



## University Community Medical Center Suite 401 2,990 sq. ft.

13801 Bruce B Downs Blvd, Tampa, FL 33613



**Kirsten Woodruff**  
Habitation, LLC

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(813) 553-2274



## 4th Floor Ste 401/402

Space Available	2,990 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Healthcare
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 7 Years

The condominium includes a waiting room, 4 doctor's offices, 7 exam rooms (4 wet, 3 dry), front office, business office, storage rooms, conference room, kitchen, 2 private employee restrooms, and separate entrances for staff and patients. The Fire Safety Evacuation drawing in the photos is a rough sketch; some of the space has been slightly reconfigured since the sketch was drawn. We look forward to walking you through the property. Lease is triple net. Lessee is subject to approval by University Community Medical Center Board of Directors. CAM: \$7.50/SF mol. Historically, the other triple net costs have run about \$4.80/ft mol. This, of course, is not a prediction of future costs.

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## Major Tenant Information

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<b>Tenant</b>	<b>SF Occupied</b>	<b>Lease Expired</b>
AdventHealth Centra Care	-	
Aspire Pain Relief	-	
Cardiovascular Center of Tampa	-	
Florida Medical Clinic	-	
Integrative Medicine Center	-	
Michael N. Newton MD	-	
Pulmonary & Sleep Specialists	-	
Pro Active Physical Therapy	-	
Rosenthal Pediatrics	-	
Suncoast Skin Solutions	-	

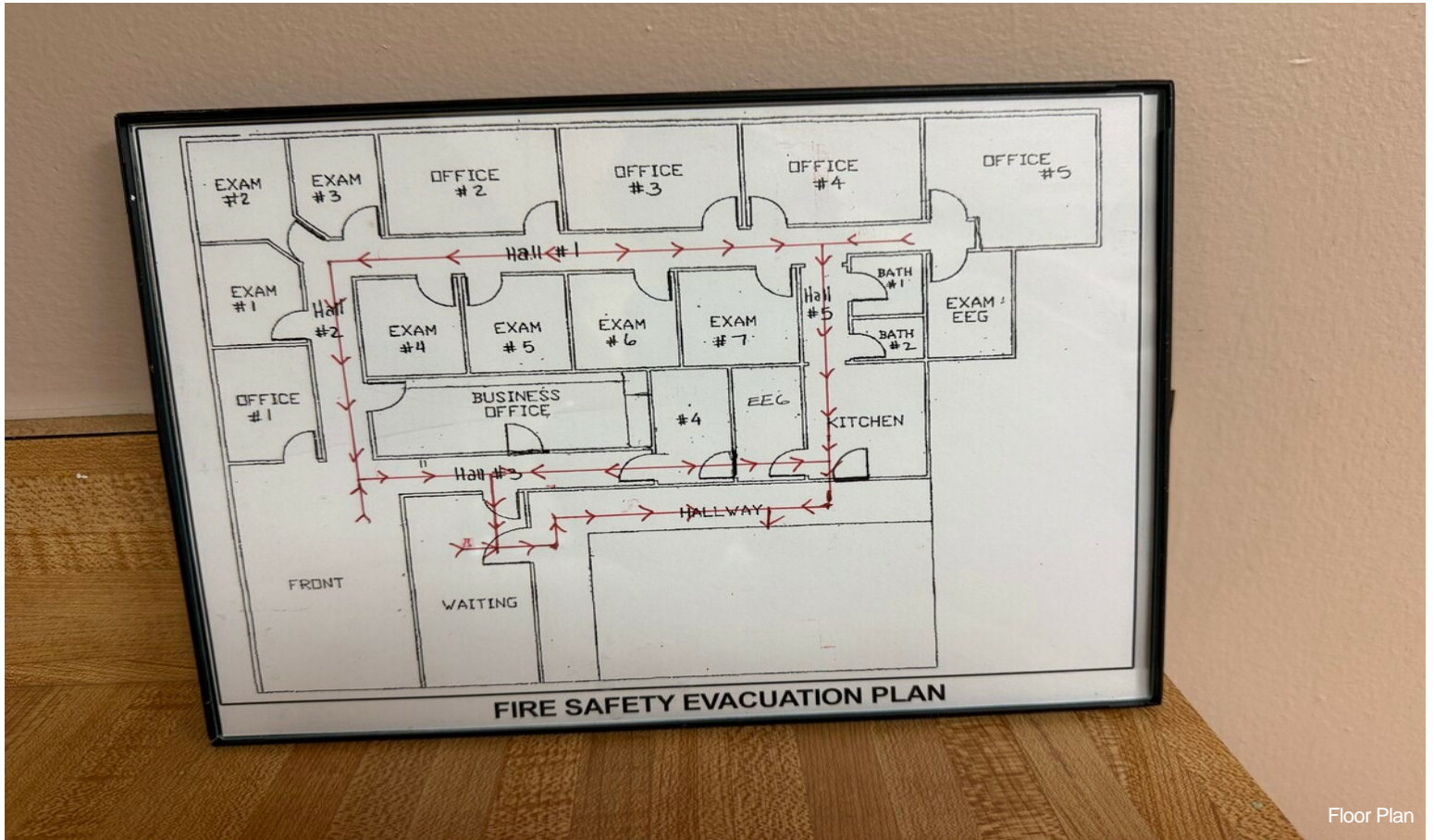


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Medical condominium for lease. 2,990 square feet

Combined Units 401 and 402 in the University Community Medical CenterPrime location - Located in the medical community area of AdventHealth Hospital, Moffitt Cancer Center, James A. Haley Veterans Administration Hospital, Pepin Heart Institute, and USF. Property has on site building management and maintenance, and cleaning staff for common areas, common area restrooms on every floor, plenty of parking in big lot around building. Move in ready condition. The condominium includes a waiting room, 4 doctor's offices, 7 exam rooms (4 wet, 3 dry), front office, business office, storage rooms, conference room, kitchen, 2 private employee restrooms, and separate entrances for staff and patients. The Fire Safety Evacuation drawing in the photos is a rough sketch; some of the space has been slightly reconfigured since the sketch was drawn. We look forward to walking you through the property. Lease is triple net. Lessee is subject to approval by University Community Medical Center Board of Directors.

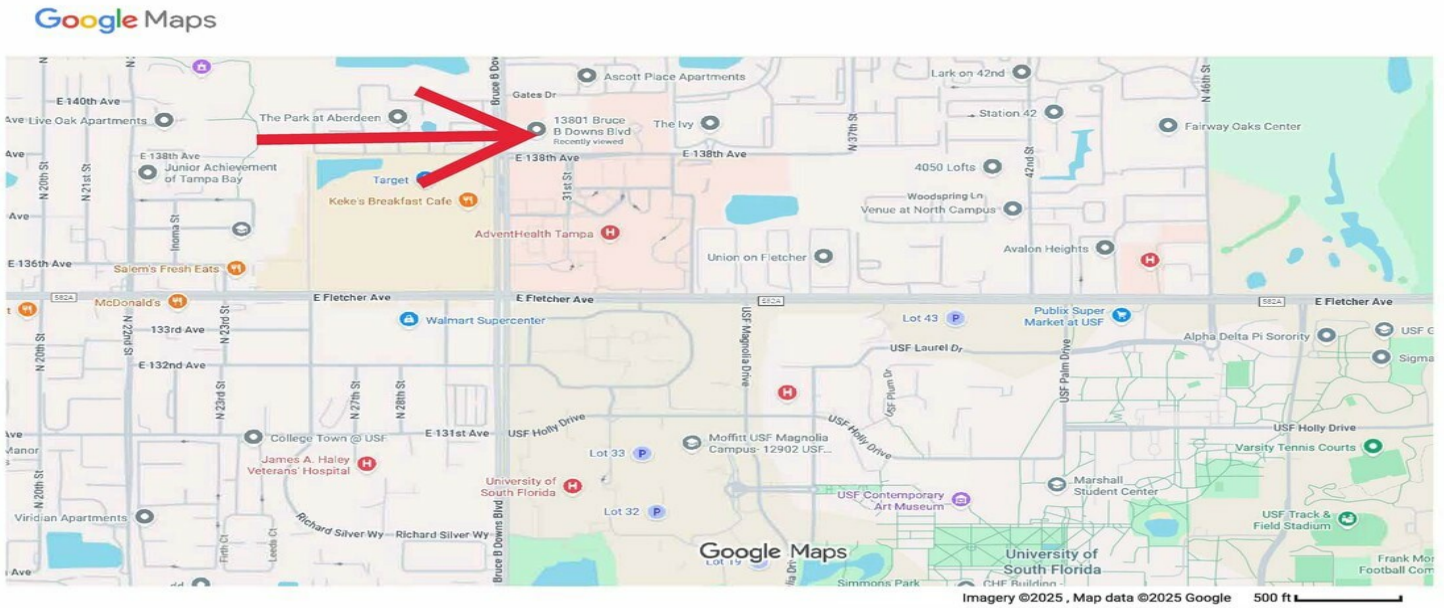
# Property Photos



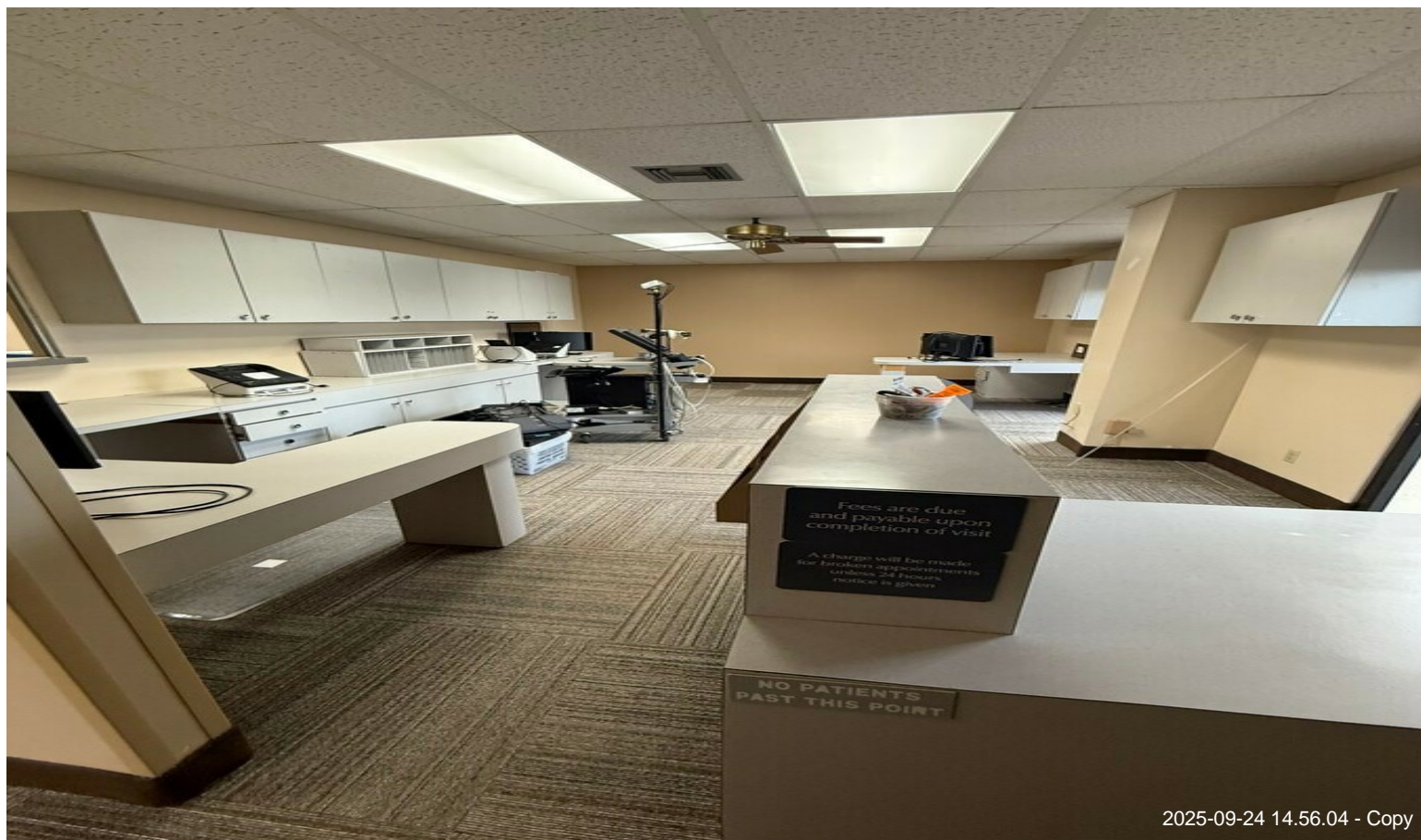
Floor Plan



# Property Photos



# Property Photos



2025-09-24 14.56.04 - Copy



2025-10-22 11.02.59 - Copy

# Property Photos



Photo Nov 04 2025, 11:43:48 AM - Copy



Google Maps

Screenshot Cropped (517) - Copy

# Property Photos



2025-10-22 11.04.37 - Copy



2025-10-22 11.02.29 - Copy

# Property Photos



2025-10-22 10.41.35 - Copy



attachment

# Property Photos



# Property Photos



# Property Photos



# Property Photos



Building Photo



Building Photo

# Property Photos

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Building Photo