



Up to 105,000 SF Contiguous Available



2,048 - 105,000 SF CLASS A
OFFICE SPACE AVAILABLE

12470
Telecom Dr

Tampa, Florida 33637



HIGHLIGHTS:

2,048 – 105,000 SF
Office Space Available

Office
BUILDING TYPE

1989
YEAR BUILT

5 Stories
BUILDING HEIGHT

172,800 SF
BUILDING SIZE

A
BUILDING CLASS

34,560 SF
AVG. FLOOR SIZE

15'
CEILING HEIGHT

681 Spaces
PARKING

- Proximity to USF – 3 Miles
- Ample Parking
- 681 Surface Parking Spaces



Property Overview

The building is located at 12470 Telecom Drive in Tampa, Florida. It is a class A, five-story office building situated along the northern shores of the scenic Hillsborough River in Tampa's Telecom Park, one of Florida's most sought after corporate business parks.

The building itself is 172,000 square feet on 16.79 acres of land. Built in 1989, its features include high-end granite, reflective glass exterior construction, efficient and flexible floor plates, an impressive five-story atrium and waterfront views. Recently, over \$2m in capital has been invested into improvements to provide a modern workplace experience.

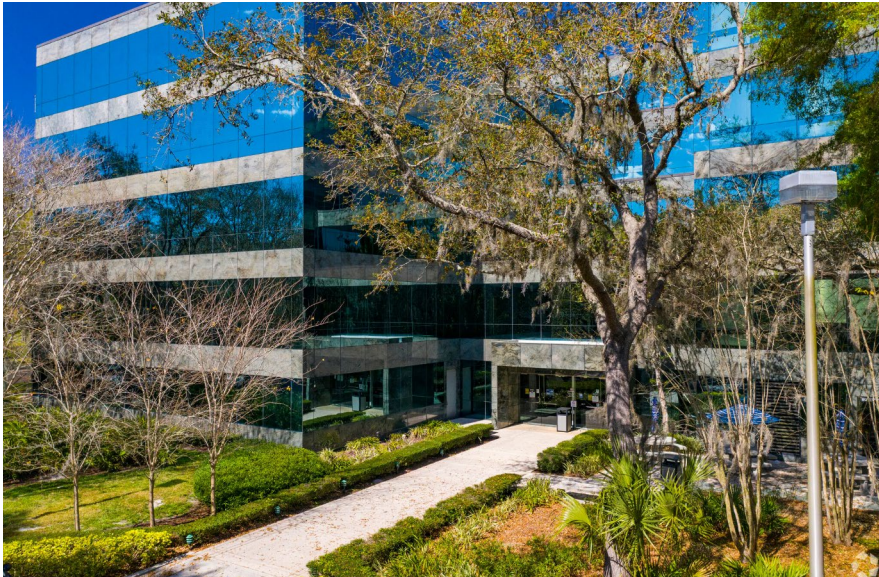
Tampa's Telecom Park is a 326-acre master-planned development with professional offices of all classes: office, medical, hospitality and retail. Benefit from ±1.5 million people within a 30-minute commute. 86% of the local population has an educational level of high school or higher.

Current Availabilities

FLOOR	SUITE	SF AVAILABLE
2nd Floor	Suite 200 W	17,793 SF
2nd Floor	Suite 200 E	11,892 SF
2nd Floor	Suite 250 E	5,767 SF
3rd Floor	Suite 300 E	17,658 SF
3rd Floor	Suite 300 W	15,342 SF
4th Floor	Suite 400 E	16,327 SF
4th Floor	Suite 400 W	18,484 SF
5th Floor	Suite 500 E	18,098 SF



Exterior Photos





Interior Photos





Area Overview

Tampa, with a population of 414,547 (2024) is the third largest city in Florida, behind Jacksonville and Miami. The larger Tampa metropolitan area is the 17th largest in the United States, with approximately 3.1 million residents. Critically important to Florida's economy, Tampa is ranked among the fastest growing cities in the US and serves as a major hub for logistics, tourism and professional services. Port Tampa Bay is the state's largest seaport, contributing billions to the economy. Tampa is also a major center for finance, manufacturing, education and healthcare, further cementing its status as a key economic driver for the state.

The building is located in Telecom Park in the Northeast Tampa submarket of Hillsborough County with a strong and well-educated labor force benefiting from proximity to the University of South Florida.

Commuters can travel to and from the property with little to no hassle with quick access to I-275, I-75, and U.S. Highway 301. This high-quality corporate campus possesses all the core characteristics necessary to enhance long-term value and meet all business needs – It is a location that combines logistics, abundant talent, as well as a strategic location for growth.

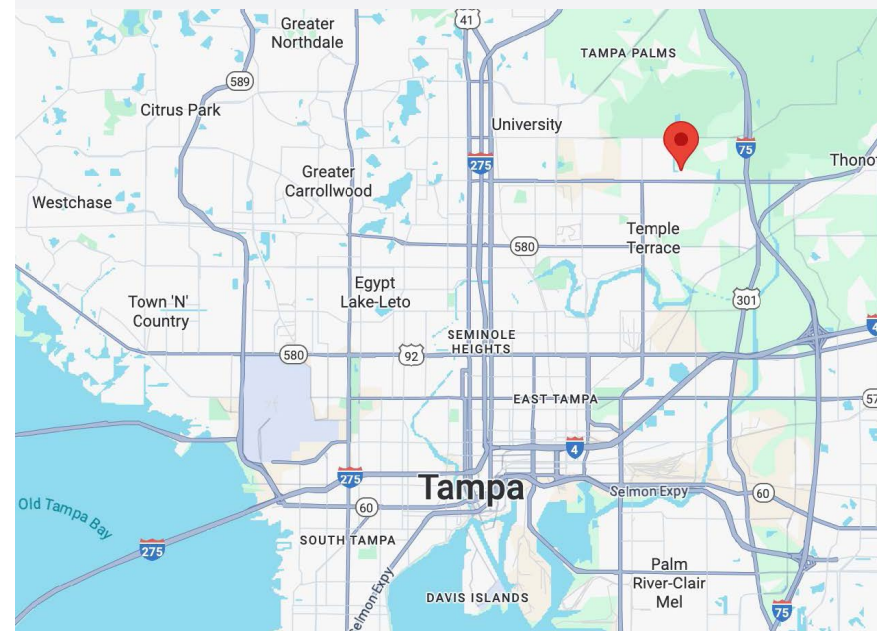
- Hillsborough County: In 2023, the real GDP for Hillsborough County (where Tampa is located) was \$115.8 billion, making it the fourth-largest county economy in Florida.
- Tampa Bay Region growth: The entire Tampa Bay Region has experienced significant economic expansion, with a 25.36% growth between 2018 and 2023.

Potential Employee Base

49,500 Students	University of South Florida
68,000 Students	University of Central Florida
61,000 Students	University of Florida
44,500 Students	Florida State University
8,300 Students	University of Tampa

Drive Times

TAMPA INTERNATIONAL AIRPORT	25 Mins 21.8 Miles
DOWNTOWN TAMPA	16 Mins 15.8 Miles
NEW TAMPA	10 Mins 9.8 Miles
BRANDON	20 Mins 19.9 Miles
ST. PETERSBURG	41 Mins 39.3 Miles
ORLANDO	1 Hr 20 Mins 82.0 Miles
MIAMI	4 Hrs 9 Mins 286.4 Miles





Area Demographics



Tampa Bay Metropolitan Area*



Current Population
(2024)
3,424,560



Average Household Income
(2024)
\$72,743



Unemployment Rate (2024)
4.4%



Average Commute
(2023)
28.1 MINS

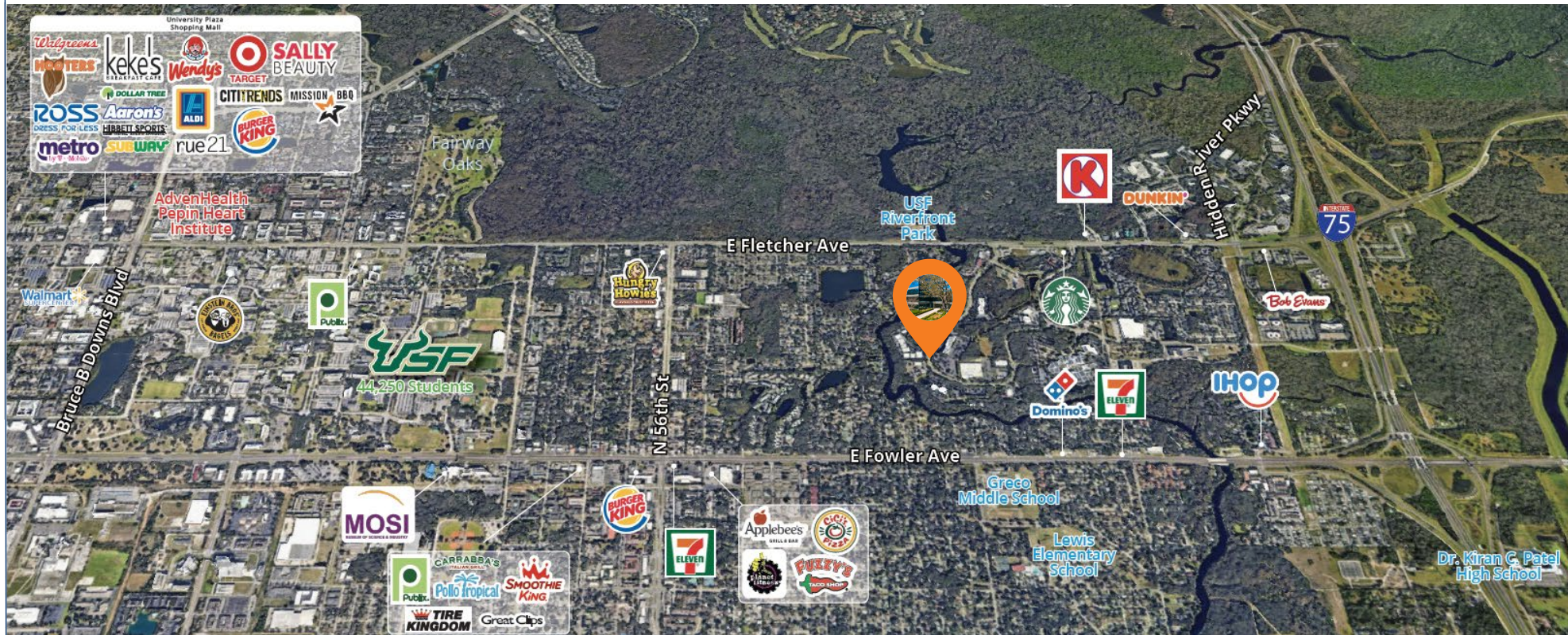


Education Attainment
Associates/Bachelors Degree: 22%
Post-Graduate Degree: 13%

*The Tampa Bay area is made up of the core cities of Tampa-St. Petersburg-Clearwater, along with numerous other surrounding cities and communities such as Largo, Bradenton, and Sarasota. The greater metropolitan area also includes many smaller cities, suburbs, and census-designated places like Brandon, Wesley Chapel, and Largo.



Nearby Amenities



Telecom Park Accolades

Labor & Talent

Proximity to USF

The park is located near the University of South Florida, providing access to a well-educated workforce.

High employment concentration

There are 30,000 office jobs within a one-mile radius, with major companies like Johnson & Johnson, Citigroup, and Verizon having a presence in the area.

Transportation & Accessibility

Highway access

The park has immediate access to Interstate 75, Interstate 275, and U.S. Highway 301, making commuting and travel easier.

Commute times

Drive times are relatively short, with a 25-minute drive to Tampa International Airport and 16 minutes to Downtown Tampa.

Location & Amenities

Mixed-use campus

Telecom Park is a mixed-use corporate campus that includes offices, medical facilities, and retail.

Natural setting

It is located in a desirable setting with the Hillsborough River nearby and walking/jogging trails available on-site.

Nearby services

There are many nearby amenities, including hotels, restaurants, and a wide range of medical facilities, such as Moffit Cancer Center and Florida Hospital Tampa.



Tampa's Telecom Park

Key Tenants



MOFFIT



CHAPTERS
HEALTH SYSTEM™

CHAPTERS HEALTH



BAYCARE



VERIZON



ADVENT HEALTH





Let's Connect

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