

UNIVERSITY CORPORATE PARK



For Lease + Build to Suit Opportunity

10770 N 46th Street | Tampa, FL 33617

AVISON
YOUNG

Q1 EXECUTIVE SUMMARY

UNIVERSITY CORPORATE PARK
10770 N. 46th Street, Tampa 33617

University Corporate Park offers a unique opportunity to lease turn-key office space or pursue a build-to-suit opportunity in the heart of Tampa's University submarket. The professionally managed campus provides flexible configurations, ample parking and convenient access to I-75, I-275, USF, Moffitt Cancer Center, AdventHealth Tampa and the surrounding medical and employment base. Current opportunities range from $\pm 5,560$ SF to $\pm 25,584$ SF of contiguous space, along with a ± 1.09 -acre build-to-suit site capable of accommodation approximately 47,636 SF.

CURRENT OPPORTUNITIES

Building E. - Turn Key

$\pm 25,584$ SF Contiguous Available
Divisible: 8,100 | 9,284 | 8,200 SF

Building F

Suite 300 - 5,560 SF Available

Lot D - Build-to-Suit

1.09 Acres
Capable of $\pm 47,636$ SF building

CAMPUS HIGHLIGHTS

- Flexible suite sizes
- Turn-key office opportunities
- Build-to-Suit capability
- Professional ownership/management
- Ample parking
- Flexible floor plans
- Immediate availability
- High visibility and accessibility
- Signage opportunities (if applicable)

02 AVAILABILITIES

Building A

Available	Fully Leased
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Building C

Available	Fully Leased
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Buildings E - TURN KEY

Building Size	49,302 SF
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Available	±25,584 sf
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Divisible to	8,100 sf
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9,284 sf

8,200 sf

Buildings F

Building Size	32,473 SF
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Available	Suite 300 - 5,560 sf
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Lot D - BUILD TO SUIT

Lot Size	1.09 AC (±47,636 sf Building)
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Please call broker for pricing and further information.

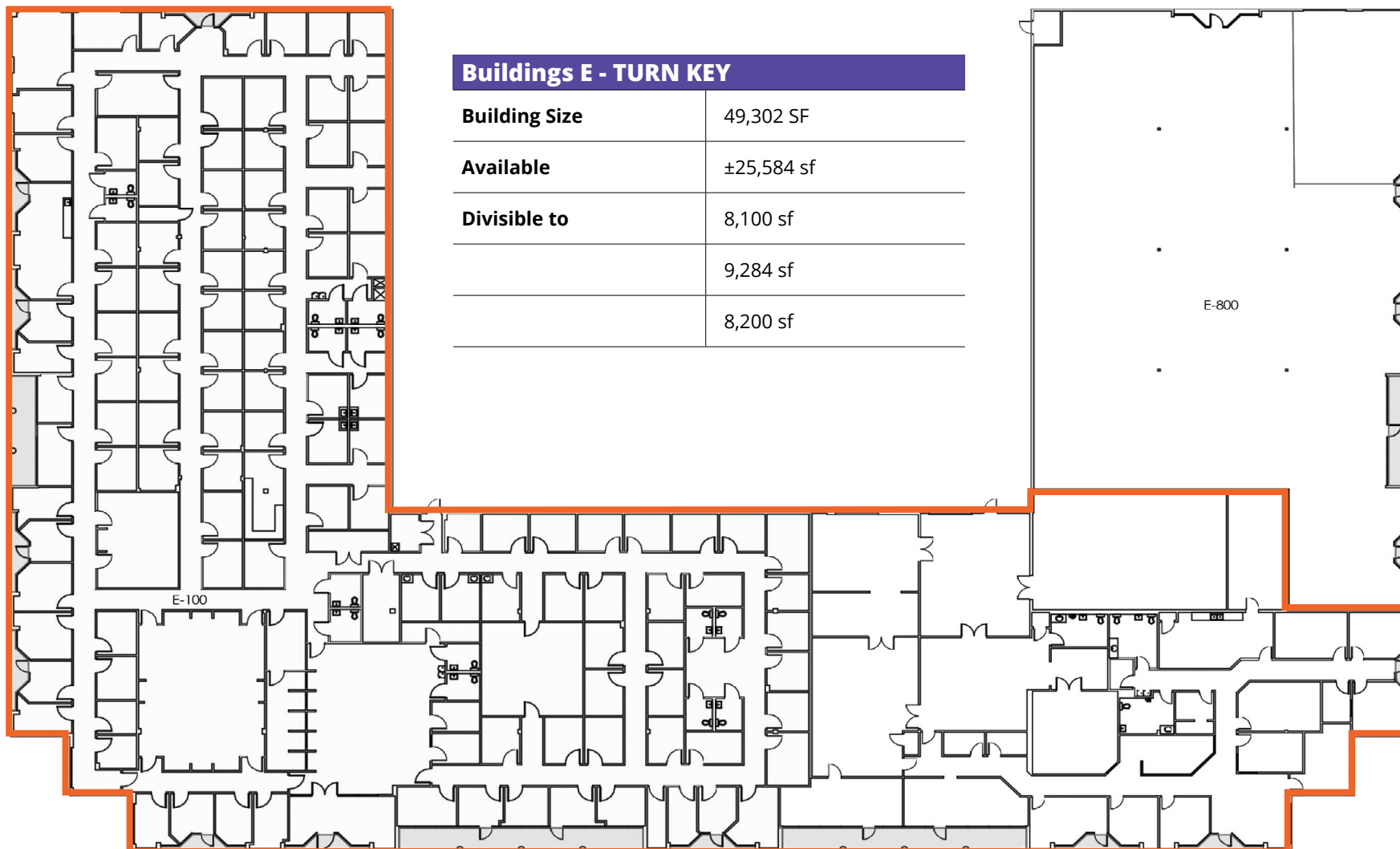
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03 BUILDING E

UNIVERSITY CORPORATE PARK
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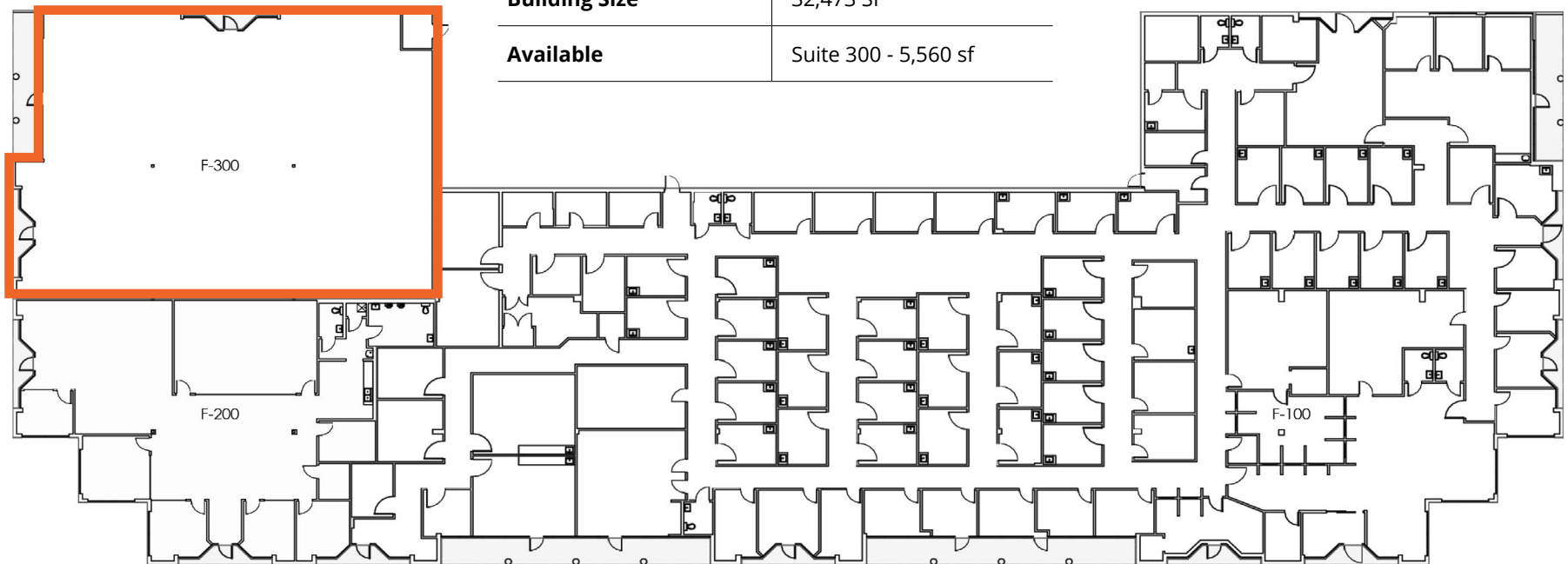


04 BUILDING F

UNIVERSITY CORPORATE PARK
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Buildings F

Building Size	32,473 SF
Available	Suite 300 - 5,560 sf



05 LOCATION MAP

UNIVERSITY CORPORATE PARK
10770 N. 46th Street, Tampa 33617



STRATEGIC UNIVERSITY / MEDICAL DISTRICT LOCATION

Immediate proximity to major healthcare, research, and employment anchors — a key differentiator for medical, professional & tech tenants.

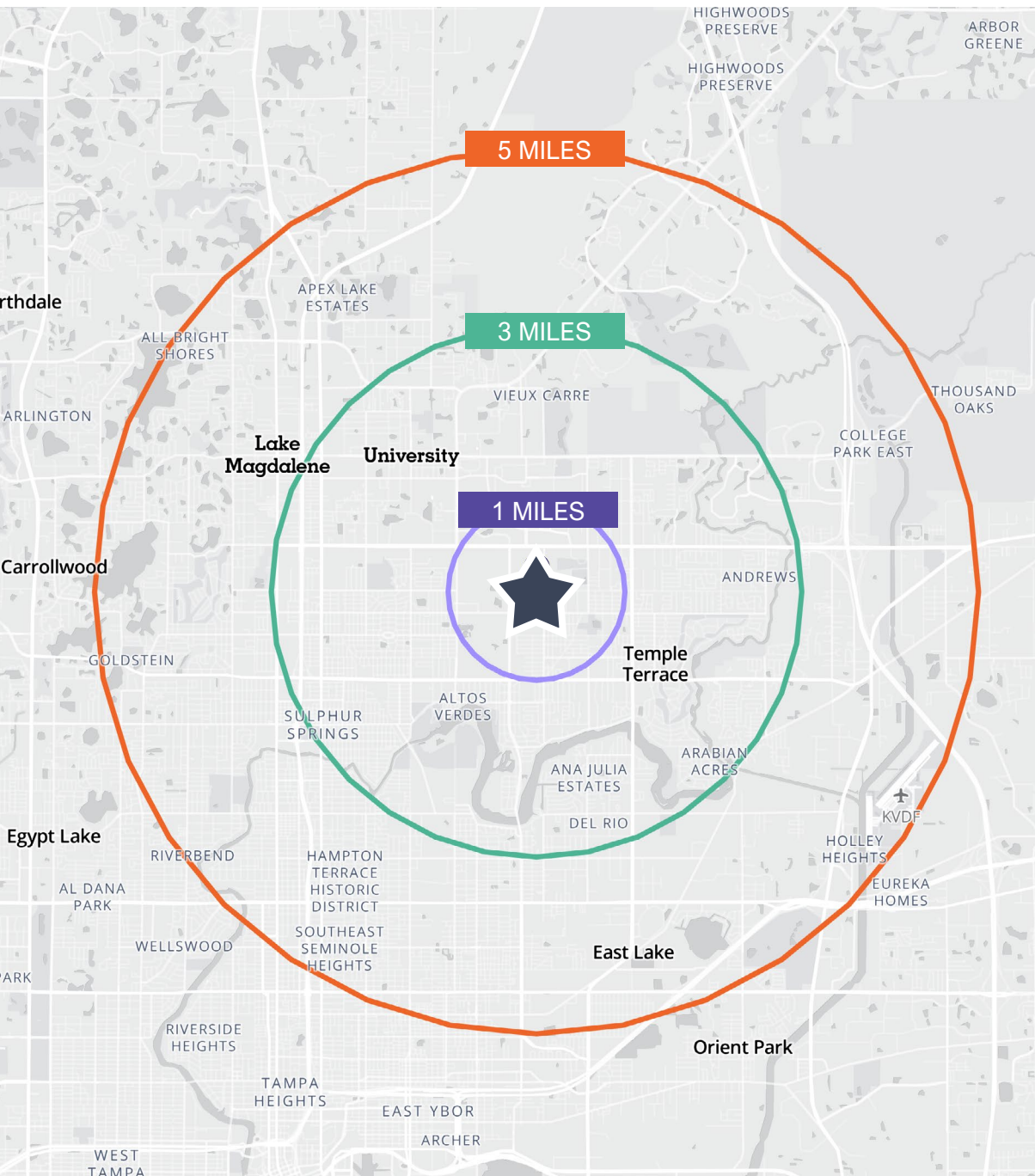
DRIVE TIMES

I-75	4.0 miles	9 minutes
I-275	3.9 miles	10 minutes
USF	1.8 miles	5 minutes
Moffitt Cancer Center	1.5 miles	5 minutes
AdventHealth Tampa	3.1 miles	11 minutes
VA Hospital	2.5 miles	9 minutes
Downtown Tampa	10.8 miles	19 minutes
TIA	17.7 miles	26 minutes
Port of Tampa	11.8 miles	24 minutes

WHY THIS LOCATION MATTERS

- USF & Moffitt create a dense medical / research employment base within 5 minutes.
- AdventHealth Tampa & VA Hospital expand the healthcare catchment.
- Strong visibility and access from I-75 / I-275.
- Surrounding retail & amenities support workforce and patient traffic (University Mall, major QSRs, pharmacies, hotels).
- Ideal for medical office, outpatient, clinical, and professional services users.

07 DEMOGRAPHICS



UNIVERSITY CORPORATE PARK 10770 N. 46th Street, Tampa 33617

1 mi

3 mi

5 mi

Population

Total Current Population	11,927	157,389	286,153
Total Households	4,577	61,750	112,900

Housing

Median Home Values	\$315,813	\$328,281	\$350,759
Renter-Occupied Units	3,365	45,552	68,628
Occupied Housing Units	4,577	61,750	112,900

Income

Avg. HH Income	\$56,112	\$65,283	\$82,732
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Businesses

Total Businesses	544	6,571	15,424
Total Employees	4,641	45,264	98,929

Education

Bachelor's Degree or More	25%	27%	31%
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More Questions? Please contact us.

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