



Executive Summary

NORTH PARK PROFESSIONAL CENTER | OFFICE BUILDING FOR LEASE



OFFERING SUMMARY

Available SF:	1,906 - 12,358 SF
Lease Rate:	\$25 - \$30 PSF (MG)
Lot Size:	9.6 Acres
Year Built:	1987
Building Size:	149,984 SF
Traffic Count:	75,000
Parking Ratio:	6/1,000

PROPERTY OVERVIEW

North Park Professional Center presents businesses with a high-image opportunity in a central location with excellent proximity to Downtown Tampa, Westshore, and Carrollwood. The center has an exterior-corridor design, and the suites feature private entrances, restrooms, and wide-open layouts that are ideal for accommodating current health and safety practices, including social distancing. The center is home to a variety of tenants, including government and healthcare, and is ideal for medical office or research, walk-in clinics, call centers, high tech companies, education, headquarters, or governmental agencies. The spaces are move-in ready or can be customized to meet tenant's specific needs, premier data, video, and voice services are available for each suite as well. End-to-end communications solutions are provided by top-tier carriers, including Level 3, Fiberlight, Frontier, and Spectrum for high-speed backbone access capabilities to businesses, data centers, carriers, and T3 access is already on site. The center boasts more parking than similar properties in the area and is easily accessible to the entire region as drivers can reach both Veterans Expressway and I-275 in less than 10 minutes and Tampa International Airport in around 15 minutes. North Park Professional Center provides highly visible signage, attracting the attention of drivers at the intersection of N Dale Mabry Highway and Pine Crest Manor Boulevard, which sees over 80,000 drivers passing through it each day. The surrounding 5 miles present an excellent potential talent pool and customer base, with 357,239 residents that combine to spend over \$147 million annually on health care related items alone. Additionally, the center is within minutes of Florida Carrollwood Hospital, presenting potential synergy opportunities. These factors combine to make North Park Professional Center an ideal business location in the Tampa metro region.

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Additional Photos

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Available Spaces

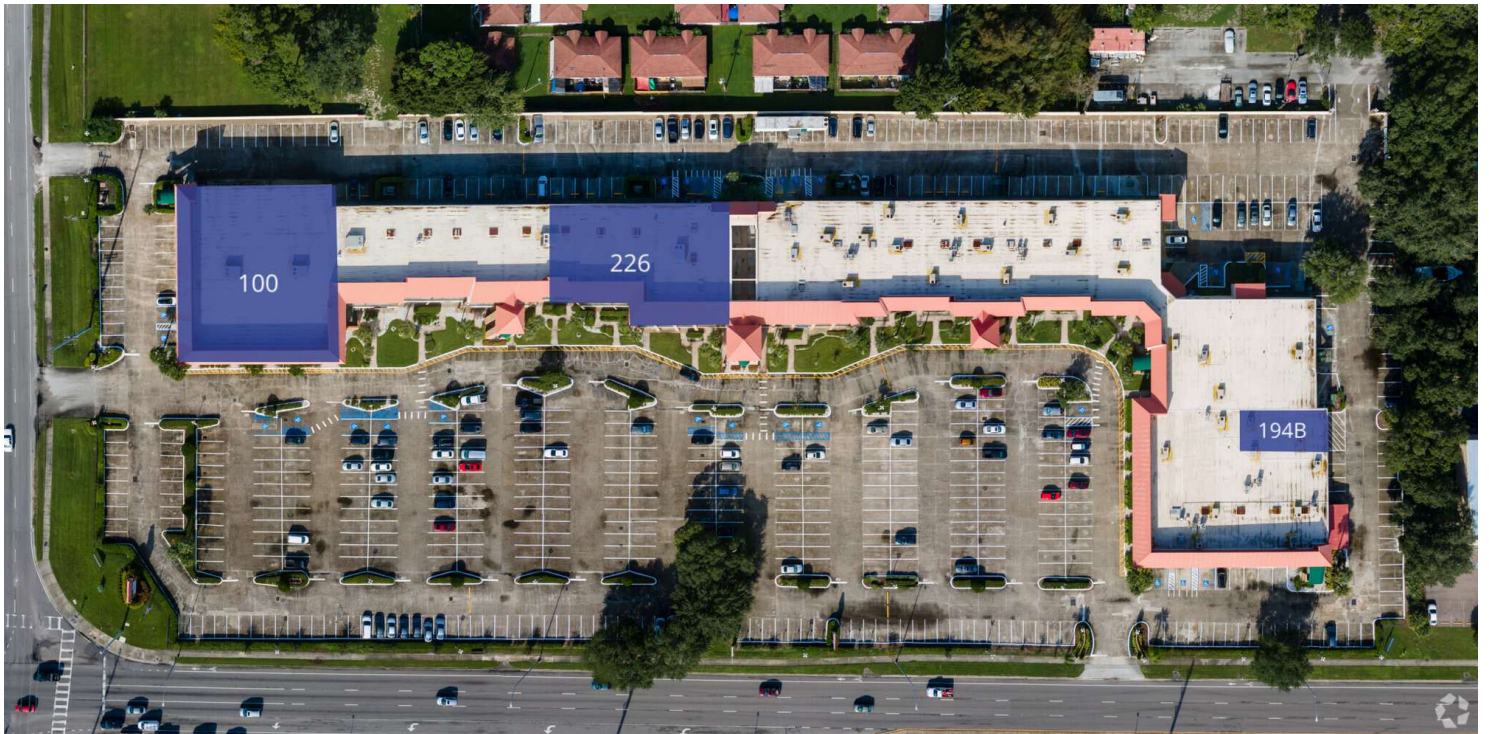
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AVAILABLE

LEASE TYPE | Modified Gross

TOTAL SPACE | 1,906 - 12,358 SF



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Available Spaces

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SUITE	TENANT	SIZE	TYPE	RATE
Suite 100	Available	3,523 - 11,180 SF	Modified Gross	\$30.00 SF/yr
Suite 194B	Available	1,906 SF	Modified Gross	\$25.00 SF/yr
Suite 226	Available	3,128 - 12,358 SF	Modified Gross	\$25.00 SF/yr

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Retailer Map

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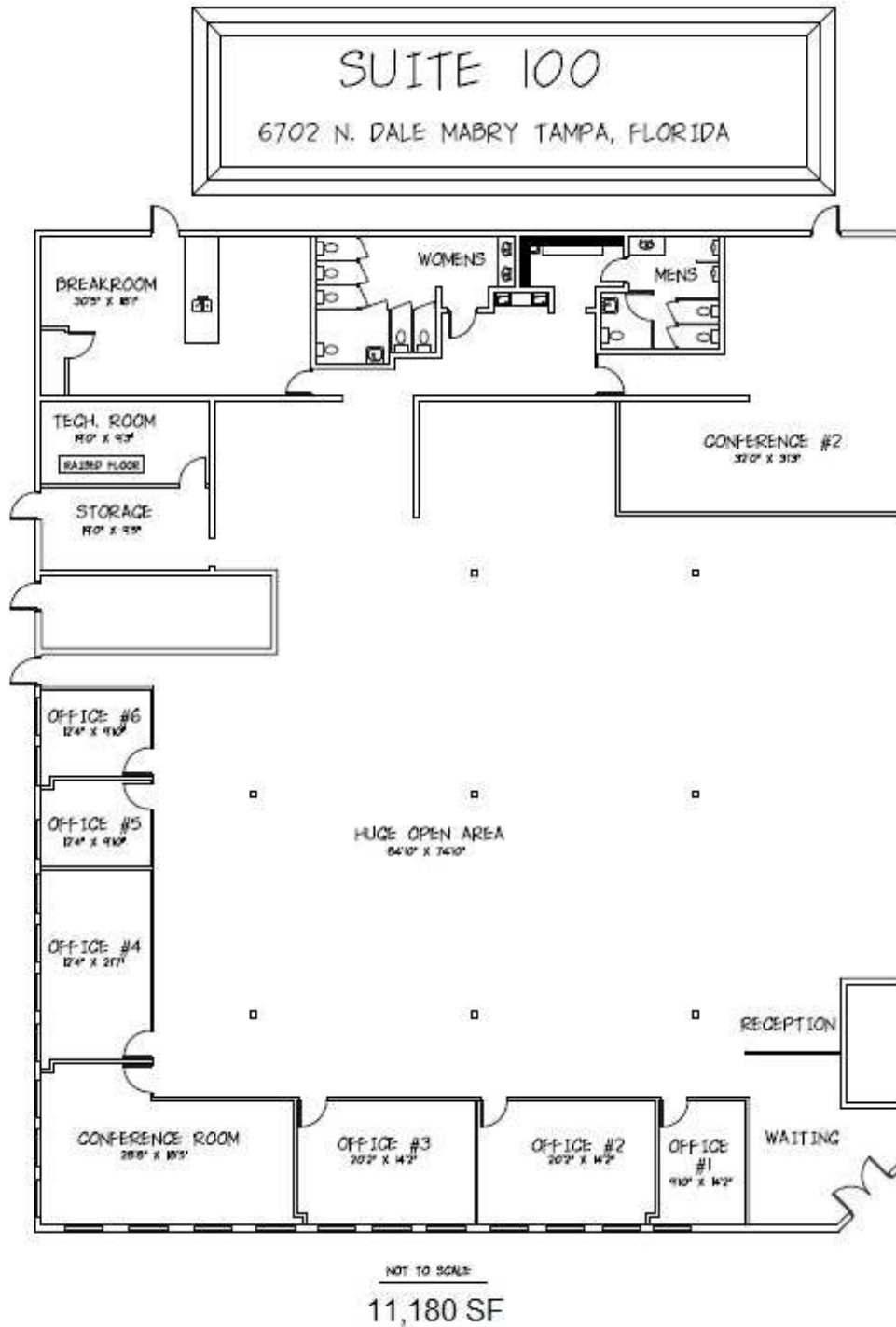
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Suite 100 FP

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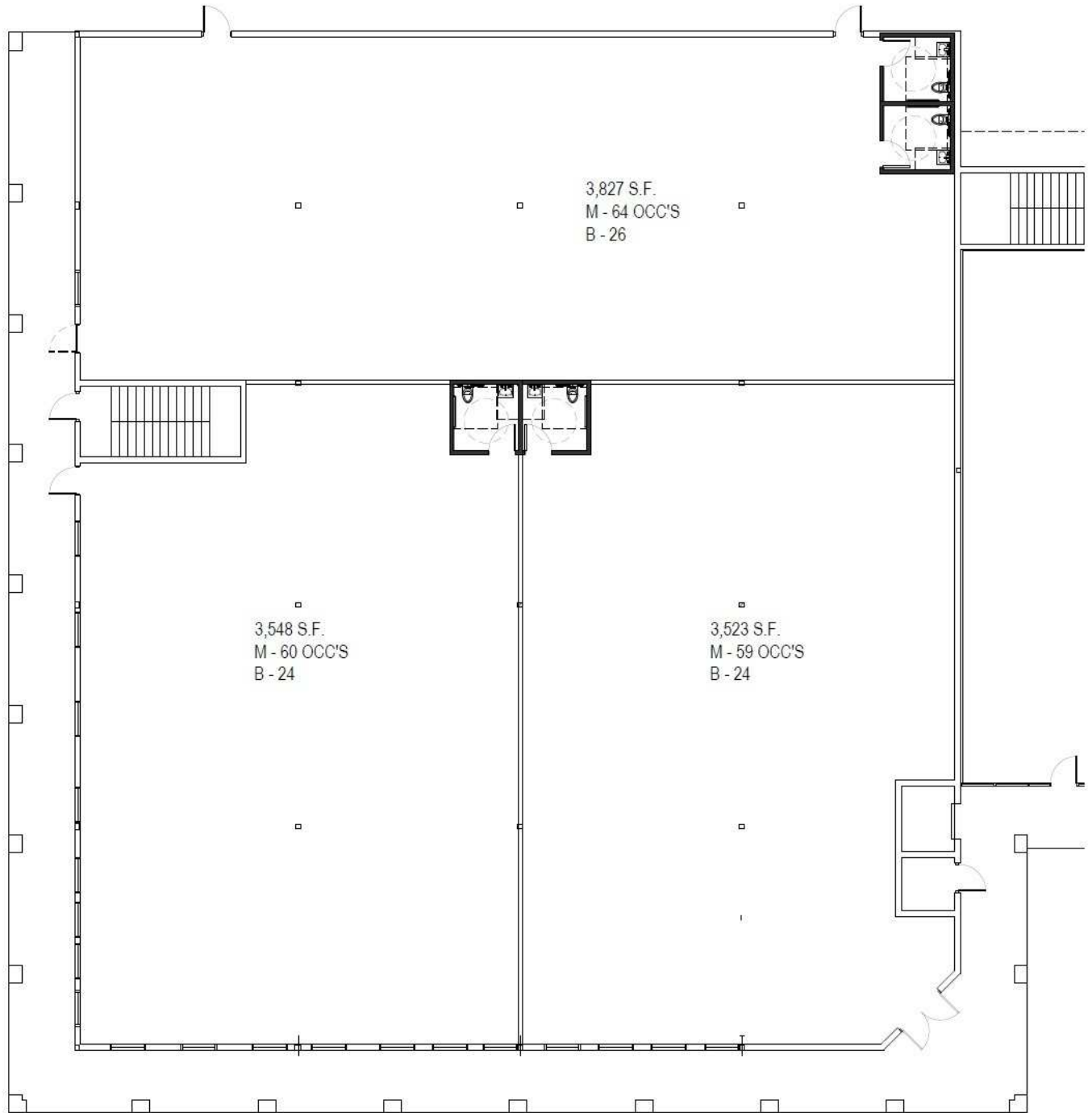
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Suite 100 FP - Concept D

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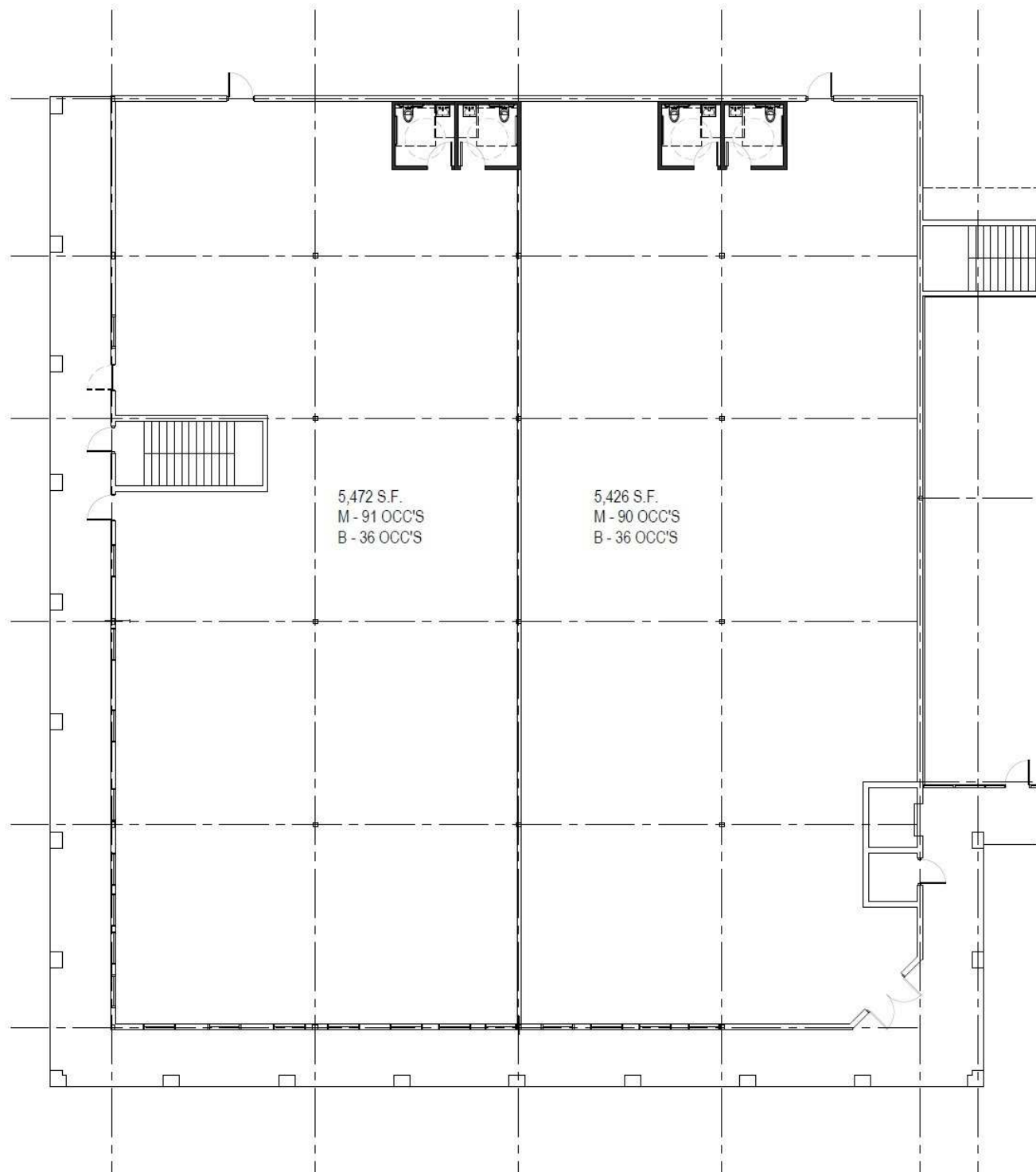
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Suite 100 FP - Concept C

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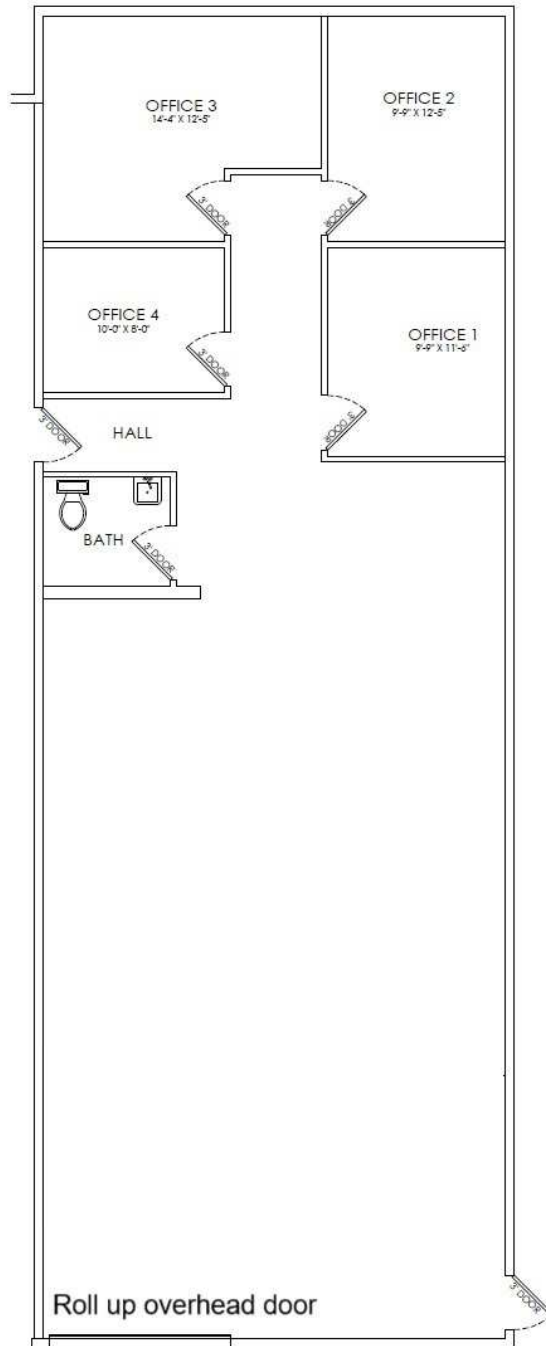
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Suite 194B FP

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Suite 194B
1,906 SF

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Suite 226 FP

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Suite 226



NOT TO SCALE
12,618 SF

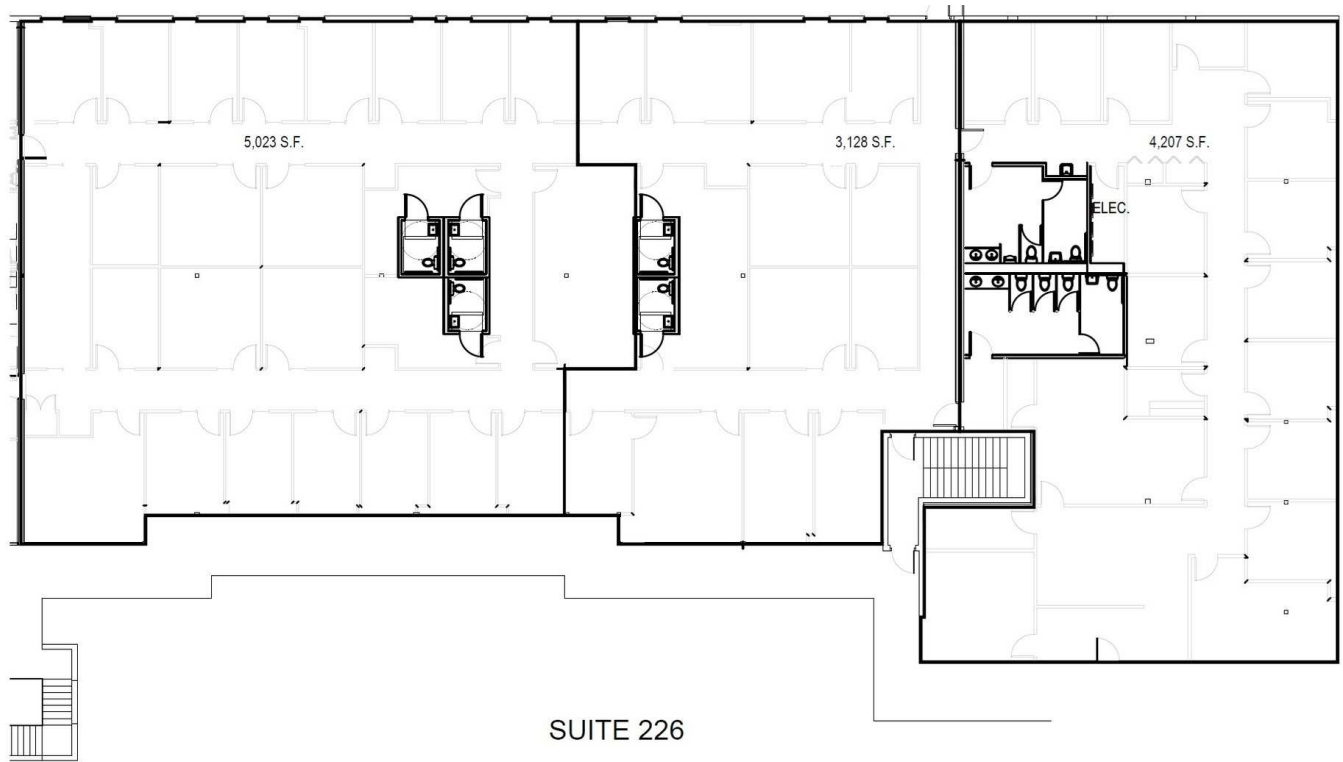
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Suite 226 Demised Concept FP

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Location Maps

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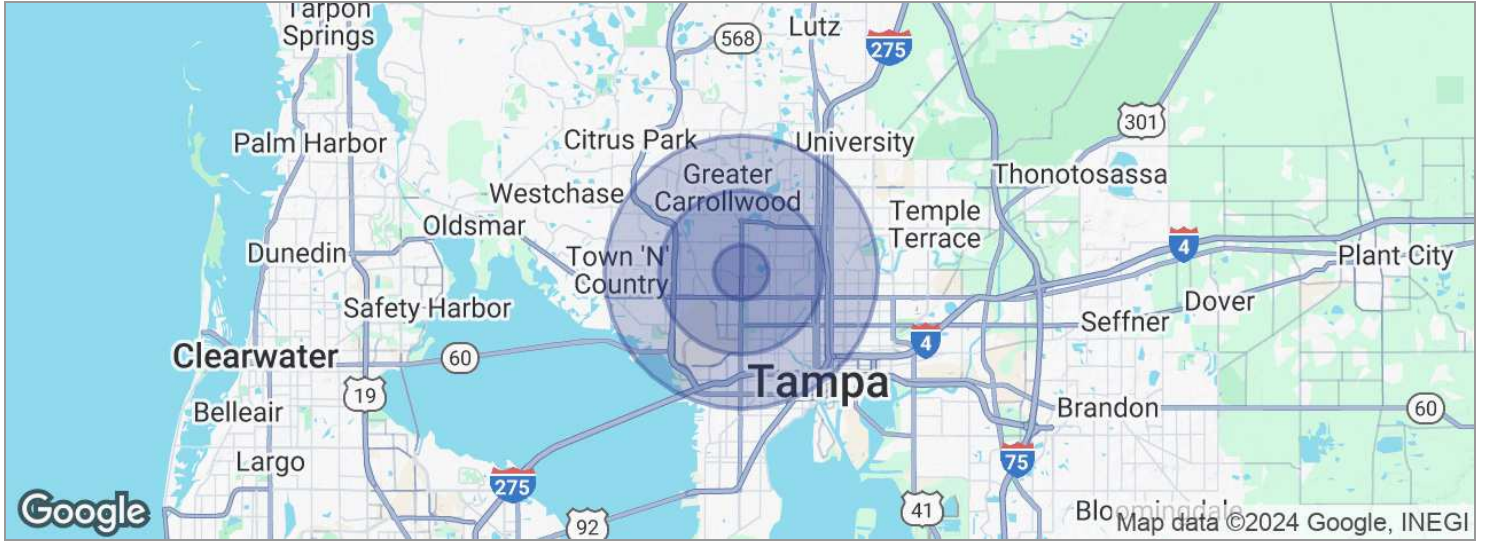
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Demographics Map

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	17,196	102,903	281,499
Median age	36.7	36.4	36.2
Median age (Male)	34.6	34.8	34.8
Median age (Female)	38.5	38.2	37.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,387	40,556	112,978
# of persons per HH	2.7	2.5	2.5
Average HH income	\$47,296	\$50,183	\$54,063
Average house value	\$164,546	\$194,455	\$215,041

** Demographic data derived from 2020 ACS - US Census*

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