

INVESTMENT SALE:
TWO 100% LEASED
OFFICE BUILDINGS

12682-12960 Telecom Drive

TAMPA, FLORIDA • 33637



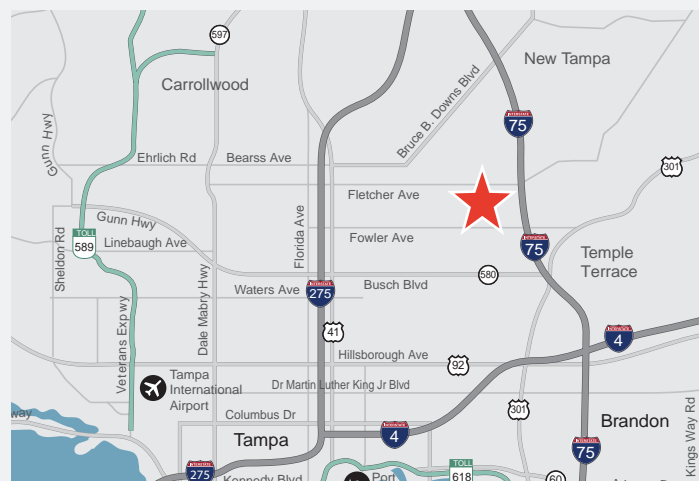
NNN INVESTMENT SALE OPPORTUNITY

PROPERTY OVERVIEW

Property Type	Office
Property Size	2 buildings totaling 17,000 sf / 0.44 AC
Zoning	PROF
Class	B
Year Built	2007
Parcel IDs	T-11-28-19-9GR-000000-00007.0 T-11-28-19-9GR-000000-00008.0

PROPERTY FEATURES

- + Two (2) single-story office buildings for sale within Tampa Telecom Park, a master planned 326-acre Development of Regional Impact (DRI)
- + NNN leased with existing tenant, Vivant Smart Home, since 2009
- + Abundant parking, multiple conference and meeting areas, training center, and employee amenities including a gym and small cafeteria



LOCATION

- + Immediate access to/from I-75
- + 2 miles east of The University of South Florida
- + Minutes from numerous medical facilities, including Florida Orthopedic Institute, Moffit Cancer Center, Florida Hospital Tampa, and Shriners Hospitals for Children
- + Many retail amenities and hotels in immediate area



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stombrink@ciminelli.com



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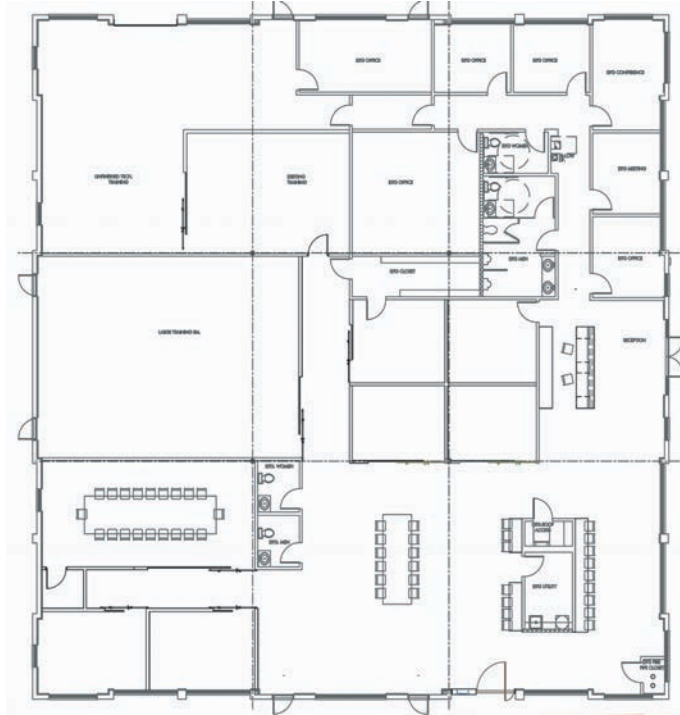
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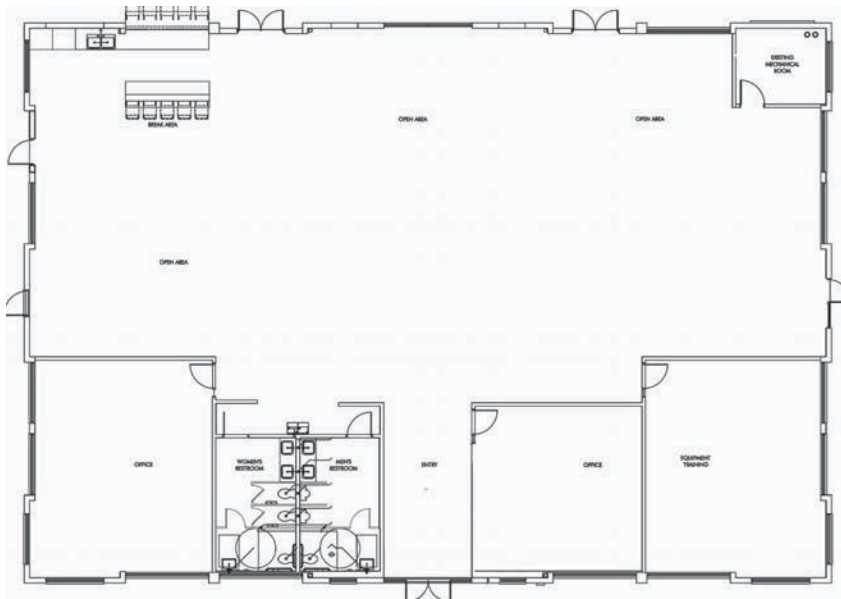
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12682 BUILDING PLAN - 10,000 SF



12690 BUILDING PLAN - 7,000 SF



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