

For Lease: Carrollwood Office

## OAK TRAIL CENTER

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



**Lobby renovations in progress!**



## FEATURES

- ❖ Suites Available from 692 SF to 2,703 SF
- ❖ Up to 4,000 SF contiguous (combining suites in Bldg. 7821)
- ❖ 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

2025 Demographics	1-mile	3-mile	5-mile
Total Population	19,868	82,782	208,013
Total Households	7,963	33,854	83,724
Average HH Income	\$69,759	\$92,923	\$95,995

## AERIAL LOCATION MAP



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# OAK TRAIL CENTER

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



**Building 7819**  
Closest Building to Dale Mabry Hwy;  
Suite available 1,176 SF

**Building 7823**  
Renovated Lobby  
Fully Leased

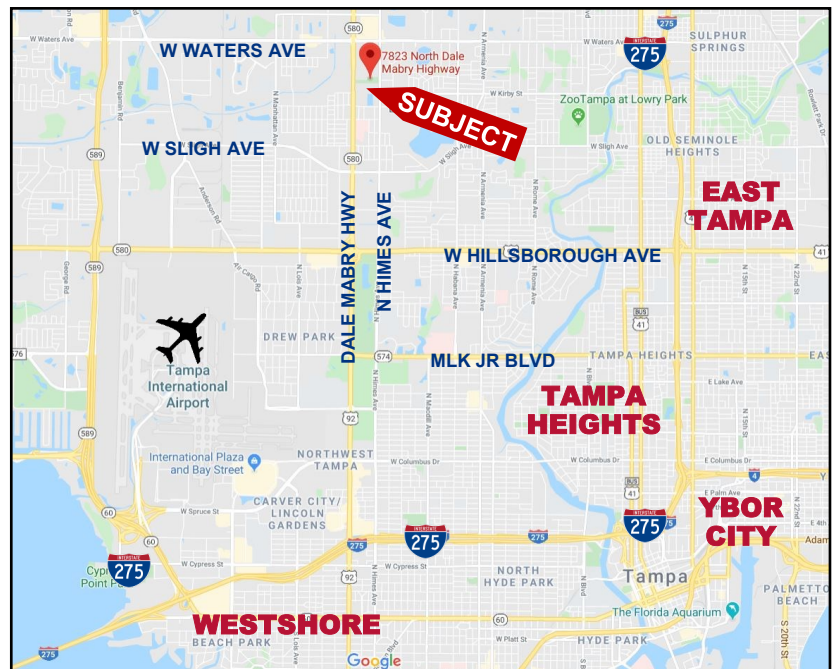
**Building 7825**  
Renovated Lobby  
Fully Leased



## LEASE AVAILABILITIES

Building	First Floor	Second Floor
7819	Fully Leased	1,176 SF
7821	Fully Leased	1,460 SF - 2,703 SF
7823	Fully Leased	Fully Leased
7825	Fully Leased	Fully Leased
7827	Fully Leased	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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