole Company

Real Estate Services

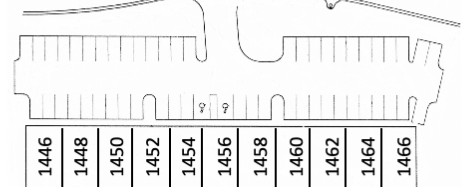
1335-1446 Oakfield Drive

Brandon, Florida 33511

Site Plan



OAKFIELD STATION



LEASE AVAILABILITIES

| SQ. FT. AVAILABLE | ANNUAL RATE | *TOTAL MONTHLY RATE |
|----------------------|----------------|------------------------|
|----------------------|----------------|------------------------|

OBC PHASE I (Units 1335 – 1466)

| | | |
|--------|------------|------------|
| 751 SF | \$22.00 SF | \$1,376.83 |
|--------|------------|------------|

| | |
|---------------------|---|
| 1361 Oakfield Drive | (available in 2 weeks from lease signing) |
| 1371 Oakfield Drive | (available 4 th quarter 2025) |
| 1373 Oakfield Drive | (available 4 th quarter 2025) |

OBC PHASE II (Units 101 – 144)

| | | |
|---------|------------|------------|
| 1272 SF | \$22.00 SF | \$2,332.00 |
|---------|------------|------------|

| | |
|--------------------------------|-----------------|
| 1463 Oakfield Drive, Suite 101 | (available now) |
| 1463 Oakfield Drive, Suite 112 | (available now) |

OAKFIELD STATION (Units 1446 – 1466)

N/A

revised 11/01/2025

* TOTAL RENT PAYMENT includes water, sewer, common area maintenance, trash, real estate taxes, and building insurance

Payment does not include electric or phone service.

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