

For Lease: Carrollwood Office

OAK TRAIL CENTER

7819-7829 N. Dale Mabry Hwy., Tampa, FL 33614



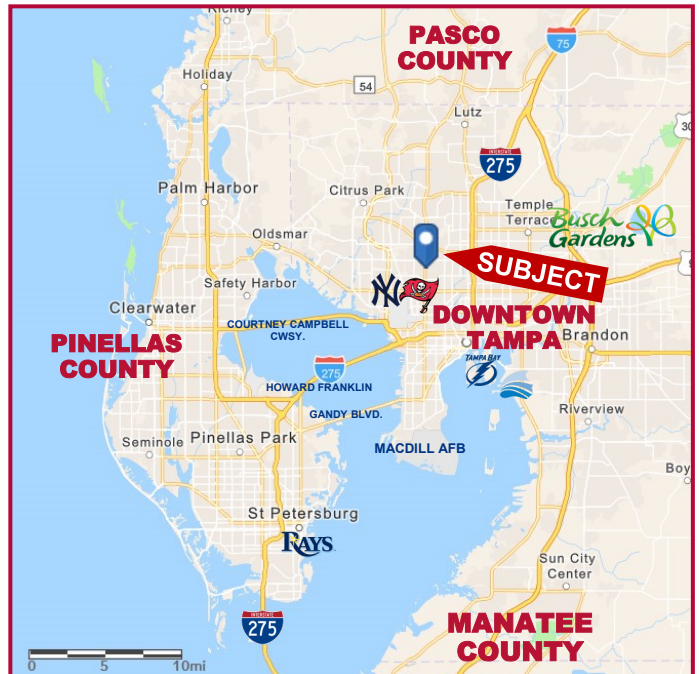
Lobby renovations in progress!



FEATURES

- ❖ Suites Available from 181 SF to 2,238 SF
- ❖ Up to 3,125 SF contiguous (combining suites in Bldg. 7827)
- ❖ Professionally managed - new landscaping exterior building renovations completed with interior renovations in progress!
- ❖ Ideally located in Carrollwood just N. of AdventHealth Hospital with visibility & access from Dale Mabry Hwy & Himes Ave.
- ❖ Surrounded by restaurants, fitness centers and retail services
- ❖ Traffic counts of 70,450 vehicles per day
- ❖ Ample parking for employees and guests
- ❖ Call Agent for Lease Rate

AERIAL LOCATION MAP



2023 Demographics	1-mile	3-mile	5-mile
Total Population	18,196	102,358	305,934
Total Households	7,311	41,662	122,831
Average HH Income	\$64,954	\$76,185	\$79,322

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OAK TRAIL CENTER

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Building 7819
Closest Building to Dale Mabry Hwy;
Suite available 722 SF

Building 7823
Lobby upgrades in progress

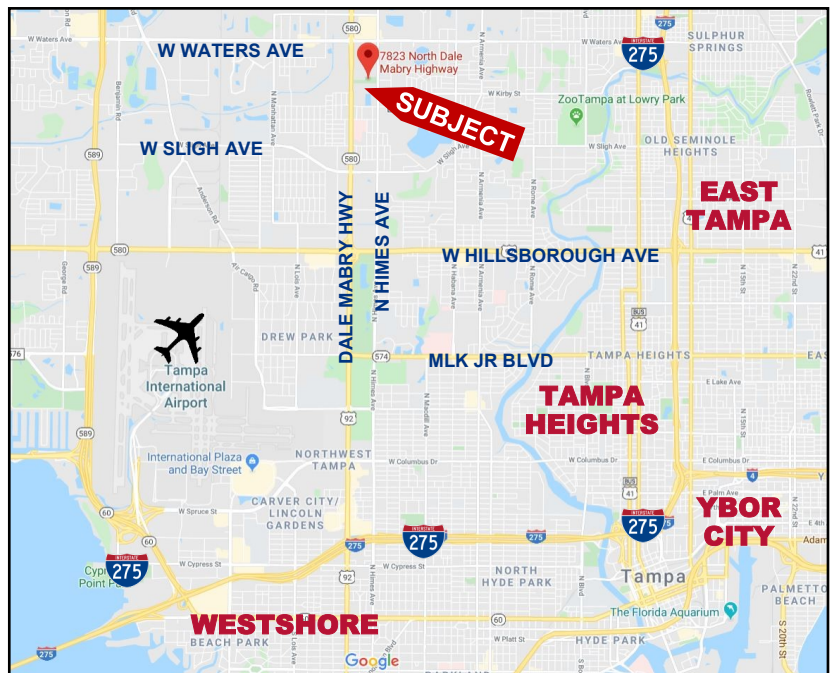
Building 7825
Suites avail. from 181 SF - 2,238 SF
Lobby upgrades in progress



LEASE AVAILABILITIES

Building	First Floor	Second Floor
7819	Fully Leased	722 SF
7821	Fully Leased	1,460 SF
7823	Fully Leased	Fully Leased
7825	181 SF - 2,238 SF	2,093 SF
7827	524 SF	692 SF - 1,864 SF
7829	Fully Leased	1,845 - 2,086 SF

LOCATION MAP



Distance/ Drive Times	
Raymond James Stadium	7 minutes / 3.2 miles
I-275	8 minutes / 4.8 miles
I-4	10 minutes / 7.4 miles
Downtown Tampa	10 minutes / 7.6 miles
Tampa International Airport	12 minutes / 8.9 miles

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