

MASSIVE RENOVATIONS UNDERWAY!

RENOVATIONS INCLUDE

- Expansive Glass Lobby
- New Porte-Cochère
- New Exterior Paint
- Repaved Parking
- Fully Refurbished Common Areas & Restrooms
- Enhanced Landscaping

Rendering subject to change

OFFICE/MEDICAL SPACE FOR LEASE

University Professional Center

3500 E FLETCHER AVENUE • TAMPA, FL • 33613

PROPERTY OVERVIEW

Square Footage Available	484 to 10,036 sf
Property Type	Office / Medical Office
Property Size	99,048 sf (5 floors)
Parking Ratio	3.68/1,000

PROPERTY FEATURES

- + Beautiful Class B 5-story office building, ideal for professional or medical use
- + Under new ownership and management
- + New look coming soon with extensive building renovations/improvements in progress!
- + Tenant Improvement allowance available for qualified leases
- + Monument signage opportunities along E Fletcher Ave

LOCATION

- + Located directly across from The University of South Florida
- + Walking distance to Florida Hospital Tampa and Pepin Heart Institute
- + Within close proximity to the VA Hospital, John Hopkins All Children's Outpatient Care, Shriners Hospital for Children, and Moffitt Cancer Center
- + Situated just off Bruce B Downs Blvd with convenient access to Bearss Ave, Fowler Ave, I-275 and I-75

www.LeaseUPC.com



CONTACT

Thomas Hernandez, SIOR, CCIM
(813) 494-4090 mobile
(813) 908-1727 office
thernandez@ciminelli.com



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