

1313 PROVIDENCE ROAD

BRANDON, FLORIDA 33511

OFFICE SPACE FOR LEASE

Located in the Providence
Lakes Executive Park



**AVAILABLE
OCT. 1, 2026**

Move-in ready professional
office space in Brandon

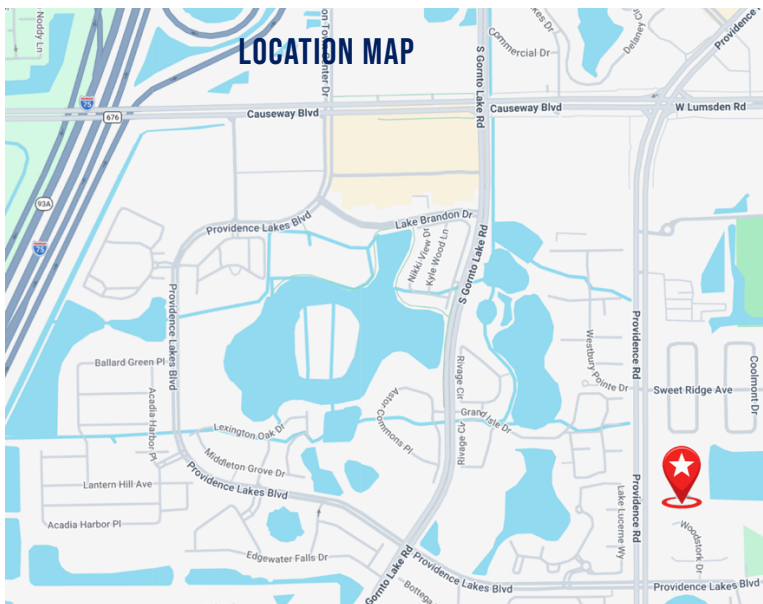


PROPERTY OVERVIEW

Providence Lakes Executive Park is a well-established professional office park. located in the heart of the Brandon market, just south of Causeway Blvd. on Providence Road. The office has convenient access to downtown Tampa via the Selmon Expressway

The property offers affordable and functional office space ideal for a wide range of professional users seeking a central suburban location with strong demographics, and generous parking ratios.

Its close proximity to established neighborhoods, schools, retail services, and major commuter corridors makes the center an attractive option for businesses looking to serve the greater Brandon and Riverview communities.



NOW LEASING

1,000 SF OFFICE SUITE

\$34.00 PSF
(MG)

Modified Gross Rate includes Operating Expenses such as real estate taxes, building insurance and common area maintenance. Also includes water/sewer and trash service.

TOTAL MONTHLY RENT

\$2,834.

IDEAL USES



MEDICAL



WELLNESS



PROFESSIONAL
OFFICE



REAL ESTATE



INSURANCE



LEGAL
SERVICES



COUNSELING



ACCOUNTING &
FINANCIAL

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population	12,400	78,900	192,500
Average Household Income	\$109,800	\$104,600	\$99,200
Median Household Income	\$94,100	\$90,300	\$85,400
Total Households	4,700	30,100	72,800
Daytime Population	10,500	61,300	149,800
Bachelor's Degree or Higher	35%	37%	36%
Median Age	39.6	40.5	40.8

Source: Esri 2024 | Rings centered on Brandon, FL 33511

FOR MORE INFORMATION, CONTACT:

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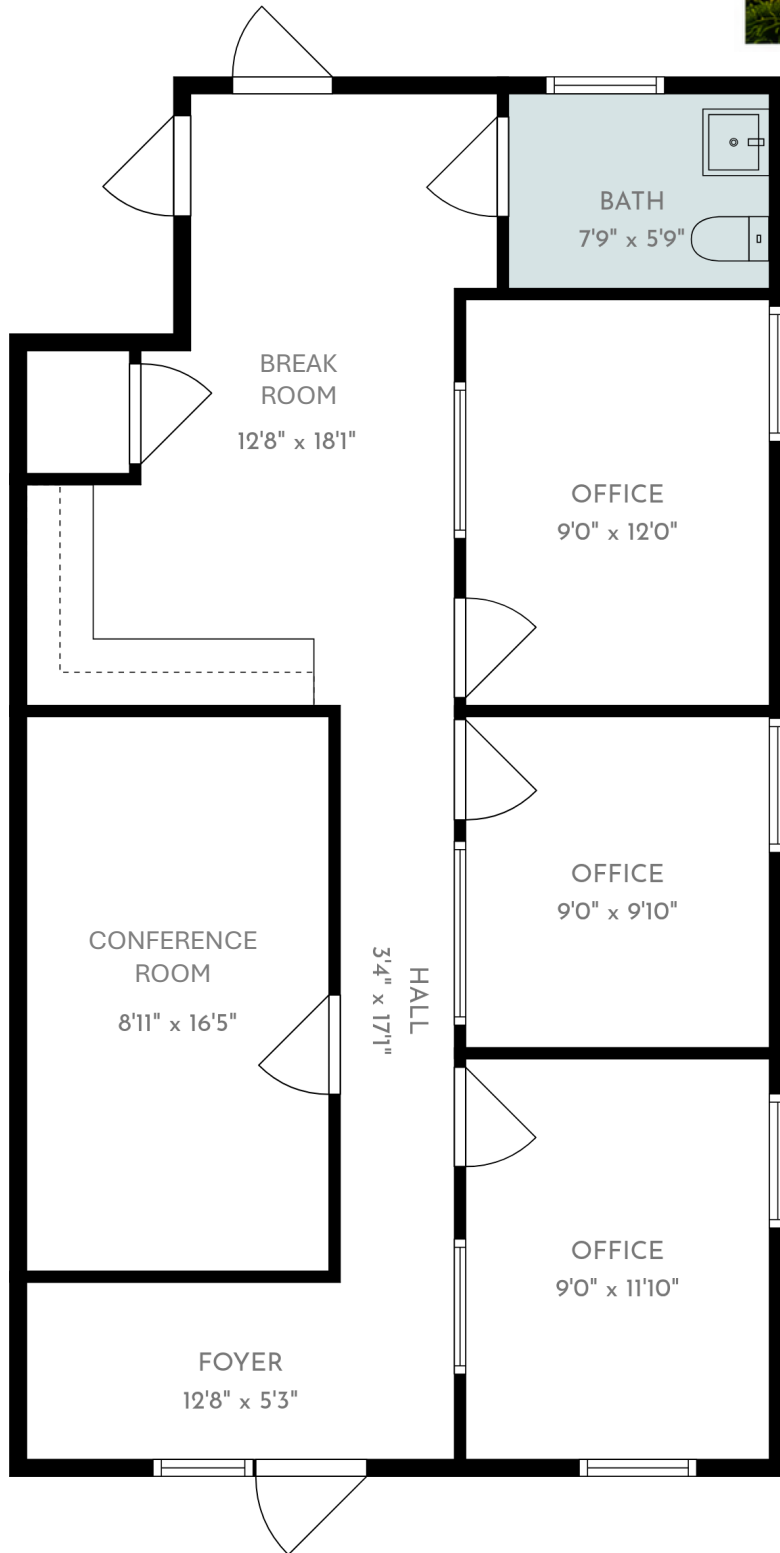


www.TurnerCole.com

1313 PROVIDENCE ROAD

— BRANDON, FLORIDA 33511 —

FLOOR PLAN 1,000 SF



PROPERTY FEATURES



**4.7+/-1,000 SF
PARKING RATIO**

Ample, convenient parking for employees and visitors.



**MODIFIED GROSS
RENTAL STRUCTURE**

Simplified leasing with many operating expenses included in the rent.



**MEDICAL & PROFESSIONAL
OFFICE SETTING**

Ideal for medical, professional and service-oriented businesses.



**PRIME BRANDON
LOCATION**

Centrally located near Brandon Regional Hospital, shopping, dining and major roadways.

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