

# FLEX SPACE: FOR LEASE

**1035 - 1097 E. Brandon Blvd.**

Brandon, Florida 33511

**LEASE RATES:**

**\$15.00 SF**

*No hidden CAM charges  
or NNN fees!*

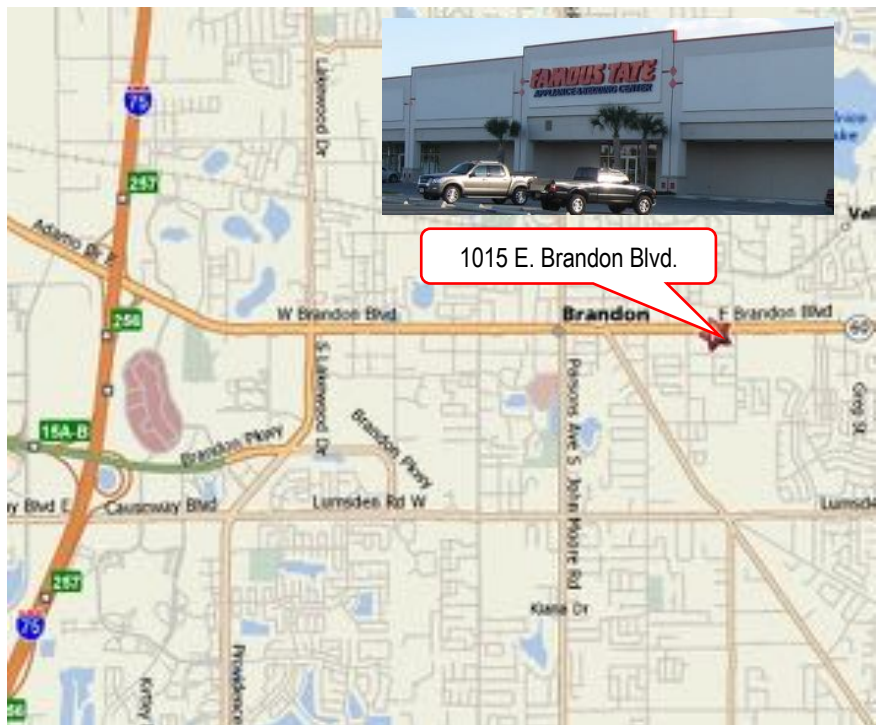


## **1,200 SF Office/Warehouse Space FOR LEASE**

***Located in the FAMOUS TATE OFFICE CENTER***

### **PROPERTY FEATURES include:**

- Entire unit, including warehouse is air-conditioned space
- built-out office spaces ready to occupy
- units include bathroom, and break room/kitchenette
- optional roll-up doors in rear for receiving/shipping
- phone/data/alarm wiring completed (FIOS ready)
- modified gross rate includes: real estate taxes, building insurance, exterior maintenance, water/sewer/ trash included in lease rate
- parking ratio: 3 spots /1,000 SF



For information, contact:

**Joe Cole**

**(813) 610-5256**

**jcole@turnercole.com**



**Hillsborough's Finest Real Estate Team**

*Let us work for you!*



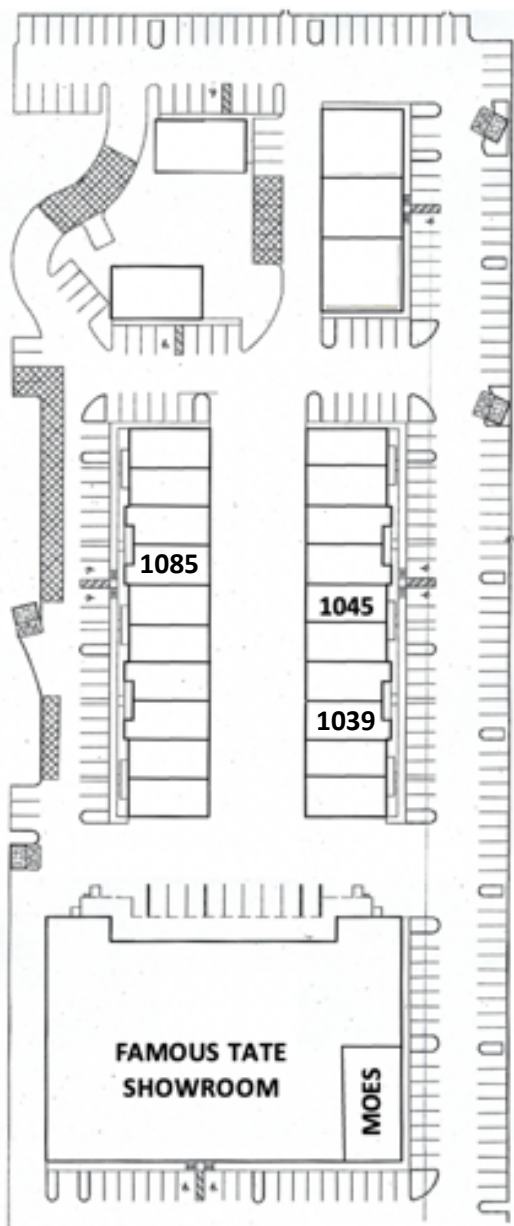
**Turner Cole Company**

Real Estate Services

**1035 - 1097 E. Brandon Blvd.**

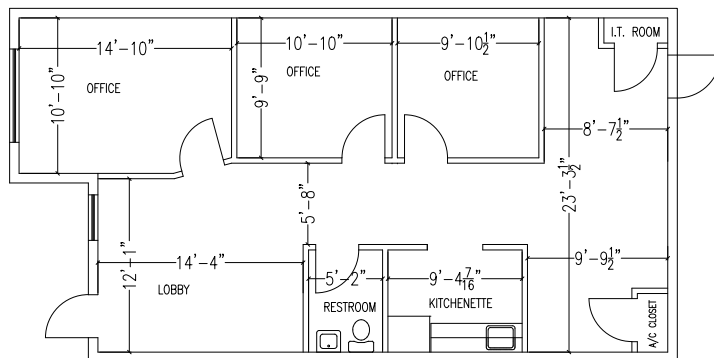
**Brandon, Florida 33511**

**Site Plan**

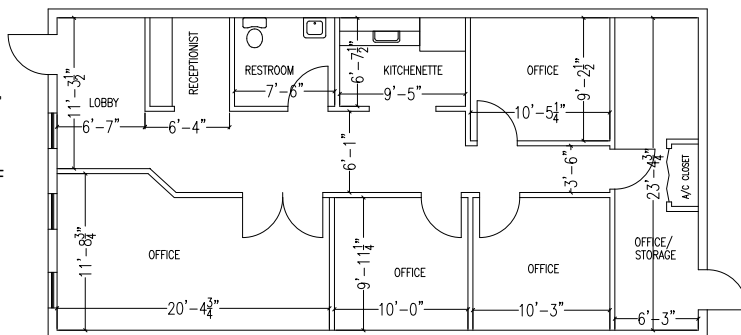


**Available Floorplans**

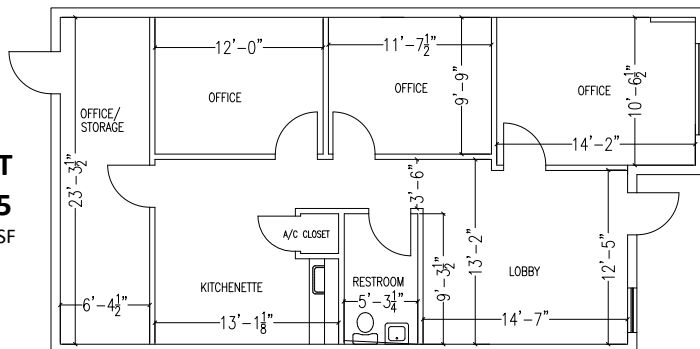
**UNIT  
1039**  
1,200 SF



**UNIT  
1045**  
1,200 SF



**UNIT  
1085**  
1,200 SF



**ANNUAL LEASE RATE:**  
**\$15.00 SF**  
(Modified Gross Rate)

**MONTHLY RENT:**  
(not including 8% sales tax)  
**1,200 SF = \$1,500. /mo.**

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