

*Office Space for Lease*

# Highland Oaks

NATURE'S BUSINESS DISTRICT



**CBRE**

# Property Features

## Class A office park consisting of (4) buildings totaling 482,504 RSF

- + BOMA TOBY Award Winner Office Building of the Year 2014, 2019 & 2021
- + BOMA SOUTHERN REGION TOBY Award Winner 2020
- + Situated on 88 acres featuring majestic oak trees & natural landscaping
- + Cushman & Wakefield on-site property management team including maintenance engineers & day porters
- + Minutes from Tampa International Airport & all major interstate systems
- + Nearby amenities include restaurants, day-care, retail services, regional mall & Hilton Garden Inn
- + **Sustainability Features Include:**
  - EV Chargers
  - Recycling program
  - Green cleaning materials
  - Green pest control
  - Reclaimed water for irrigation
  - Energy Star
  - Certified LEED Gold

## + **Park Amenities Include:**

- **Candor Grille** -  
Serving Breakfast & Lunch & catering service  
Hours: M-F 8:00 a.m. - 3:00 p.m.
- **Tenant Lounge**
- **Training & Conference Center** -  
Accommodates up to 75  
1/2 day \$150.00 | Full day \$200.00 +  
\$150.00 cleaning fee  
Rate includes use of Tenant Lounge
- **Fitness / Wellness Centers** - No charge  
Hours: M-F 5:00 a.m. - 9:00 p.m.  
Sat. 5:00 a.m.-1:00 p.m.
- **Private Tenant Courtyard / Patio** with Wi-Fi,  
yard games and music. Available for outdoor  
activities & events

## + **Building Information:**

- **Landlord:** PR II Highland Oaks, LLC
- **Building / HVAC Hours:** M-F 7:00 a.m.- 6:00 p.m.  
Sat 8:00 a.m.- 12:00 p.m. (Upon Request)  
Tenant Access 24/7 card access
- **After hours HVAC service:** \$35.00 per hour
- **Parking:** 4+/1,000 RSF Surface - Free of Charge
- **Security:** Roving Security M-F 4:00 p.m.- 3:00 a.m.  
Sat & Sun: 24 hrs
- **Internet Providers:** Frontier / Verizon, Spectrum,  
Lumen Technologies



PRIVATE TENANT COURTYARD



CONFERENCE CENTER



CANDOR GRILLE



WELLNESS CENTER



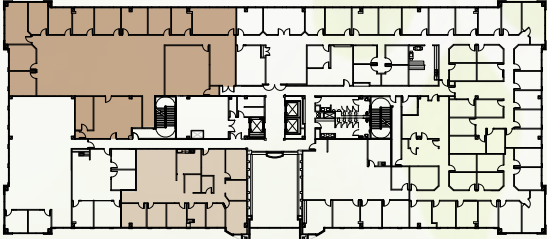
TENANT LOUNGE

# Available Space

## Highland Oaks I

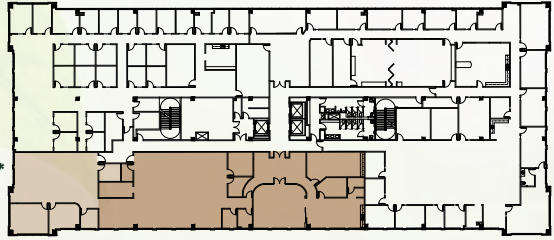
BUILDING I - 10150 HIGHLAND MANOR DR		
Suite 210	2,964 SF	Immediately
Suite 240	7,632 SF	Immediately
Suite 330	6,273 SF	10/1/2026
Suite 340	2,448 SF	10/1/2026
Suite 470	20,753 SF	Immediately

**SUITE 240**  
7,632 SF

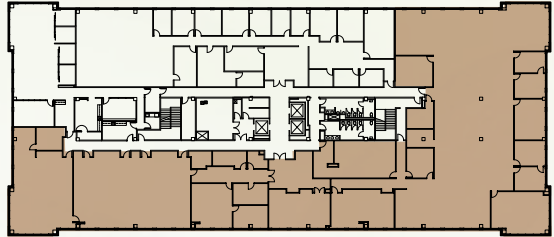


**SUITE 210**  
2,964 SF

**SUITE 340\***  
2,448 SF



**SUITE 330\***  
6,273 SF \*CONTIGUOUS UP TO 8,721 SF



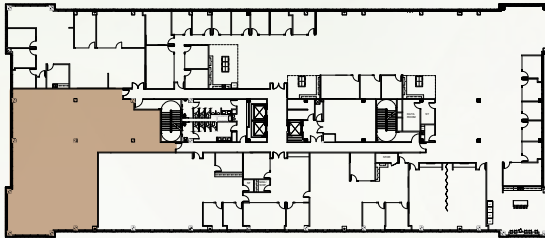
**SUITE 470**  
20,753 SF

## Highland Oaks II

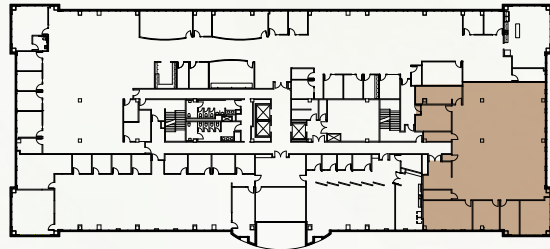
### BUILDING II - 10210 HIGHLAND MANOR DR

Suite 200	5,983 SF	Immediately
Suite 350	5,123 SF	Immediately

**SUITE 200**  
5,983 SF



**SUITE 350**  
5,123 SF

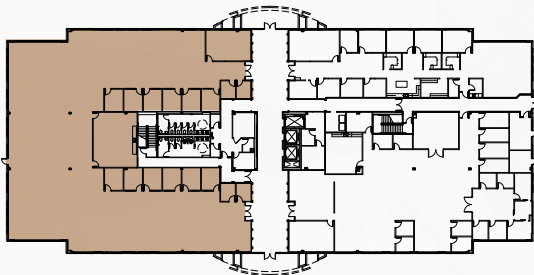


## Highland Oaks IV

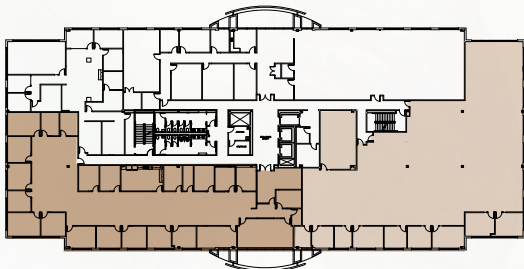
### BUILDING IV - 4042 PARK OAKS BLVD

Suite 150	15,038 SF	Immediately
Suite 200	9,515 SF	Immediately
Suite 220	11,164 SF	Immediately

**SUITE 100**  
15,038 SF



**SUITE 200\***  
9,515 SF



\*CONTIGUOUS UP TO 20,679 SF

Suite 300	16,672 SF	Immediately
Suite 350	20,102 SF	Immediately
Suite 420	12,009 SF	Immediately
Suite 430	2,387 SF	9/1/2026

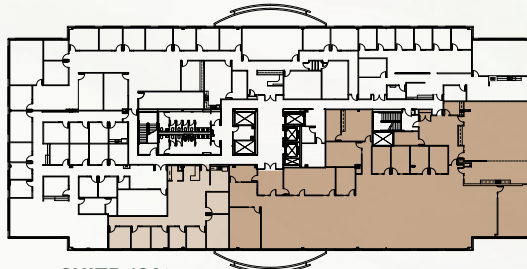
**SUITE 350\***  
20,102 SF

**SUITE 300\***  
16,672 SF



\*CONTIGUOUS UP TO 33,136 SF

**SUITE 220\***  
11,164 SF



**SUITE 420\***  
12,009 SF

**SUITE 430\***  
2,387 SF

\*CONTIGUOUS UP TO 14,396 SF



# Highland Oaks

NATURE'S BUSINESS DISTRICT

*Experience A Unique  
Work Setting*

## HIGHLAND OAKS I

126,425 RSF  
Built: 1999  
# of Flrs: 4

## HIGHLAND OAKS II

126,586 RSF  
Built: 2000  
# of Flrs: 4

## HIGHLAND OAKS III

100,516 RSF  
Built: 2007  
# of Flrs: 3

## HIGHLAND OAKS IV

128,977 RSF  
Built: 2008  
# of Flrs: 4



## Contact Us

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# CBRE

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