



# Executive Summary

## NORTH PARK PROFESSIONAL CENTER | OFFICE BUILDING FOR LEASE



### OFFERING SUMMARY

Available SF:	1,163 - 12,618 SF
Lease Rate:	\$29.00 PSF MG
Tenant Expenses:	Electric & Janitorial
Lot Size:	9.6 Acres
Year Built:	1987
Building Size:	149,984 SF
Traffic Count:	75,000
Parking Ratio:	6/1,000

### PROPERTY OVERVIEW

North Park Professional Center presents businesses with a high-image opportunity in a central location with excellent proximity to Downtown Tampa, Westshore, and Carrollwood. The center has an exterior-corridor design, and the suites feature private entrances, restrooms, and wide-open layouts that are ideal for accommodating current health and safety practices, including social distancing. The center is home to a variety of tenants, including government and healthcare, and is ideal for medical office or research, walk-in clinics, call centers, high tech companies, education, headquarters, or governmental agencies. The spaces are move-in ready or can be customized to meet tenant's specific needs, premier data, video, and voice services are available for each suite as well. End-to-end communications solutions are provided by top-tier carriers, including Level 3, Fiberlight, Frontier, and Spectrum for high-speed backbone access capabilities to businesses, data centers, carriers, and T3 access is already on site. The center boasts more parking than similar properties in the area and is easily accessible to the entire region as drivers can reach both Veterans Expressway and I-275 in less than 10 minutes and Tampa International Airport in around 15 minutes. North Park Professional Center provides highly visible signage, attracting the attention of drivers at the intersection of N Dale Mabry Highway and Pine Crest Manor Boulevard, which sees over 80,000 drivers passing through it each day. The surrounding 5 miles present an excellent potential talent pool and customer base, with 357,239 residents that combine to spend over \$147 million annually on health care related items alone. Additionally, the center is within minutes of Florida Carrollwood Hospital, presenting potential synergy opportunities. These factors combine to make North Park Professional Center an ideal business location in the Tampa metro region.

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Boutique Firm | National Reach





## Additional Photos

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# Available Spaces

**NORTH PARK PROFESSIONAL CENTER | OFFICE BUILDING FOR LEASE**



**AVAILABLE**

**LEASE TYPE** | Full Service - NNN

**TOTAL SPACE** | 1,163 - 12,618 SF



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# Available Spaces

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SUITE	TENANT	SIZE	TYPE	RATE
Suite 100	Available	11,180 SF	Modified Gross	\$29.00 SF/yr
Suite 158	Available	4,678 - 12,526 SF	Modified Gross	\$29.00 SF/yr
Suite 164	Available	6,276 - 12,526 SF	Modified Gross	\$29.00 SF/yr
Suite 166	Available	1,572 - 12,526 SF	Modified Gross	\$29.00 SF/yr
Suite 188	Available	1,163 - 6,309 SF	Modified Gross	\$29.00 SF/yr
Suite 194	Available	3,240 - 6,309 SF	Modified Gross	\$29.00 SF/yr
Suite 226	Available	12,618 SF	Modified Gross	\$29.00 SF/yr

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# Retailer Map

NORTH PARK PROFESSIONAL CENTER | OFFICE BUILDING FOR LEASE



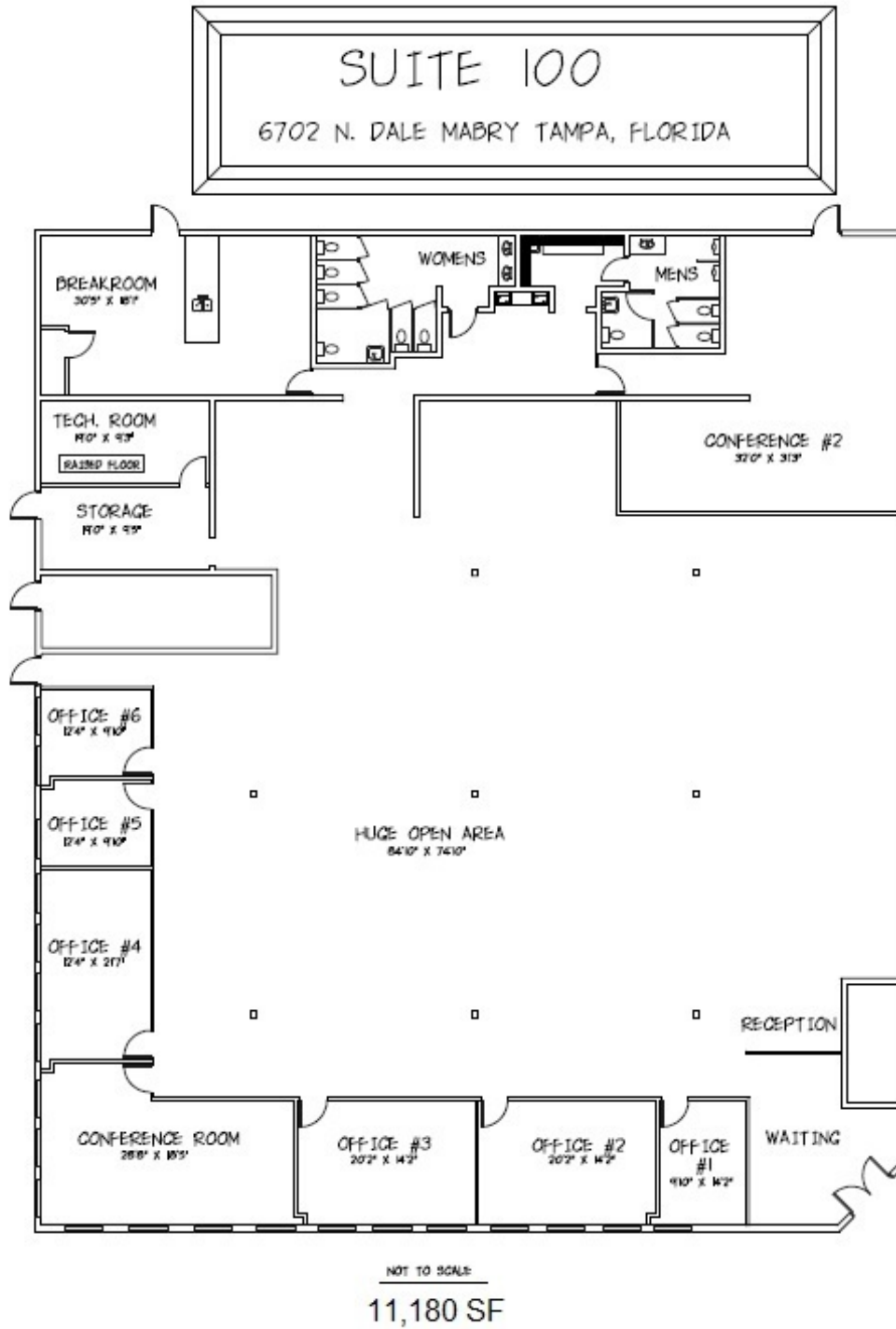
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## Suite 100 FP

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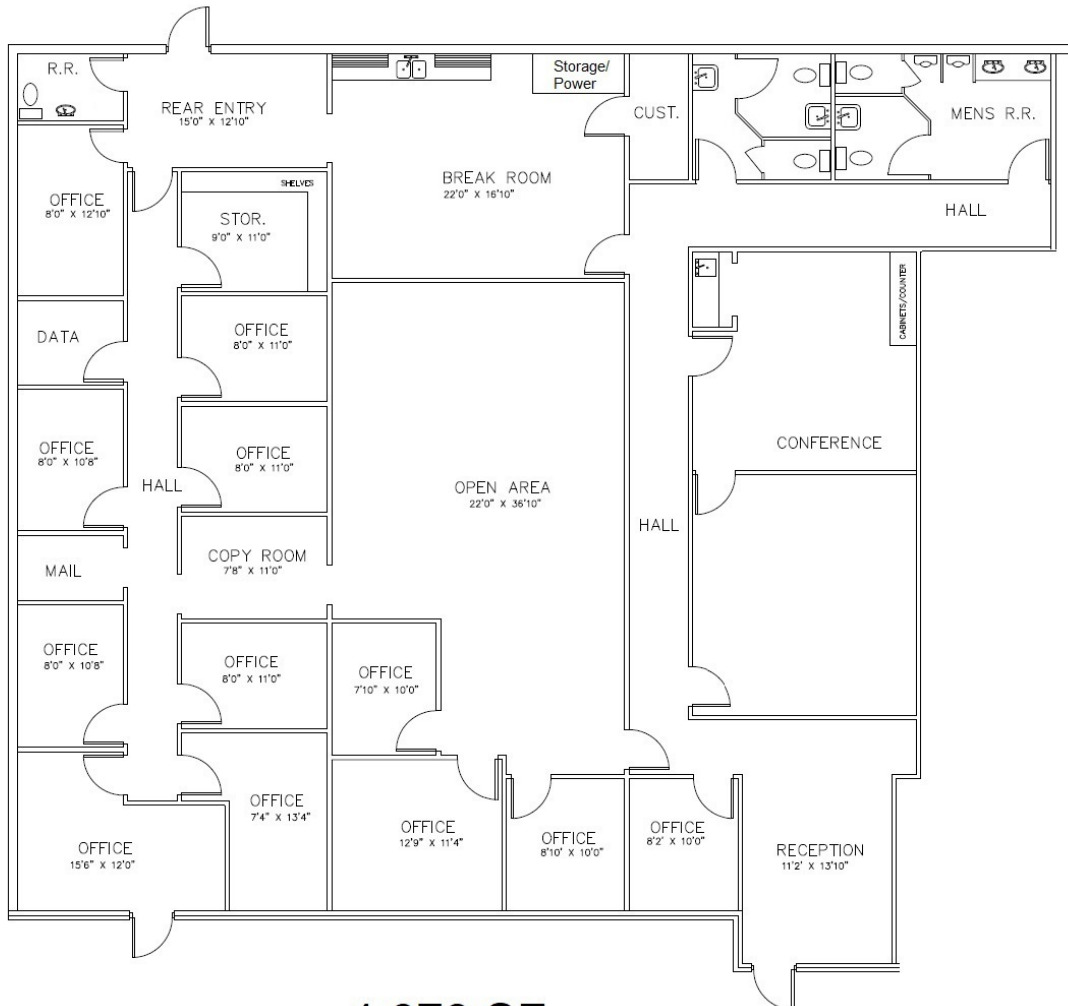




## Suite 158 FP

NORTH PARK PROFESSIONAL CENTER | OFFICE BUILDING FOR LEASE

### Suite 158



4,678 SF

Not to Scale

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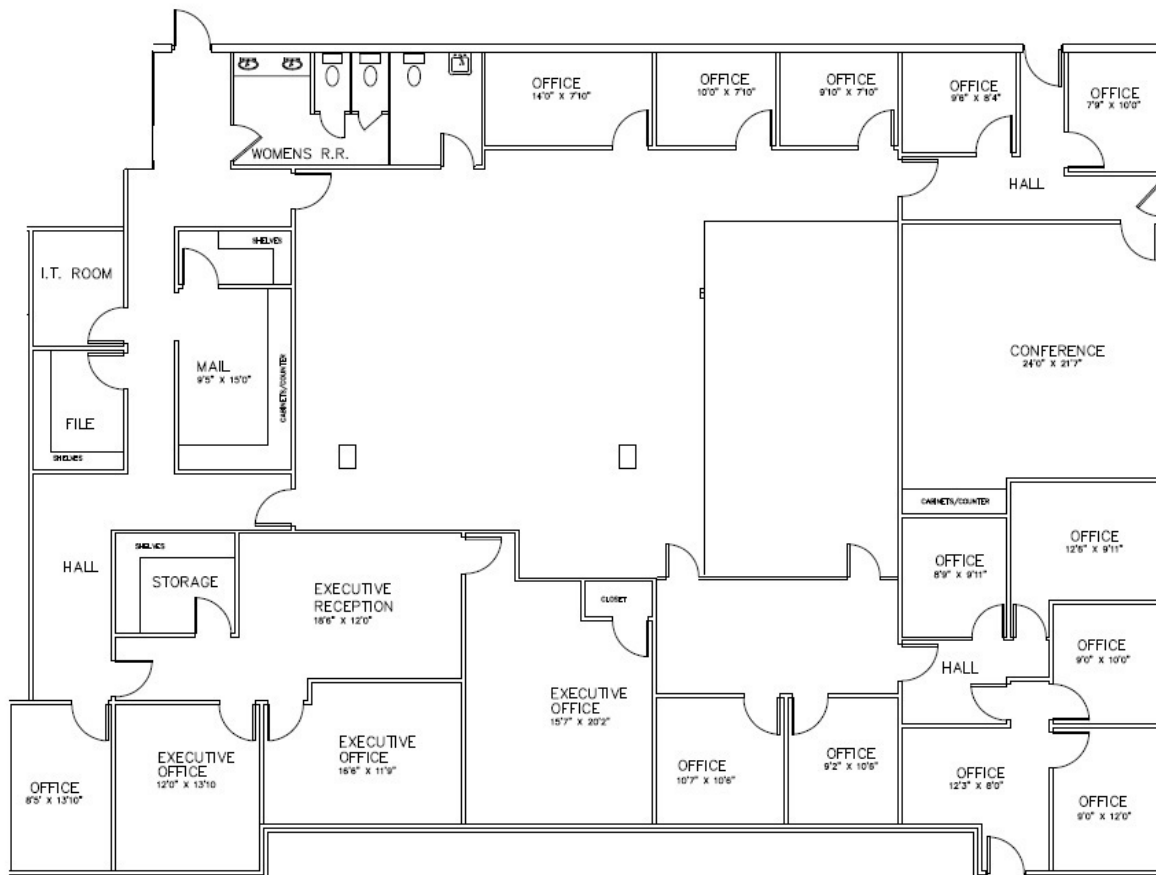
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## Suite 164 FP

NORTH PARK PROFESSIONAL CENTER | OFFICE BUILDING FOR LEASE

### Suite 164



Not to Scale

6,276 SF

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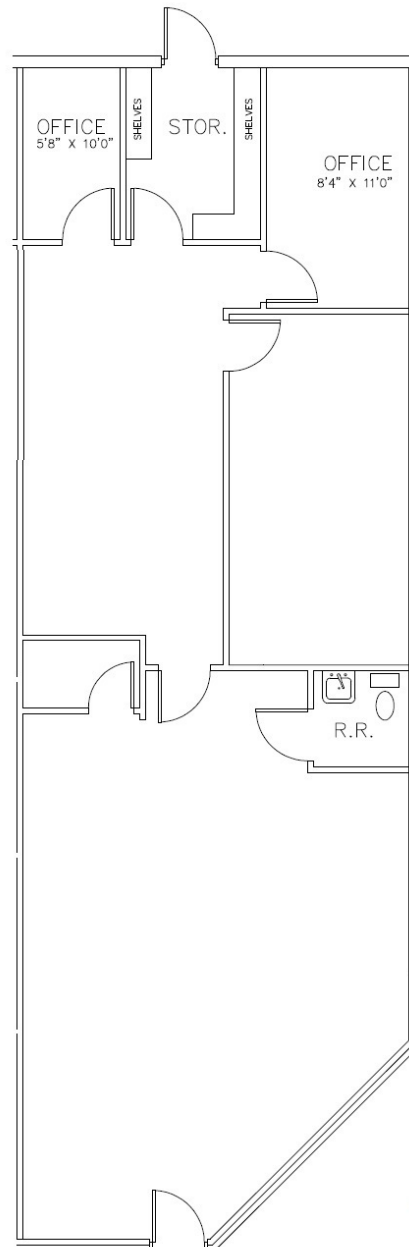




## Suite 166 FP

NORTH PARK PROFESSIONAL CENTER | OFFICE BUILDING FOR LEASE

### Suite 166



Nick Ganey, CCIM  
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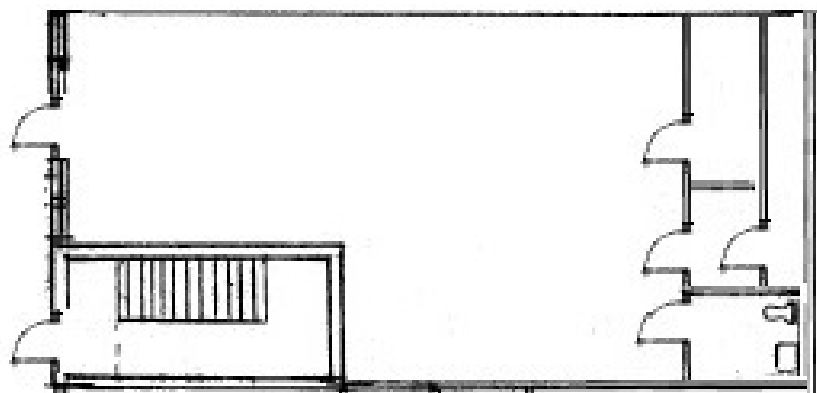
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## Suite 188 FP

NORTH PARK PROFESSIONAL CENTER | OFFICE BUILDING FOR LEASE



### Suite 188

Not to Scale

1,163 SF

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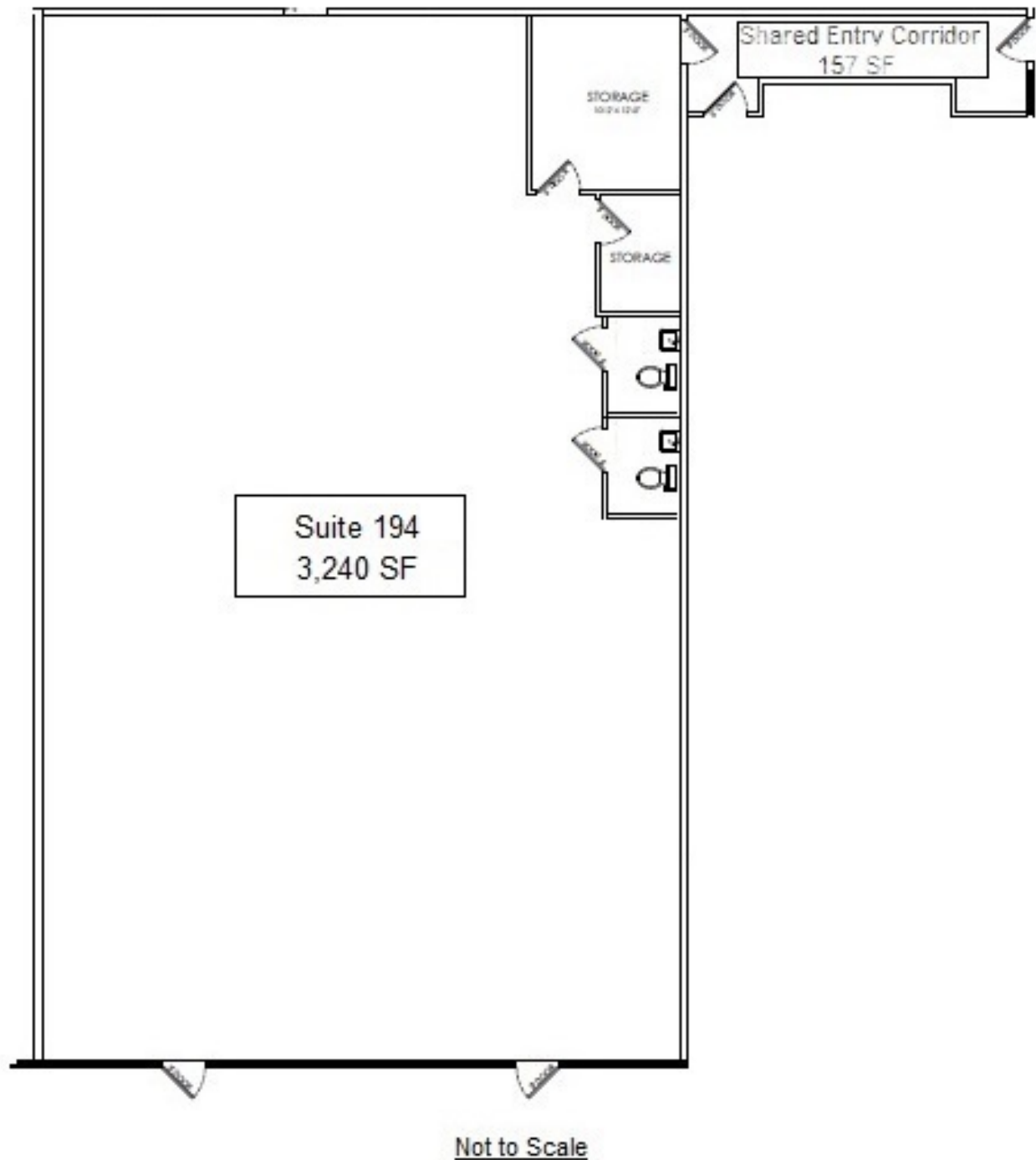
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## Suite 194

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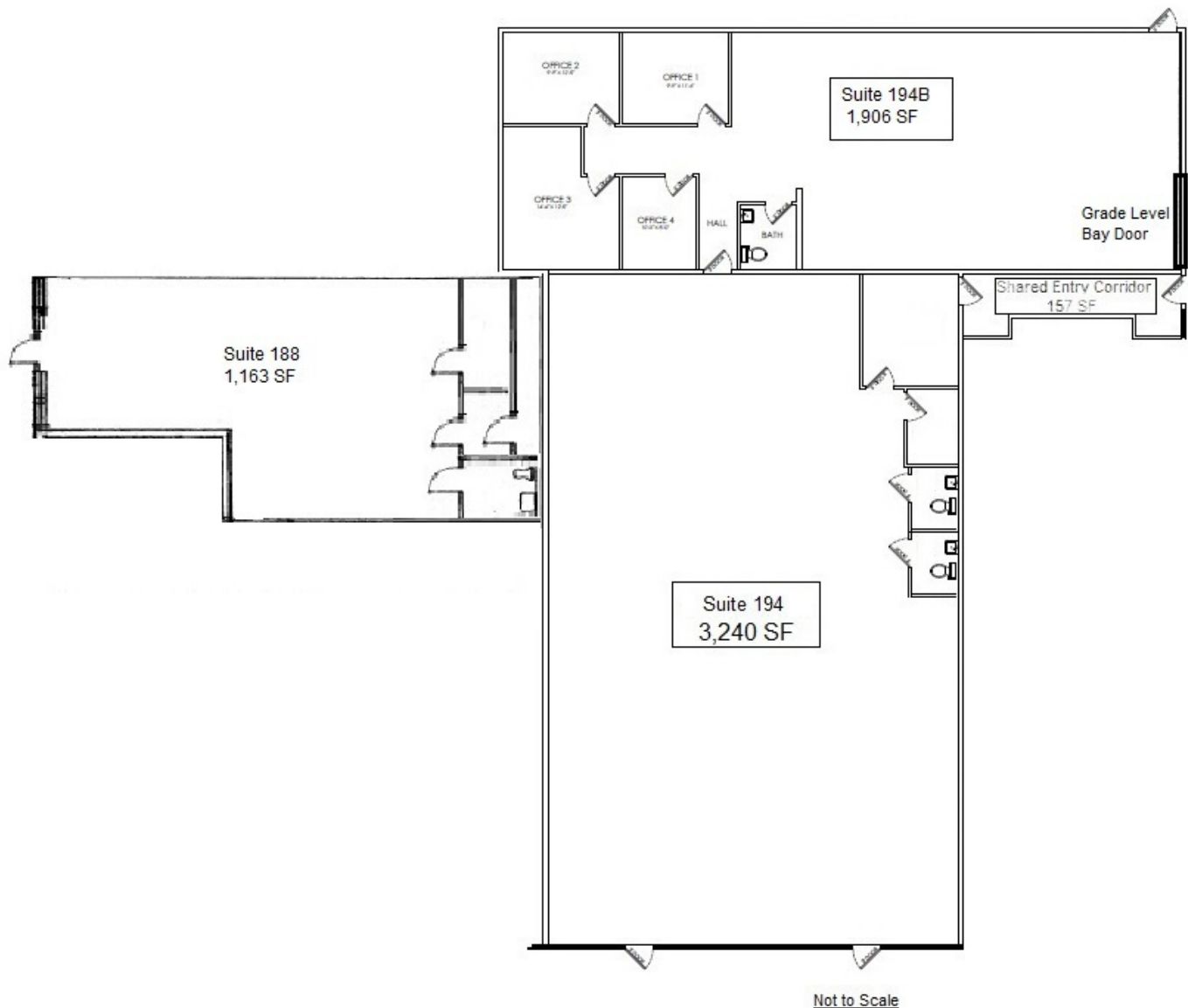


Suite 188, 194, 194B

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Suite 188, 194, 194B

6,309 SF



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## Suite 226 FP

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### Suite 226



NOT TO SCALE

12,618 SF

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# Location Maps

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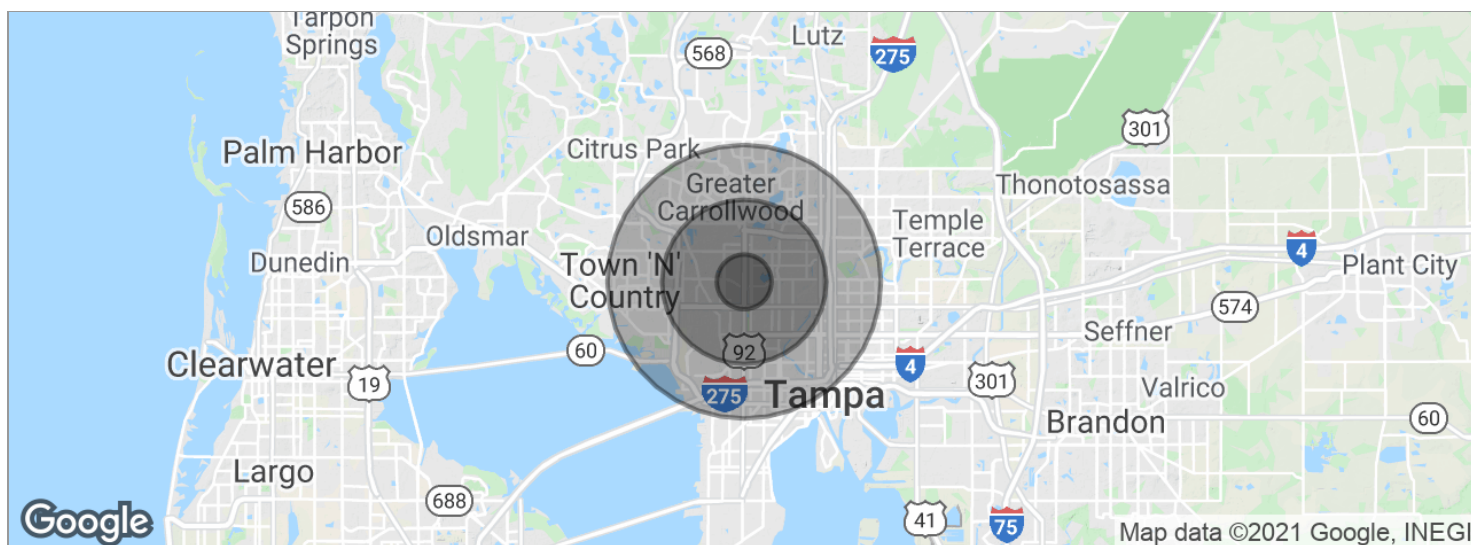
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# Demographics Map

**NORTH PARK PROFESSIONAL CENTER | OFFICE BUILDING FOR LEASE**



POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,196	102,903	281,499
Median age	36.7	36.4	36.2
Median age (Male)	34.6	34.8	34.8
Median age (Female)	38.5	38.2	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,387	40,556	112,978
# of persons per HH	2.7	2.5	2.5
Average HH income	\$47,296	\$50,183	\$54,063
Average house value	\$164,546	\$194,455	\$215,041

*\* Demographic data derived from 2010 US Census*

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