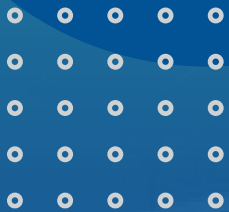


13020 & 13060 TELECOM PKWY, TEMPLE TERRACE, FL 33637

**TELECOM
MEDICAL
OFFICE
BUILDING
& SURGERY
CENTER**



For Lease in
Tampa Telecom Park

TWO FREE STANDING BUILDINGS TOTALING 98,900 SQUARE FEET





THE OPPORTUNITY

Telecom Medical Office Building & Surgery Center

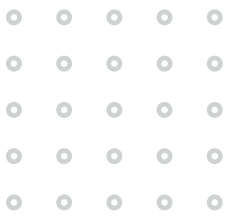


Key Building Information

- 82,240 SF Medical Office Building available Q3 2025 (13020 Telecom Pkwy, Temple Terrace, FL 33637)
- 16,660 SF Surgery Center available Q4 2025 (13060 Telecom Pkwy, Temple Terrace, FL 33637)
- Total available 98,900 SF
- May be leased together or separately
- Medical Office Building is a fully sprinklered, Type II-B, 3-story plus basement, 82,240-gross square foot building, built in 2003
- The Surgery Center features six (6) operating rooms
- The Surgery Center is a fully sprinklered, Type II-B, 1-story, 16,660-gross square foot building built in 2001
- Buildings are connected via a covered walkway
- Situated on a 12.63-acre parcel, located NW of the intersection of Telecom Parkway North and Telecom Drive in Temple Terrace, FL
- Monument signage opportunity available and building eyebrow signage
- Flood Zone X (outside of the 100 year flood plain)
- Parking is provided in surface lots located to the West, South and East of the buildings
- 523 total parking spots with 13 reserved parking spaces for users with disabilities
- Medical Office Building: 277/480-volt, 3-phase, 4-wire, 800-ampere electric service.
- Surgery Center: 277/480-volt, 3-phase, 4-wire, 1200-ampere electric service. One (1) diesel-powered, Kohler manufactured emergency generator with 150 kW service.

UTILITIES

- Water: City of Temple Terrace
- Sanitary Sewer: City of Temple Terrace
- Storm Sewer: City of Temple Terrace
- Electricity: TECO Electric
- Telecom: AT&T
- High-speed internet: AT&T



Demographics

2024 TOTAL POPULATION

1 MILE	15,541
3 MILES	127,254
5 MILES	299,985

2024 MEDIAN AGE

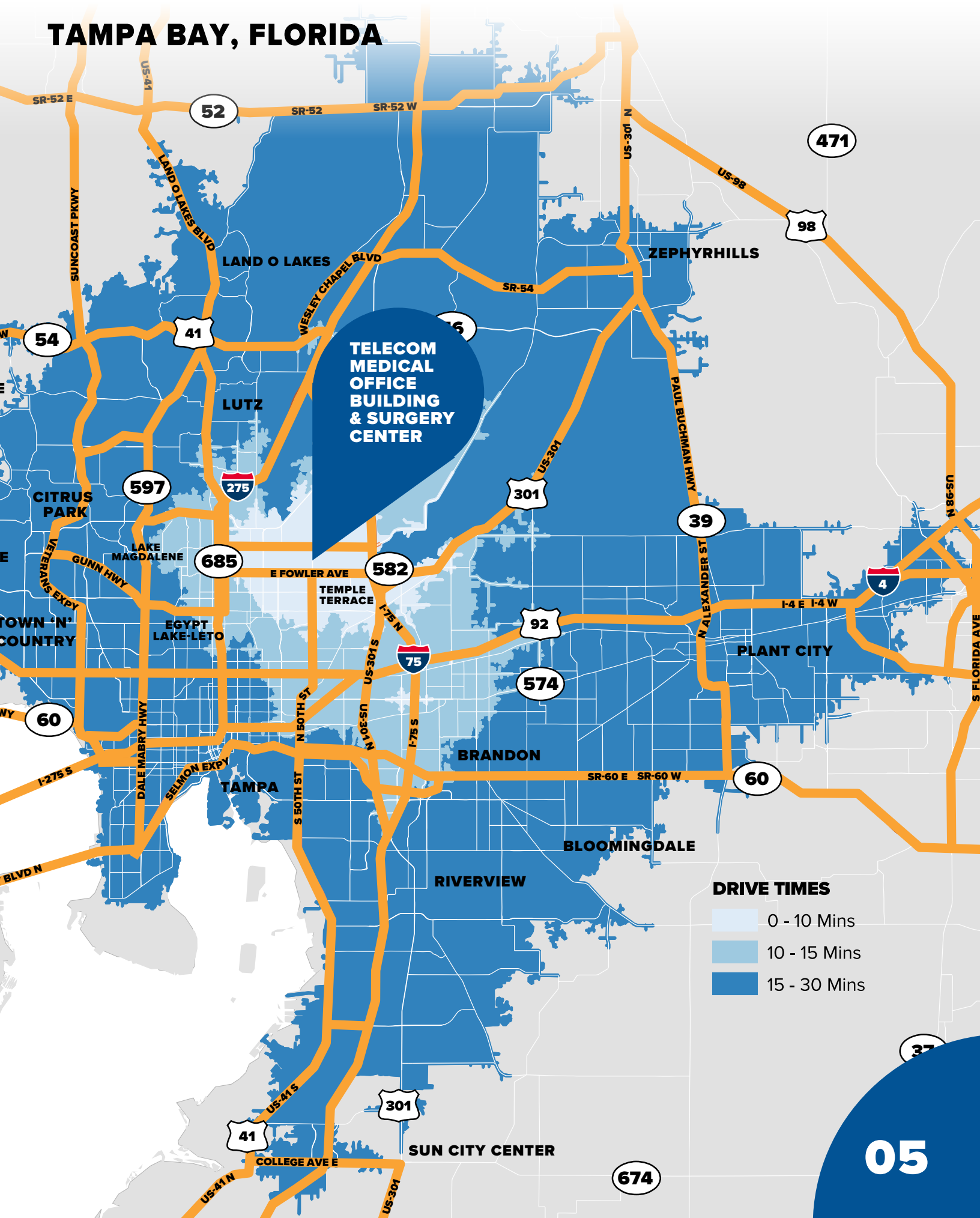
1 MILE	42.5 Years
3 MILES	37.7 Years
5 MILES	37.7 Years

2024 AVERAGE HOUSEHOLD

1 MILE	\$45,740
3 MILES	\$52,444
5 MILES	\$57,918

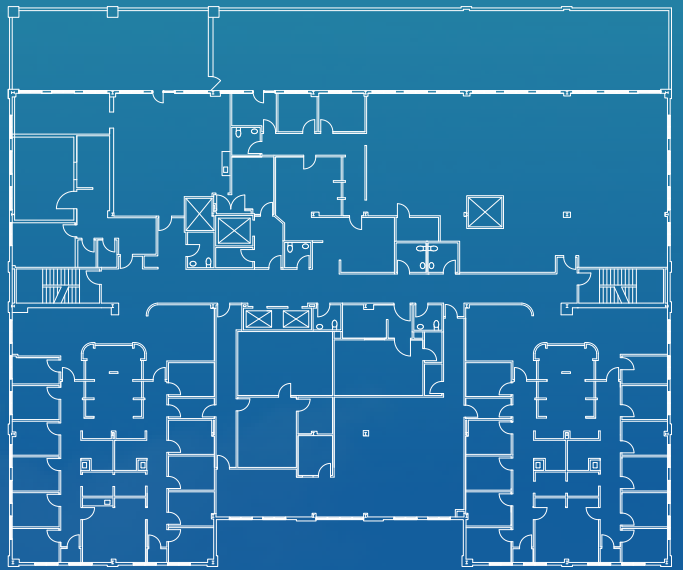
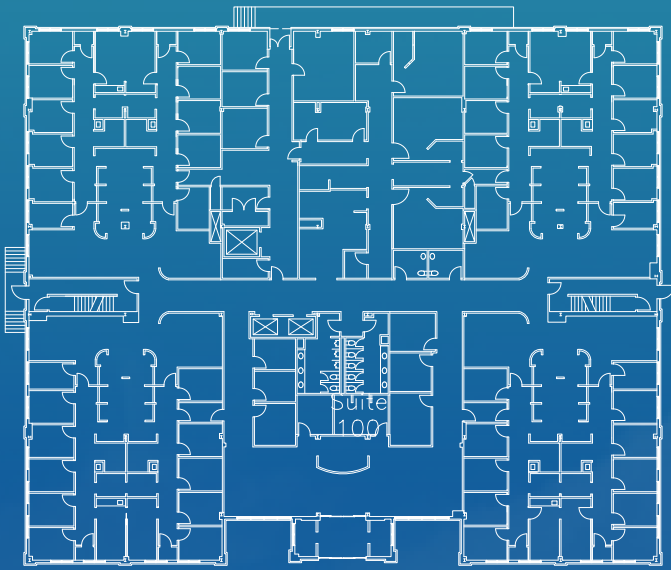


TAMPA BAY, FLORIDA



Medical Office Building

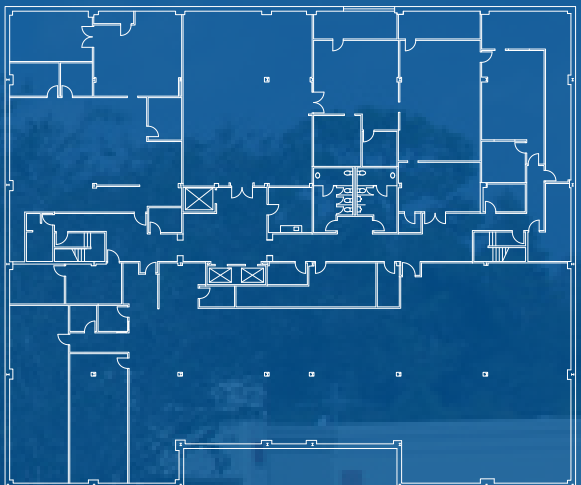
13020 TELECOM PKWY | 82,240 SF AVAILABLE



FLOOR 1 | ±20,000 SF AVAILABLE
VIEW MATTERPORT



FLOOR 2 | ±20,000 SF AVAILABLE
VIEW MATTERPORT



FLOOR 3 | ±20,000 SF AVAILABLE
VIEW MATTERPORT

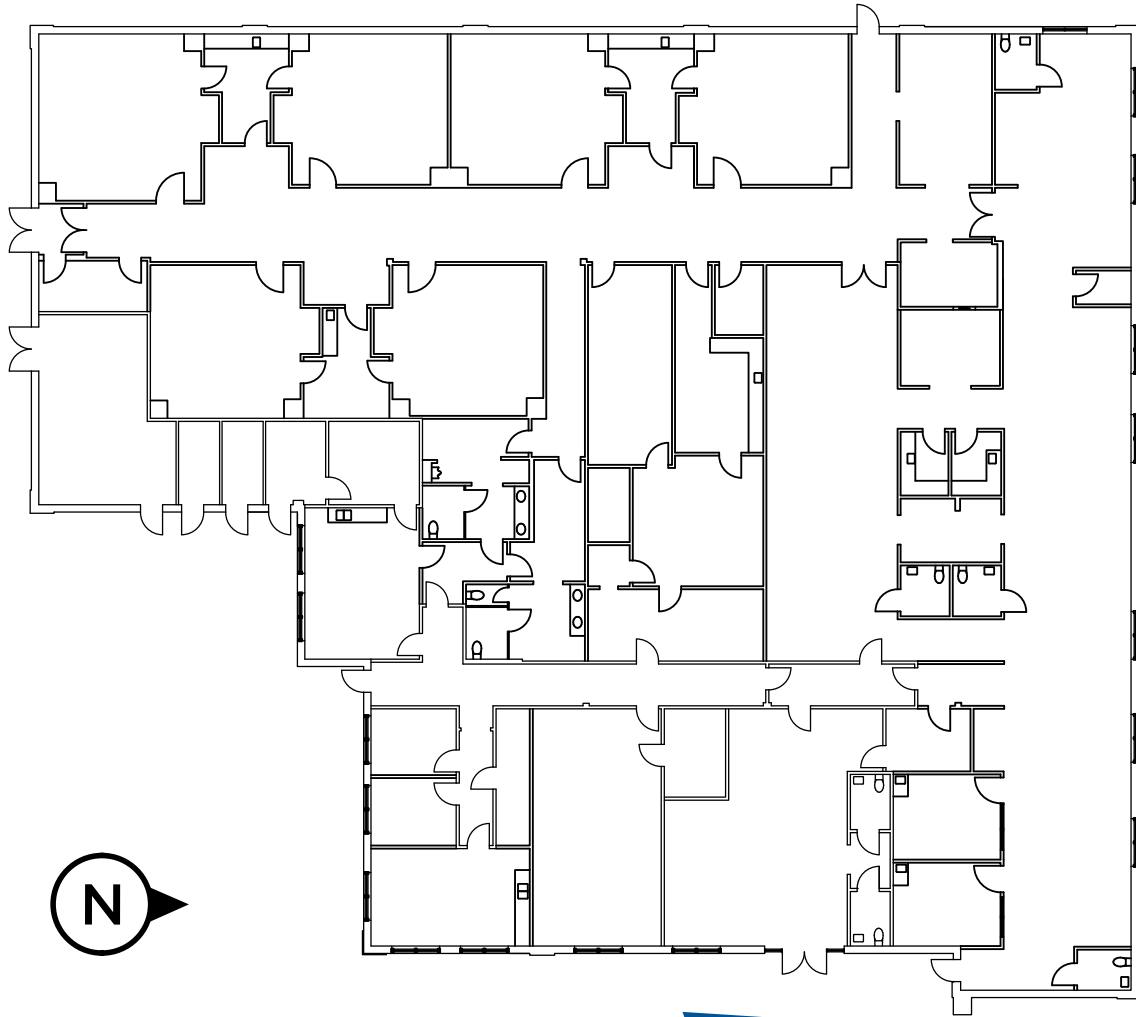


BASEMENT | ±20,000 SF AVAILABLE
VIEW MATTERPORT

○ ○ ○ ○ ○
○ ○ ○ ○ ○
○ ○ ○ ○ ○

Surgery Center

13060 TELECOM PKWY | 16,660 SF AVAILABLE



VIEW MATTERPORT

Healthcare Neighbors



AdventHealth



TELECOM MEDICAL OFFICE BUILDING & SURGERY CENTER

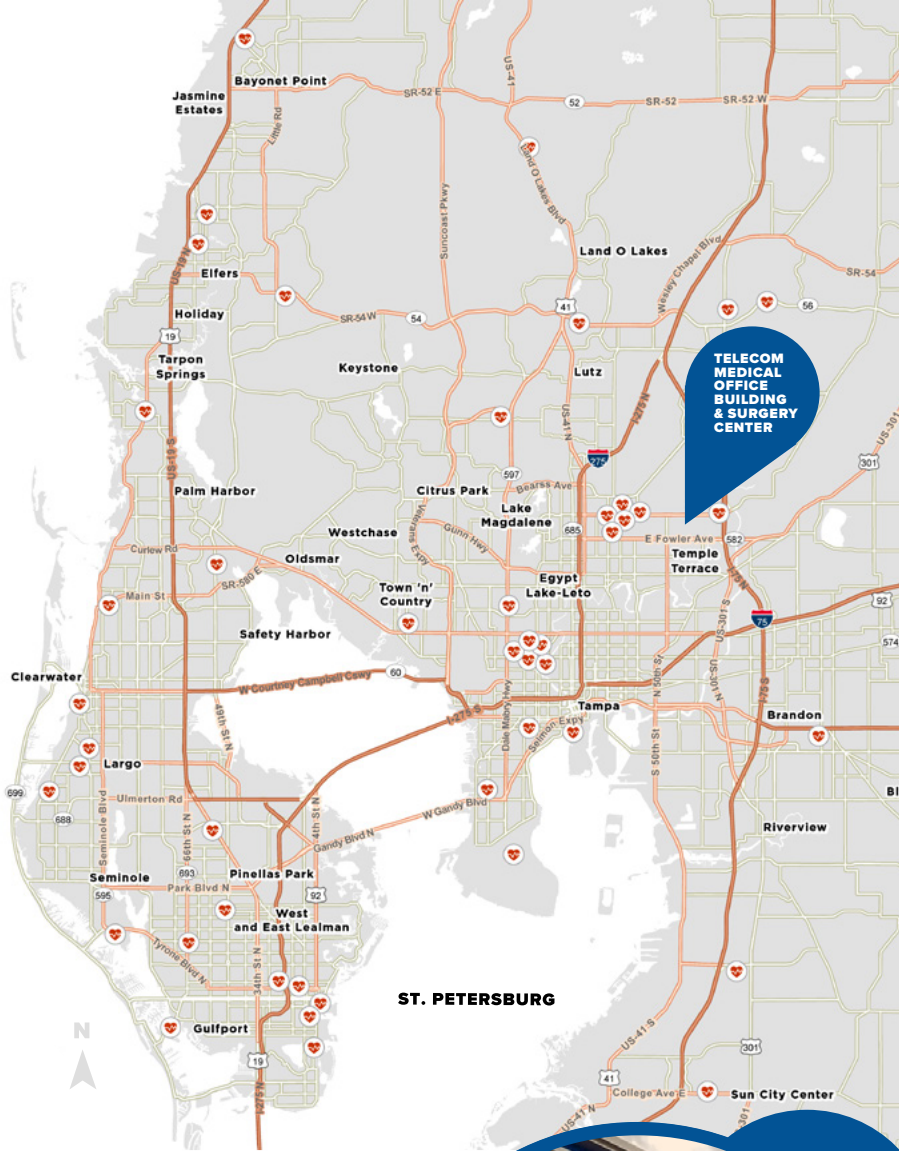


MILES

AdventHealth

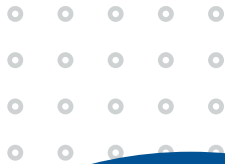
JOE EBERT RD

WILLIAMS RD



TELECOM MEDICAL OFFICE BUILDING & SURGERY CENTER

Nearby Medical



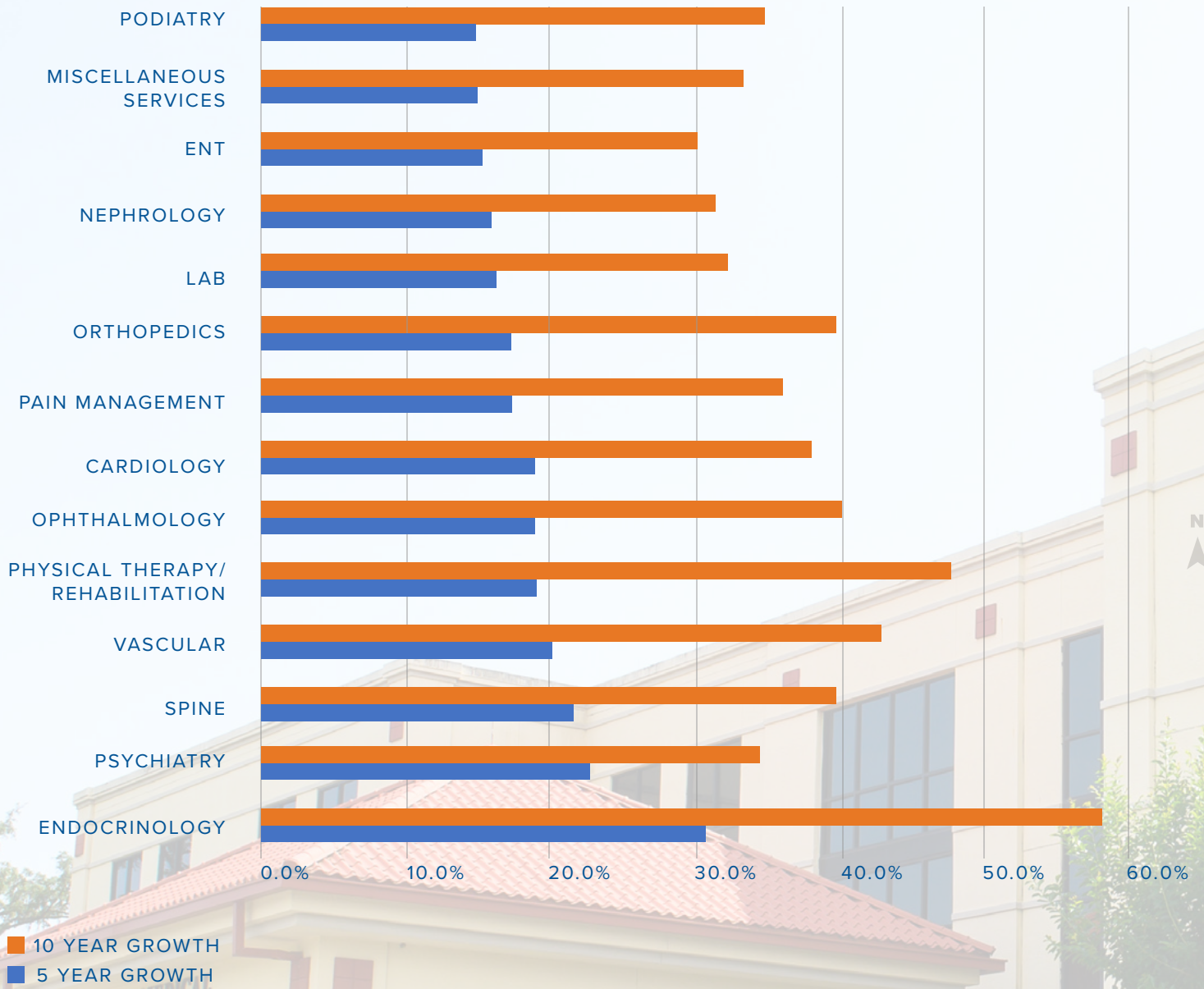
Medical Office Building



Surgery Center



Dynamic Service Line Growth Chart



MEDICAL OFFICE BUILDING

Ht. 8'0" Clearance

Telecom Park Neighborhood

Tampa Telecom Park is a master-planned 326-acre Development of Regional Impact (DRI) located in the City of Temple Terrace in the heart of Tampa's Interstate 75 Corridor. The Park is immediately east of the University of South Florida's main campus.



N

**TOWNEPLACE
— SUITES —
MARRIOTT**

HIDDEN RIVER VA CLINIC

CARLTON ARMS NORTH
Temple Terrace

**Holiday Inn
Express
& Suites**

Residence INN
BY MARRIOTT

the falls
AT NEW LARK

**TELECOM
MEDICAL
OFFICE
BUILDING
& SURGERY
CENTER**



MOFFITT
CANCER CENTER

verizon

**DOUGLAS
GRAND**
AT TELECOM PARKWAY

THE ADDISON
LUXURY APARTMENT HOMES

Premier Academy
A PRIVATE SCHOOL FOR THE VERY YOUNG

**LESLIE
CONTROLS**

E FOWLER AVE

583

582

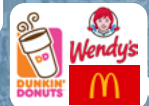
RIVERHILLS DR

DRUID HILLS RD

Nearby Retail Amenities



**TELECOM
MEDICAL
OFFICE
BUILDING
& SURGERY
CENTER**





4 MILES



N RIVERHILLS DR

MORRIS BRIDGE RD

FORT KING HWY

MAIN ST

KNIGHTS GRIFFIN RD

THONOTOSASSA

JOE EBERT RD

MANGO RD

TERRACE HWY

HARNEY RD

US-301 N

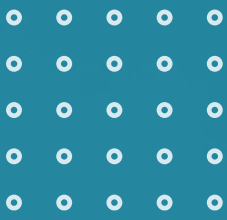
WILLIAMS RD

W PRUETT RD

MUCK PON

SLIGH AVE E

W US HIGHWAY 92



Medical Office and Surgery Space Available For Lease 98,900 Adjacent Square Feet in Tampa Telecom Park

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13020 & 13060 TELECOM PKWY
TEMPLE TERRACE, FL 33637

Building owned and managed by
HEALTHCARE REALTY

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