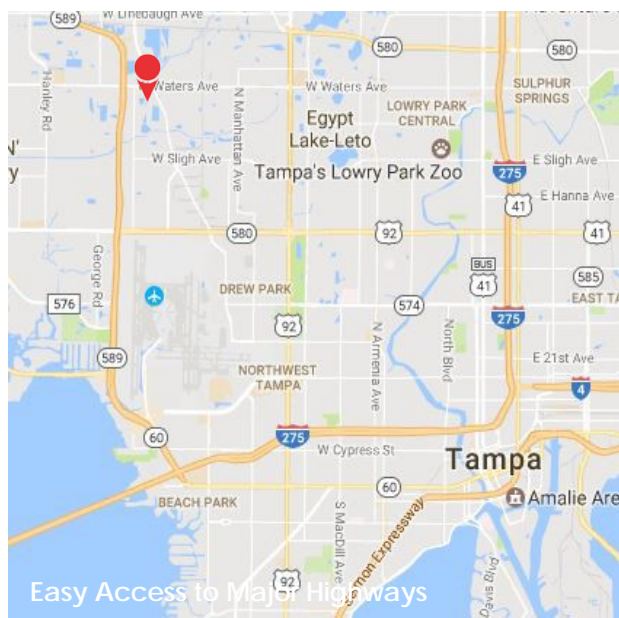


# Find Your Space.

8405-J Benjamin Rd  
Tampa, FL 33634

\$12.50/NNN | 3,500 SQ. FT.

4/1,000 Parking Ratio  
Available for Lease



## Property Highlights



### PARK AMENITIES

Property management office located on near by campus. Close proximity, and within walking distance, to numerous hotels, restaurants, mall and retail shops.



### TRANSPORTATION

Quick access to the Veterans Expressway, I-275 & Dale Mabry Highway. 10 minutes to Tampa Int'l Airport. HART stops in front of the business park.



### TECHNOLOGY

Spectrum and Fiber Net.



### SUSTAINABILITY

Recycling receptacles on-site.



### WORKSPACE PROPERTY TRUST (WSPT®)

Locally owns, manages, and leases 41 buildings consisting of 1.8 million square feet of office and office-flex properties in 5 business parks. The Tampa West Portfolio includes Woodland Corporate Center and Northport, while the Tampa East Portfolio includes Legacy Park, Silo Bend, and Crosspointe I and II.

Our Space Works.

- One -story flex/office building
- Office or air conditioned warehouse
- Tenant pays own electric and janitorial
- \$4.28/SF Estimated Operating Expenses

EXHIBIT "A"  
PLAN FOR SUITE J

