

Office Space for Lease

Highland Oaks

NATURE'S BUSINESS DISTRICT



CBRE

Property Features

- Class A office park consisting of four buildings totaling 481,000 RSF
- BOMA TOBY Award Winner Office Building of the Year 2014, 2019 and 2021
- BOMA SOUTHERN REGION TOBY Award Winner 2020
- Situated on 88 acres featuring majestic oak trees and natural landscaping
- **Park Features Include:** Candor Grille in Building I, with delivery & catering service for entire park, Wellness Center, Training and Conference Center, Tenant Lounge, Hilton Garden Inn, Private Tenant Courtyard with Wi-Fi and outdoor activities
- On-site management team
- **Sustainability Features Include:** Recycling program, Green cleaning materials, Green pest control, Reclaimed water for irrigation, Energy Star & Certified LEED Gold
- Minutes from Tampa International Airport and all major interstate systems
- Nearby amenities include restaurants, day-care, retail services, and regional mall



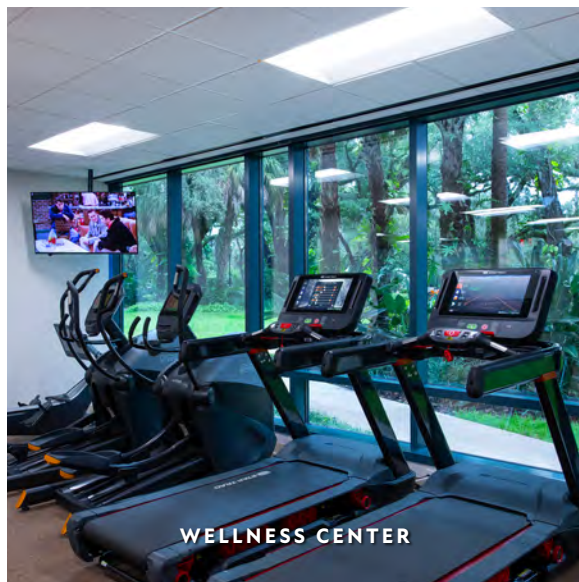
PRIVATE TENANT COURTYARD



CONFERENCE CENTER



CANDOR GRILLE



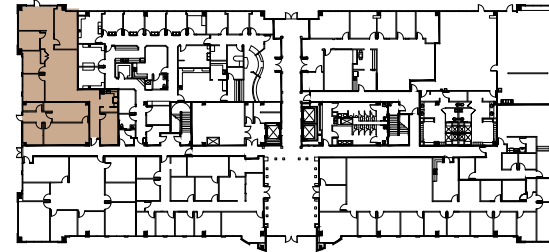
WELLNESS CENTER



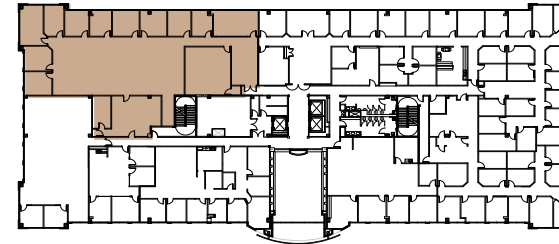
TENANT LOUNGE

Available Space

SUITE 135
2,185 SF



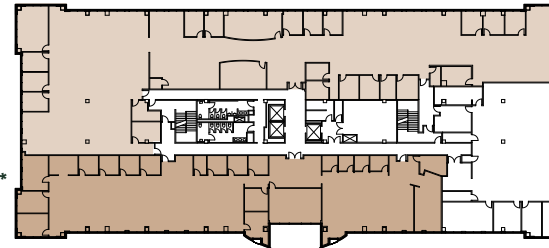
SUITE 240
7,632 SF



BUILDING II - 10210 HIGHLAND MANOR DR

Suite 250	10,096 SF	Immediately
Suite 275	16,763 SF	Immediately
Suite 300	29,502 SF	Immediately

SUITE 250*
10,096 SF



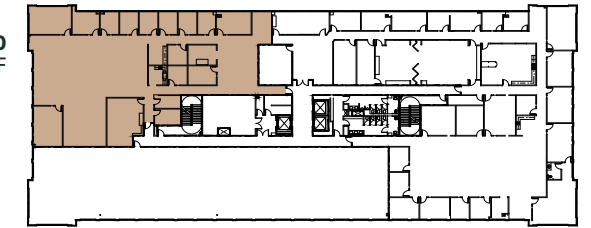
SUITE 275*
16,763 SF

***SUITE 250/275**
26,859 SF

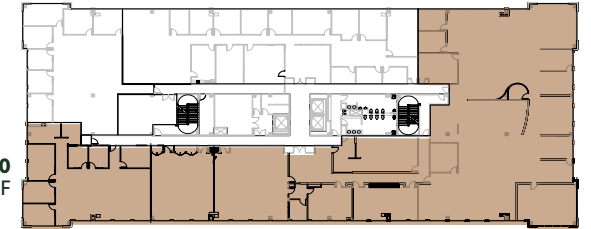
BUILDING I - 10150 HIGHLAND MANOR DR

Suite 135	2,185 SF	Immediately
Suite 240	7,632 SF	Immediately
Suite 320	9,059 SF	Immediately
Suite 470	20,753 SF	Immediately

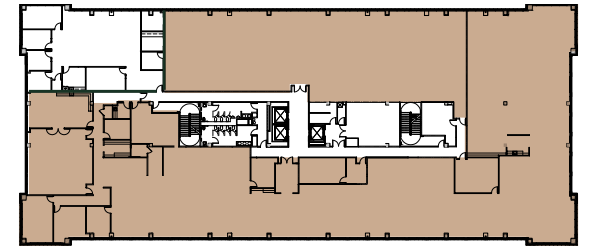
SUITE 320
9,059 SF



SUITE 470
20,753 SF



SUITE 300
29,502 SF



BUILDING III - 4041 PARK OAKS BLVD

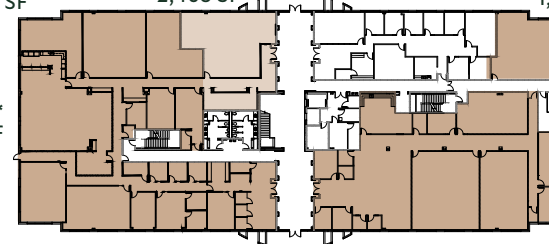
Suite 100	12,985 SF	Immediately
Suite 115	1,538 SF	Immediately
Suite 120	9,611 SF	Immediately
Suite 150	2,468 SF	Immediately
Suite 200	34,111 SF	Immediately
Suite 300	34,335 SF	Immediately

***SUITE 100/150**
15,966 SF

SUITE 150*
2,468 SF

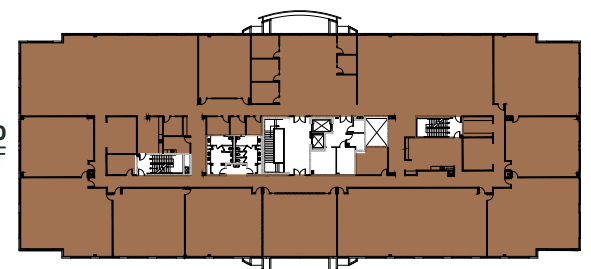
SUITE 115
1,538 SF

SUITE 100*
12,985 SF

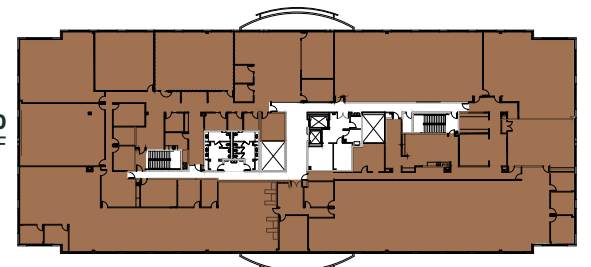


SUITE 120
9,611 SF

SUITE 200
34,111 SF



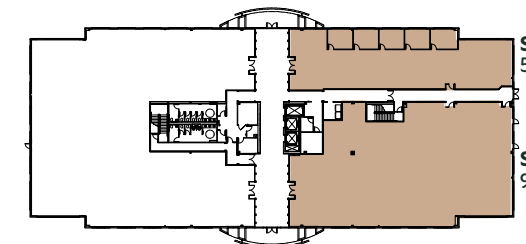
SUITE 300
34,335 SF



BUILDING IV - 4042 PARK OAKS BLVD

Suite 140	5,178 SF	Immediately
Suite 160	9,398 SF	Immediately

SUITE 140
5,178 SF



SUITE 160
9,398 SF

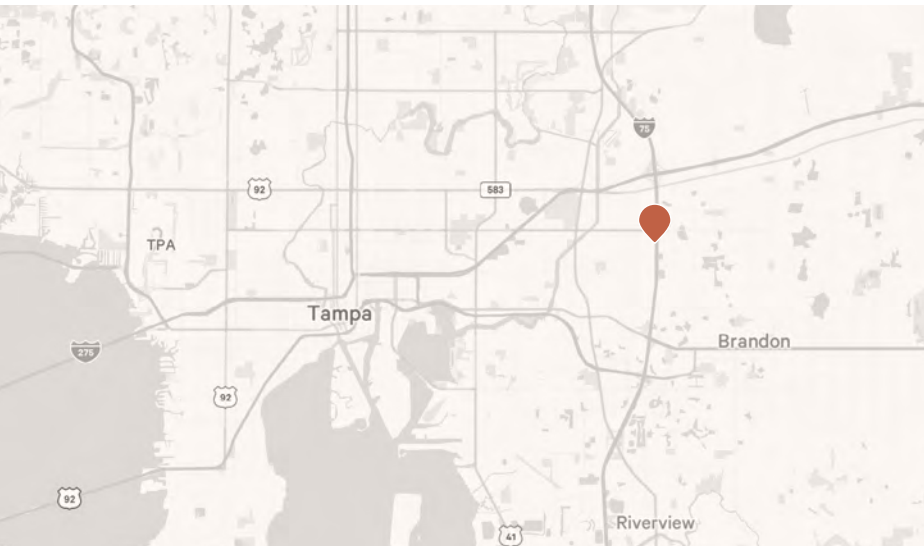
NATURE'S BUSINESS DISTRICT

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Highland Oaks

NATURE'S BUSINESS DISTRICT

*Experience
A Unique
Work Setting*



Contact Us

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CBRE

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