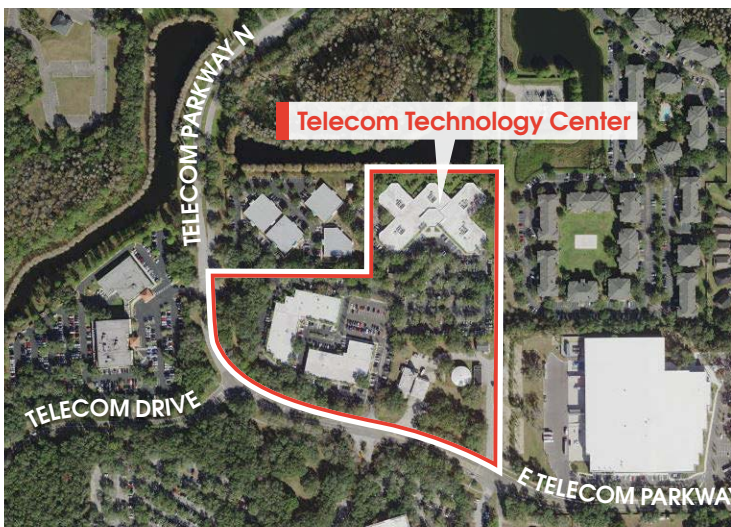


OFFICE SPACE FOR LEASE

Telecom Technology Center

12903-13051 N TELECOM PKWY • TAMPA, FL • 33637



PROPERTY OVERVIEW

Property Size	3 bldgs totaling 120,720 sf
Year Built	1989-1991
Class	B
Parking Ratio	4.51/1,000

PROPERTY FEATURES

- + Located within Tampa Telecom Park, a master planned 326-acre Development of Regional Impact (DRI)
- + Ideal location for a variety of office and medical office type users - open floor plans available
- + Low compact parking space count, allowing for an abundant amount of larger parking spaces
- + Walking/jogging trails on-site

LOCATION

- + Immediate access to/from I-75
- + 2 miles east of The University of South Florida
- + Minutes from numerous medical facilities, including Florida Orthopedic Institute, Moffit Cancer Center, Florida Hospital Tampa, and Shriners Hospitals for Children
- + Many retail amenities and hotels in immediate area

For additional information, contact:

Thomas Hernandez, SIOR, CCIM
(813) 494-4090 mobile
thernandez@ciminelli.com



OFFICE SPACE FOR LEASE

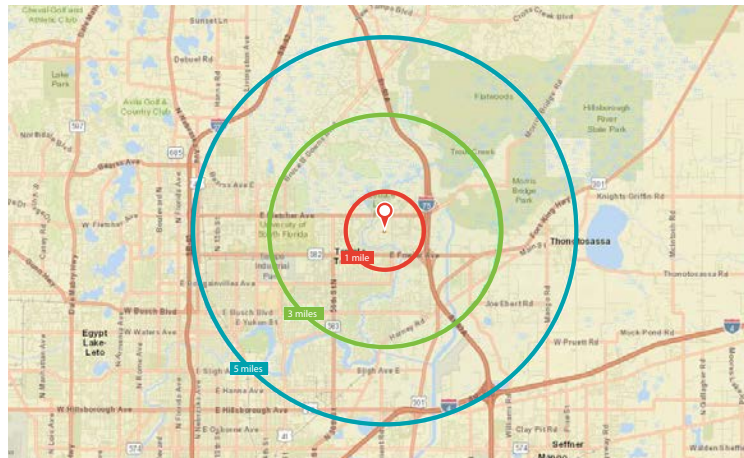
Telecom Technology Center

12903-13051 N TELECOM PKWY • TAMPA, FL • 33637

2023 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	8,819	66,421	176,795
Total Households	4,040	28,791	72,924
Median Age	35.8	35.2	35.1
Median HH Income	\$58,617	\$45,161	\$41,689

Source: CoStar Group/US Census Bureau



DISTANCE / DRIVE TIMES

University of South Florida
2.7 miles / 6 minutes

Florida Hospital Tampa
4.0 miles / 10 minutes

Downtown Tampa
17.5 miles / 20 minutes

Amelie Arena
17.6 miles / 20 minutes

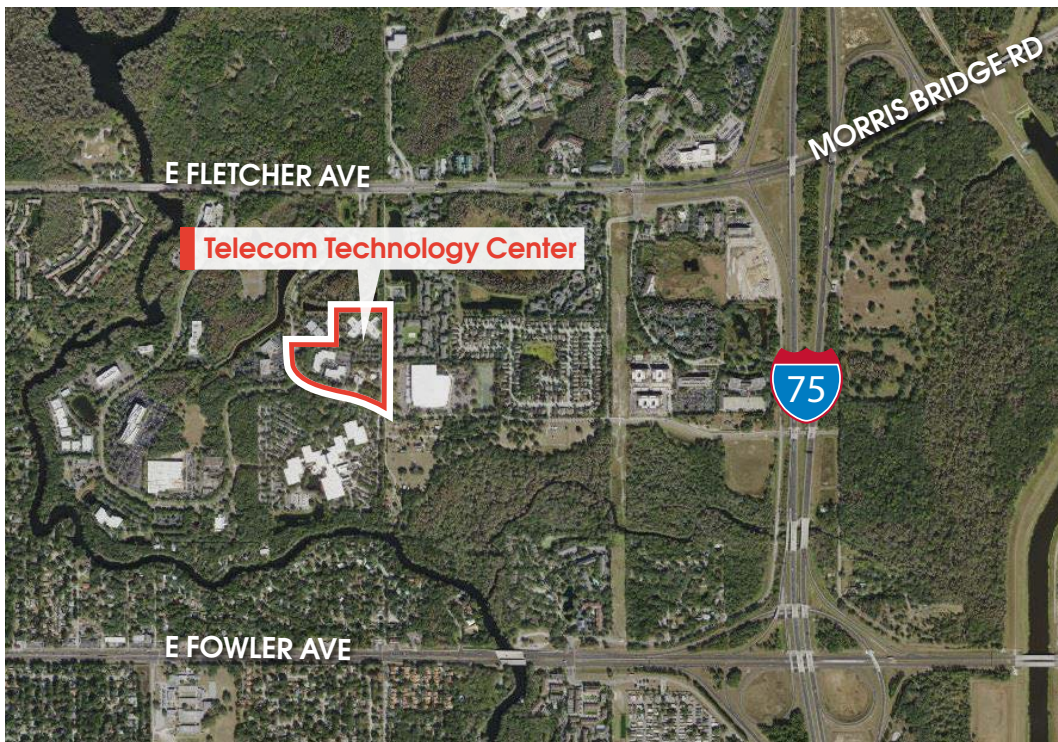
Tampa Convention Center
17.9 miles / 22 minutes

Raymond James Stadium
20.9 miles / 25 minutes

Westshore Plaza
21.3 miles / 25 minutes

International Plaza
22.1 miles / 28 minutes

Tampa International Airport
24.1 miles / 27 minutes



For additional information, contact:

Thomas Hernandez, SIOR, CCIM
(813) 494-4090 mobile
thernandez@ciminelli.com



OFFICE SPACE FOR LEASE

Telecom Technology Center

12903-13051 N TELECOM PKWY • TAMPA, FL • 33637



For additional information, contact:

Thomas Hernandez, SIOR, CCIM
(813) 494-4090 mobile
thernandez@ciminelli.com



4100 W Kennedy Blvd Suite 105 • Tampa, FL 33609 + phone: (813) 908-1727 + www.CiminelliFlorida.com

All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.