



8,000 SF Office/Flex

13528 Prestige Pl, Tampa, FL 33635



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8,000 SF Office/Flex

\$19.00 /SF/YR

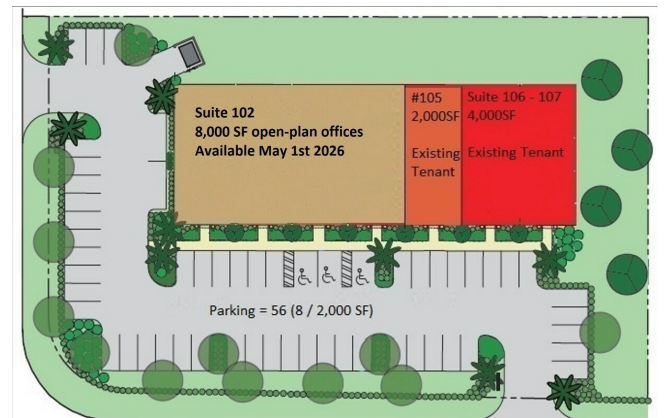
13528 Prestige Place is located in the highly desirable Monroe's Business Park to the east side of Lowes Home Improvement store, at the NE corner of Hillsborough Avenue/Tampa Road and Racetrack Road in West Hillsborough County near to the Pinellas County line.

The property is easily accessed from both Hillsborough Avenue/Tampa Road and Racetrack Road. It is on the eastern edge of Oldsmar.

- 8,057 sf professional office with 24 hour access
- Flexible layout with 16 private offices, 2 conference rooms & lab/equipment room.
- Reception, breakroom, lockable IT/Server room with own A/C, plenty of lockable storage
- Central area furnished with 24 socially-distanced sound-absorbent dual cubicles
- Elegant stone fascia frontage and thermally efficient SIP construction
- 20 minutes from Tampa International Airport (11 mi), 30 minutes from St. Pete-Clearwater International Airport (17 mi)



Rental Rate:	\$19.00 /SF/YR
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	B
Rentable Building Area:	14,100 SF
Year Built:	2007
Walk Score ®:	51 (Somewhat Walkable)
Rental Rate Mo:	\$1.58 /SF/MO



Site Plan

To Hillsborough Ave. →

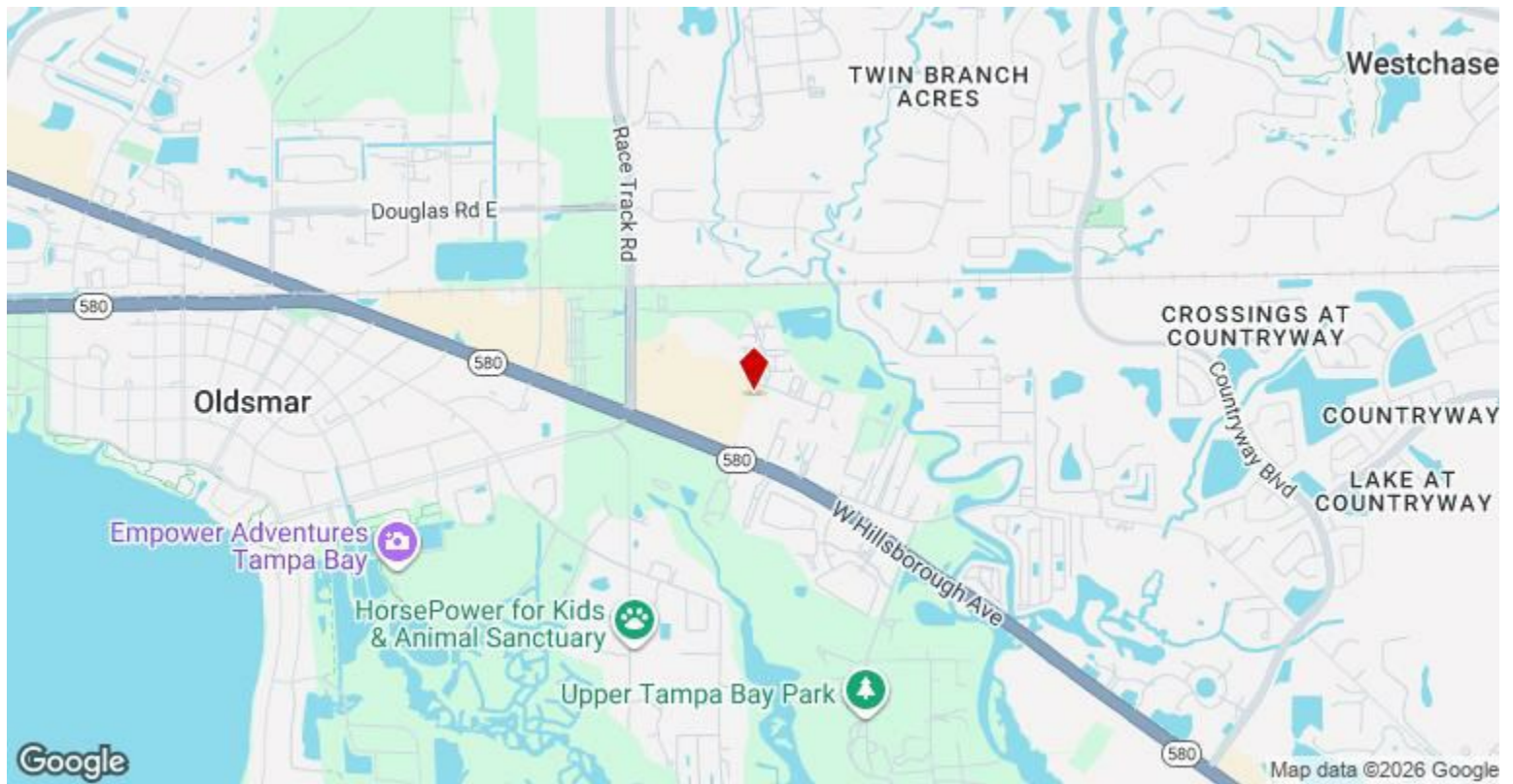
1st Floor Ste 102

Space Available	8,000 SF
Rental Rate	\$19.00 /SF/YR
Date Available	May 01, 2026
Service Type	
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

13528 Prestige Place was purchased by Lode Giver LLC in December 2009 with only suite 107 (2,000 SF) built out. Interior build-out of remaining suites 101 through 106 was done through 2010/2011. The 8,000 SF suite 102 was built out for a software company Applied Data Corporation who were tenants from 2010 through 2020, followed by BobCAD, another software company, from 2020 through 2026: The building is constructed of Steel insulated Panels (SIP Construction), with each wall and roof steel panel sandwiching 6" of expanded polystyrene, making the building super-well insulated, essentially a large cool-box, while providing appropriate hurricane-strength wind resistance and an elegant frontage . A Fleeceback 60 mil EPDM with foam adhesive roof covering was installed in 2012 and carries a 20-year manufacturer's warranty. The keystone 8,000 SF office is available from May 1st, 2026, the main entrance being through the door marked Suite 102.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
BobCAD	-	
Med X Solutions	-	
Mortellaro & Sinadinos	-	
TTT Transport Logistics	-	



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13528 Prestige Place is located in the highly desirable Monroe's Business Park to the east side of Lowes Home Improvement store, at the NE corner of the major intersection of high-traffic Hillsborough Avenue/Tampa Road and Racetrack Road in West Hillsborough County near to the Pinellas County line.

The property is easily accessed from both Hillsborough Avenue/Tampa Road and Racetrack Road. It is on the eastern edge of Oldsmar and so benefits from the nearby availability of Oldsmar's retail, restaurant and hotel facilities while retaining a Tampa address.

On a corner lot with dual-side signage opportunities. The parking lot has ample parking (56 spaces), with overflow parking nearby, surrounded by well-maintained grounds and professionally managed association.

Multiple Address Capability: Currently utilized as one 8,000 sq ft unit, the space offers the advantage of up to four separate addresses, allowing for potential division or multi-business operation.

If you are looking for a high quality space for your software development/support, financial services, law office, or other professional use, this office offers unmatched flexibility and a polished move in ready environment. Walk through inspection at any time, available for occupancy May 1st 2026.

Property Photos

