

**DE LEON
MEDICAL
CENTRE**

**MEDICAL OFFICE
SPACE FOR LEASE**



IMMEDIATE OCCUPANCY

2835 W. De Leon Street, Tampa FL 33609 Ste. 104



Located in the heart of South Tampa's highly sought-after medical corridor, De Leon Medical Centre is ideally situated on the north side of De Leon Street, just two blocks east of MacDill Avenue and one block north of Swann Avenue. Completed in 2005, this well-established medical center offers approximately 12,000 square feet of professional medical office space and is conveniently located directly across from HCA Florida South Tampa Hospital.

The property features an excellent tenant mix with very little turnover, including specialties such as Dermatology, Physical Therapy, Wellness Therapy, ENT, and other complementary medical uses that consistently drive patient traffic to the center. Surrounded by other medical and professional office buildings, De Leon Medical Centre provides an ideal location for medical professionals looking to establish or expand their presence in South Tampa.

This upscale medical center is positioned within an established business district with strong demographics, excellent accessibility, and a highly desirable patient base.

The available space is located in Suite 104 and offers 2,209 square feet on the first floor. The suite features a prominent main entrance facing De Leon Street, providing convenient access and strong visibility for patients and visitors.

Space Available: 2,209rsf with 9" ceilings, prominent entry, two marked employee parking spaces, three ADA Restrooms, 5 exam rooms, 2 offices, 1 nurse station, and a breakroom for staff. Monument and building front signage available.

Unit Size: 2,209sq.ft.±

Jacob Real Estate Services, Inc., 607 W. Bay Street, Tampa FL 33606 (813) 258-3200



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Access:

Southeast Corner of the building. Facing south toward the patient parking area and De Leon Street.

Area Map:



Real Estate Taxes: Folio #: 117178-8208
2025 Taxes: \$11,717.47

Parking: 65+/- standard and compact spaces in front of the building for patients, for 5.42 per 1,000sf ratio. There are two reserved parking spaces on the north side of the building for staff with 150+/- additional parking for staff located in the adjacent parking lot to the east.

Zoning: City of Tampa, OP-1, Office Professional

Land Use: 00CO, Commercial Condo

Signage: A two-sided, double -paneled lighted monument sign is located along the De Leon Street frontage at the entrance of the property. Signage is also available in the main directory to the entrance of the building as well as door signage to the entrance of suite 104.



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Aerial Photo: 2026 aerial from Hillsborough County Property Appraiser ↓



Traffic Counts:	<u>COLLECTION STREET</u>	<u>CROSS STREET</u>	<u>TRAFFIC VOL.</u>	<u>DISTANCE</u>
	W Azele St.	S Audubon Ave. W.	12,942	0.24 mi
	W Swann Ave.	S Habana Ave. W.	11,492	0.11 mi
	W. Azele St.	S. Bungalow Park W.	15,867	0.17 mi
	S. MacDill Ave.	W. Horatio St. N.	20,765	0.24 mi
	W. Azele St.	S. Gomez Ave.	14,258	0.21 mi

Demographics:	<u>South Tampa</u>	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>
	Population	23,936	143,642
	Households	11,991	65,311
	Average Age	38.50	39.10
	Median HH Income	\$121,639	\$78,156
	Daytime Employees	15,686	79,590
	Population Growth	8.05%	8.26%
	Household Growth	11.06%	13.68%

Population:	<u>Population</u>	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>	<u>5 Mile Radius</u>
	2030 Projection	23,936	143,642	266,669
	2025 Estimate	22,153	132,684	246,982
	2020 Census	19,978	117,570	222,831



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Asking Rate:

Base Rent is \$46.00 per square foot on a triple net basis, with Tenant responsible for electric, water, trash and cable/telecom. Additional rent to include real estate taxes, maintenance and management. Landlord prefers a minimum lease term of 3 to 5 years.

For additional information or to schedule a tour contact:

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Disclaimer:

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