

FOR LEASE | NEW RIVERVIEW OFFICE SPACE



OFFERING SUMMARY

Available Space

Suite Size: ±1,314 – 19,465 SF

Building Size: ± 19,465 SF

Zoning: PD – BPO (Bus. Prof. Office)

Floors: 2

Condition: Shell (build-to-suit available)

Lease Information

- **Rental Rate:** \$36.50 PSF MG
- **Lease Term:** 5–10 years preferred
- **Tenant Improvements:**
Landlord will provide a competitive Tenant Improvement Allowance based on lease terms and tenant requirements
- **Estimated Delivery:** delivery in six months or less from permit approval



For information, contact:

Carl Stickeler
(813) 390-0951

carl@turnercole.com

PROPERTY OVERVIEW

Now pre-leasing a brand new **19,465 SF** two-story office building located in the heart of the rapidly growing **Riverview submarket**, adjacent to the Riverview Post Office.

With a limited supply of quality office space in the area, this property offers businesses a rare opportunity to secure **new construction space with the ability to fully customize layout and design** to meet your specific needs.

KEY FEATURES:

- New construction – modern design/ efficient layouts
- Located next to Riverview Post Office
- Flexible suite configurations
- Build-to-suit opportunities available
- Ample on-site parking
- High-growth trade area with strong demographics
- Modern building systems and design
- Excellent access to US-301 and I-75

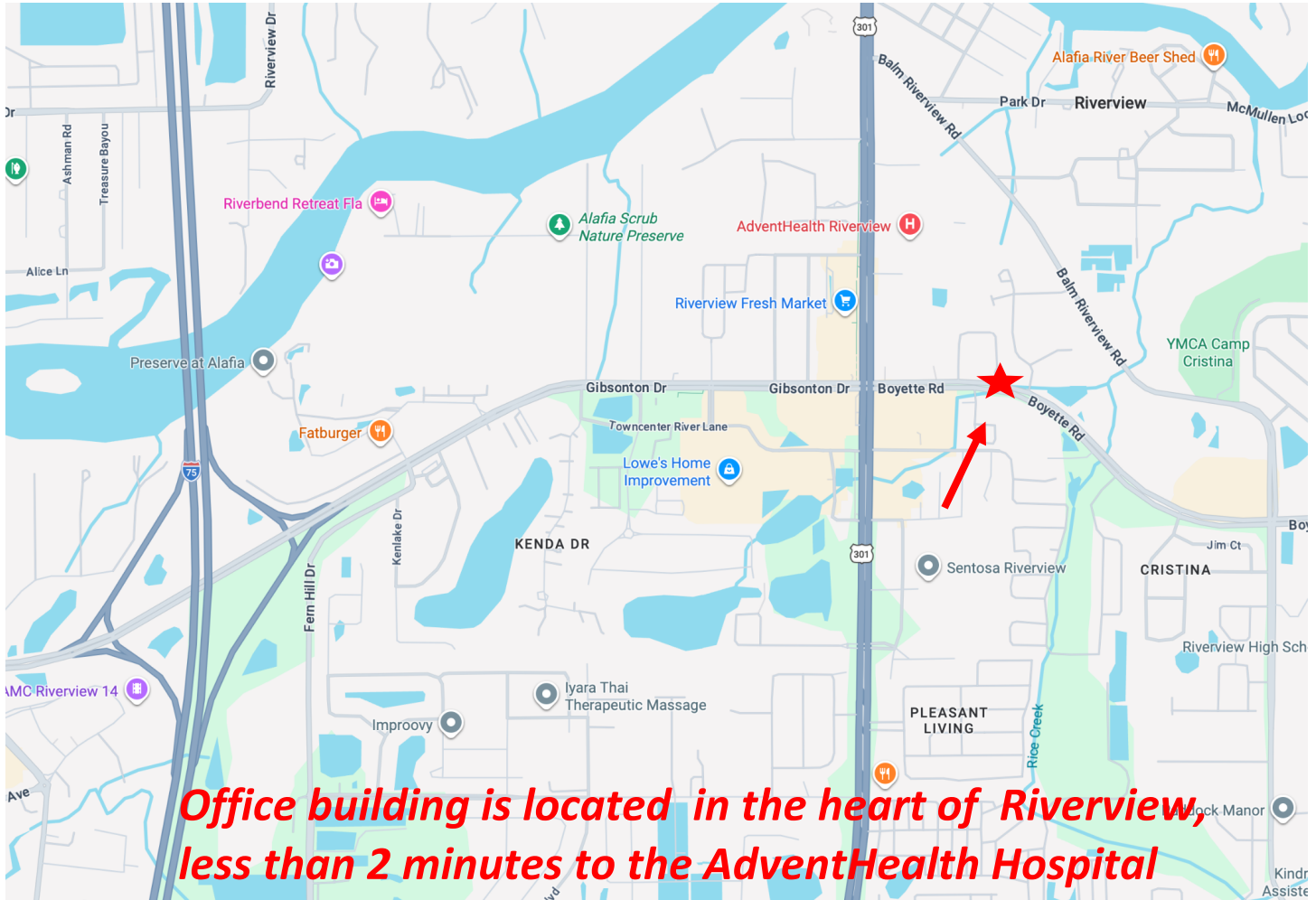


NEW CONSTRUCTION - RIVERVIEW

Preleasing Now!

9701 Sweetwell Place

Riverview, Florida 33569



Located in the heart of the rapidly growing Riverview market, the property is ideally positioned to serve the expanding South Hillsborough County population.

The building is situated less than ½ mile from AdventHealth Riverview, a newly developed full-service hospital that is driving significant commercial and medical growth in the area. With convenient access to US-301, I-75, and surrounding retail amenities, the property offers excellent accessibility



SOUTH ELEVATION

DEMOGRAPHICS	1 mile	3 miles	10 miles
2023 Population	8,036	80,597	180,613
Households	3,136	29,384	65,535
Median Age	41.8	38	37.6
Median HH Income	\$71,073	\$77,857	\$91,582

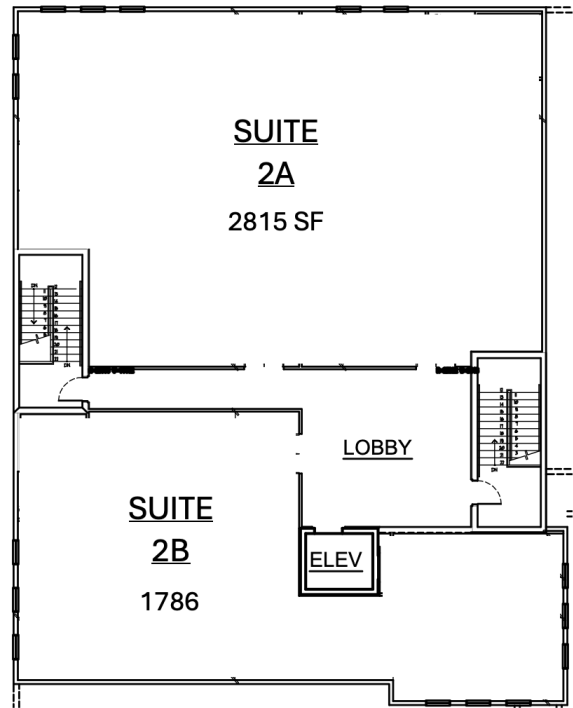
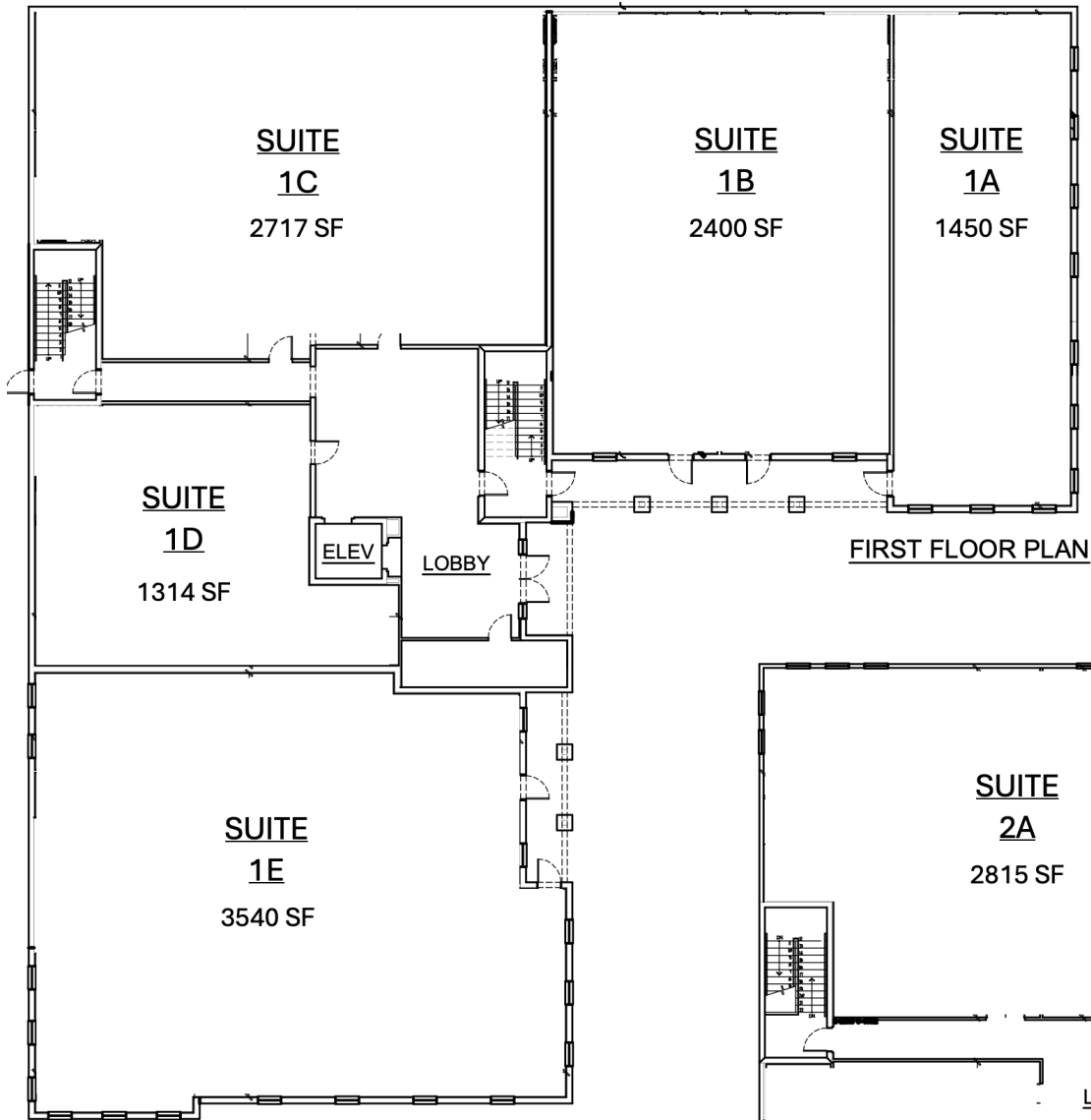
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CALUSA CREEK PROFESSIONAL CENTER

Different size suites available

9701 Sweetwell Place

Riverview, Florida 33569



CALUSA CREEK PROFESSIONAL OFFICES AND SUITES

DIMENSIONS
ARE ONLY
APPROXIMATE



EAST ELEVATION

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