



Highwoods Preserve Pkwy, Tampa, FL 33647

\$24/SF/YR

\$2/SF/MO

18101 HIGHWOODS PRESERVE PKWY TAMPA FL 33647-1791

FOR LEASE 2600sf New Tampa Professional office



Bryant Mercier
FL BK3477383
813.694.0007

Listing Added: 04/15/2026

Listing Updated: 04/15/2026



Building Details

Property Type	Office	Subtype	Traditional Office, Coworking, Creative Office
Tenancy	Multiple	Total Building SqFt	14,440
Lot Size (sq ft)	42,320	Class	B
Year Built	2003	Stories	2
Elevators	Yes	Number Of Elevators	1
Zoning	PD-A	APN	33582.1171
County	Hillsborough County		



Building Description

Location is the key with this property! Right off of I-75 and Bruce B Downs with a large wrap around office space, ready for move in today. Your company will love this convenient location as well as the variety of local shopping and great spots to eat.

See the videos to get a real feel of this location, if you don't already know the area. The building is full of curb appeal and properly managed.

This space has 3 separate entrances, so if your business needs a few doors or companies all in one, it works great for signage as well.

Great location for law offices or any professional office use you can think of.

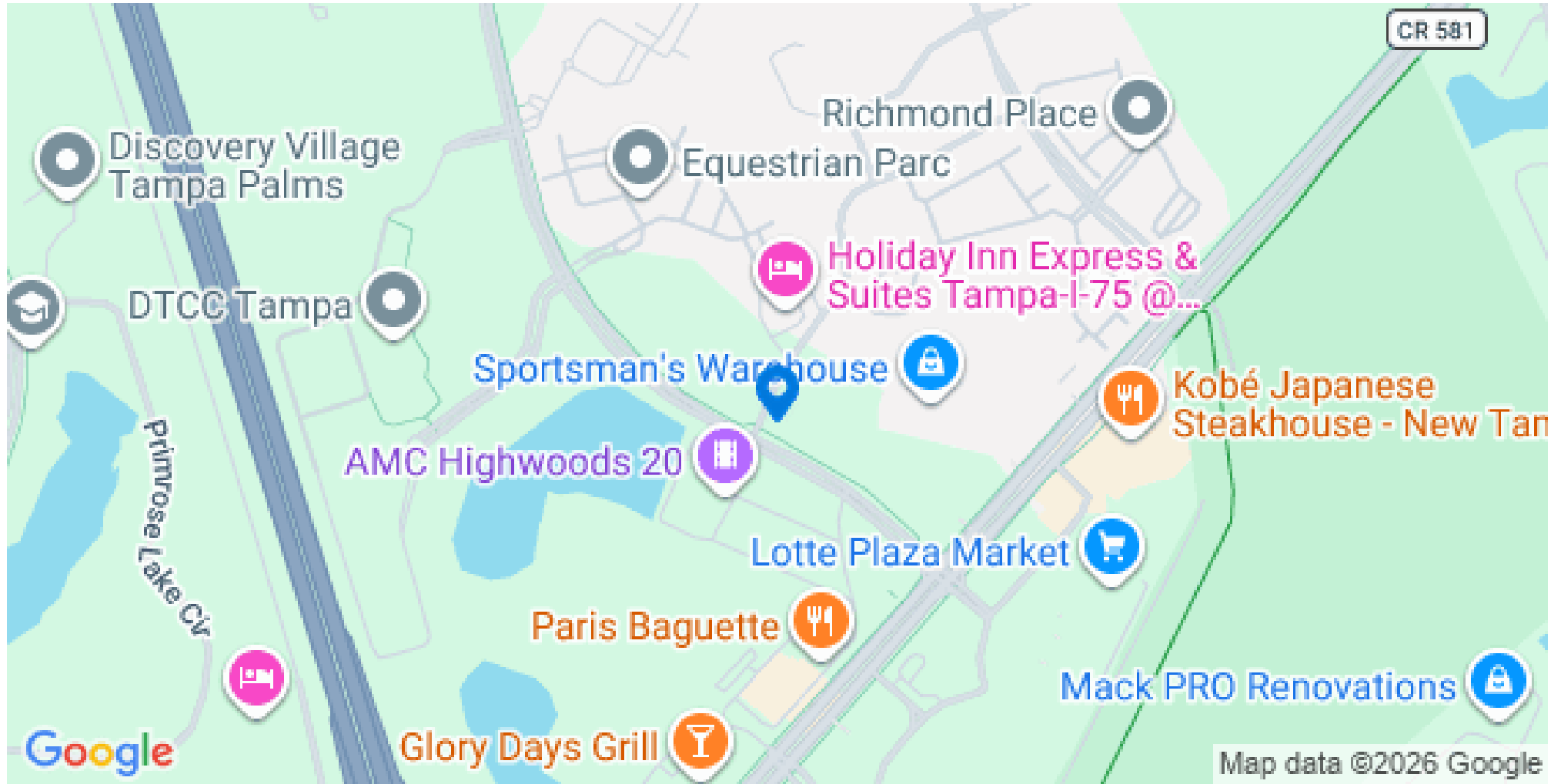
Overflow parking if needed is available at the movie theater across the street for larger events that your office may host.

Building Highlights

- strong demographic market location
- easy access location right off of I-75
- ample parking available
- multiple offices
- kitchenette
- 2 bathrooms
- open lobby and reception area
- 3 entrances
- 16,200 cars a day on Highwoods Preserve Pky
- 64,000 cars a day on Bruce B Downs
- Signage available at plaza on Bruce B Downs



Building Location (1 Location)



2600 SF 1st floor office Details

Listing Type	Direct	Space Subtype	Traditional Office,Creative Office
RSF	2,600 SF	Rate (Per SF)	\$24 / SF / YR
Lease Type	NNN	Lease term	5+ years

Total CAM (Per SF/YR)

\$6

Total Rate (Per SF/YR)

\$30

Days on Market

5 days

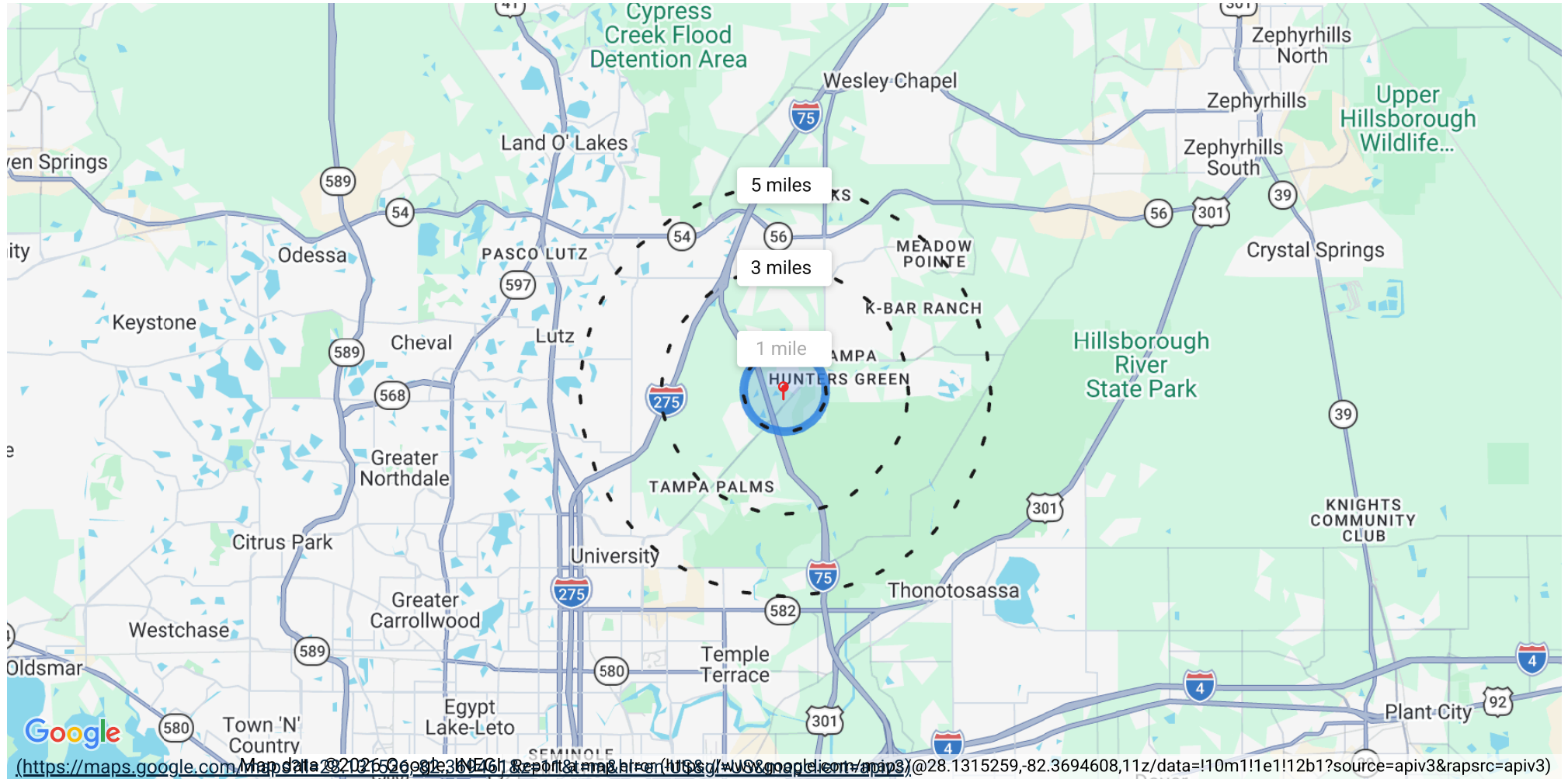


Property Photos (14 photos)





Demographic Insights



1 mile

3 miles

5 miles



Population

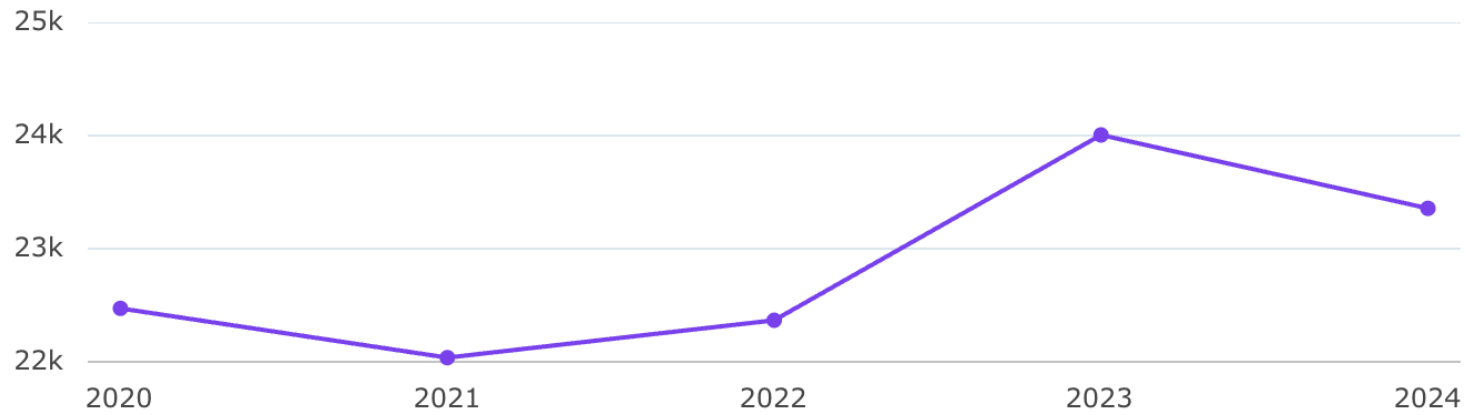
23.4k

↓ 2%

Compared to 24k in 2023

↑ 3%

Compared to 22.5k in 2020



Household Income

\$107.6k

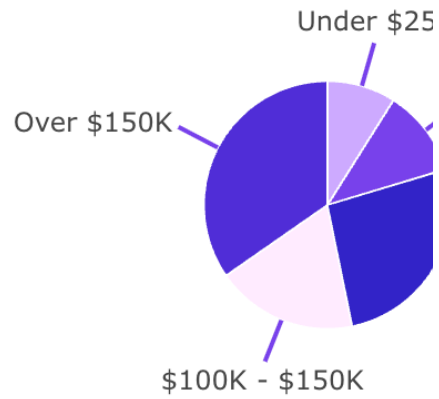
Median Income

\$106.5k

2029 Estimate

↓ 1%

Growth Rate



Age Demographics

37

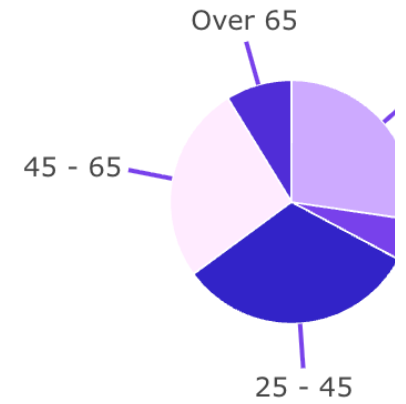
Median Age

37

2029 Estimate

↓ 2%

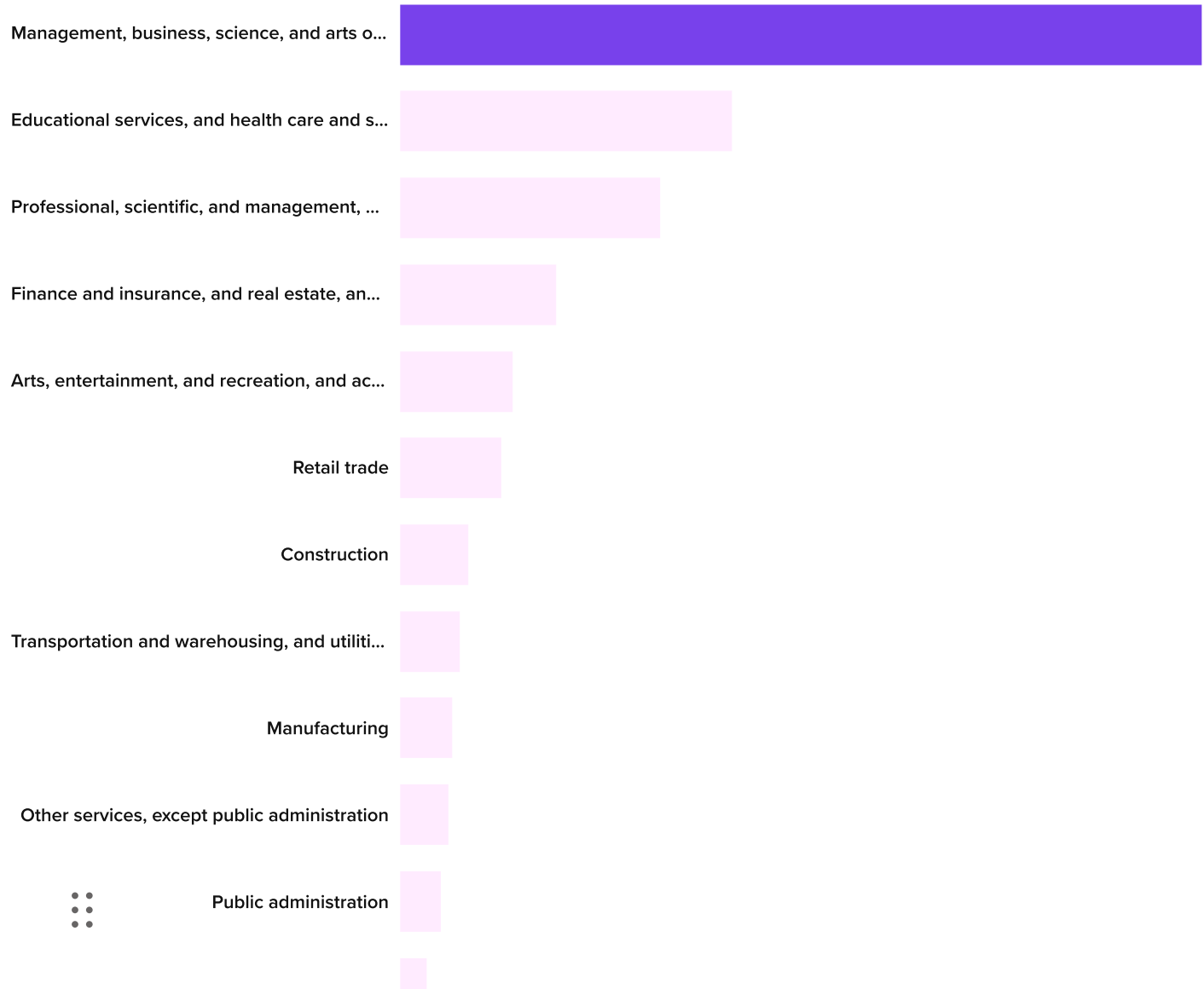
Growth Rate



Number of Employees

18.3k

Top Employment Categories





Housing Occupancy Ratio

19:1

17:1 predicted
by 2029



Renter to Homeowner Ratio

1:1

1:1 predicted by
2029

