



# Executive Summary

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



## OFFERING SUMMARY

Available SF:	1,167 - 12,358 SF
Lease Rate:	\$25 - \$30 PSF (MG)
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.

**Nick Ganey, CCIM** | Tommy Szarvas  
813.967.6077 | 813.495.3143  
nick@bounat.com | tommy@bounat.com

**bounat**  
Boutique Firm | National Reach



# Additional Photos

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# Available Spaces

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AVAILABLE

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813.967.6077  
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Tommy Szarvas  
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**bounat**  
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# Lease Spaces

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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,167 - 12,358 SF	Lease Rate:	\$25 - \$30 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	5,426 - 11,180 SF	Modified Gross	\$30.00 SF/yr	-
Suite 226	Available	3,128 - 12,358 SF	Modified Gross	\$25.00 SF/yr	-
Suite 242	Available	1,167 SF	Modified Gross	\$30.00 SF/yr	-

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# Retailer Map

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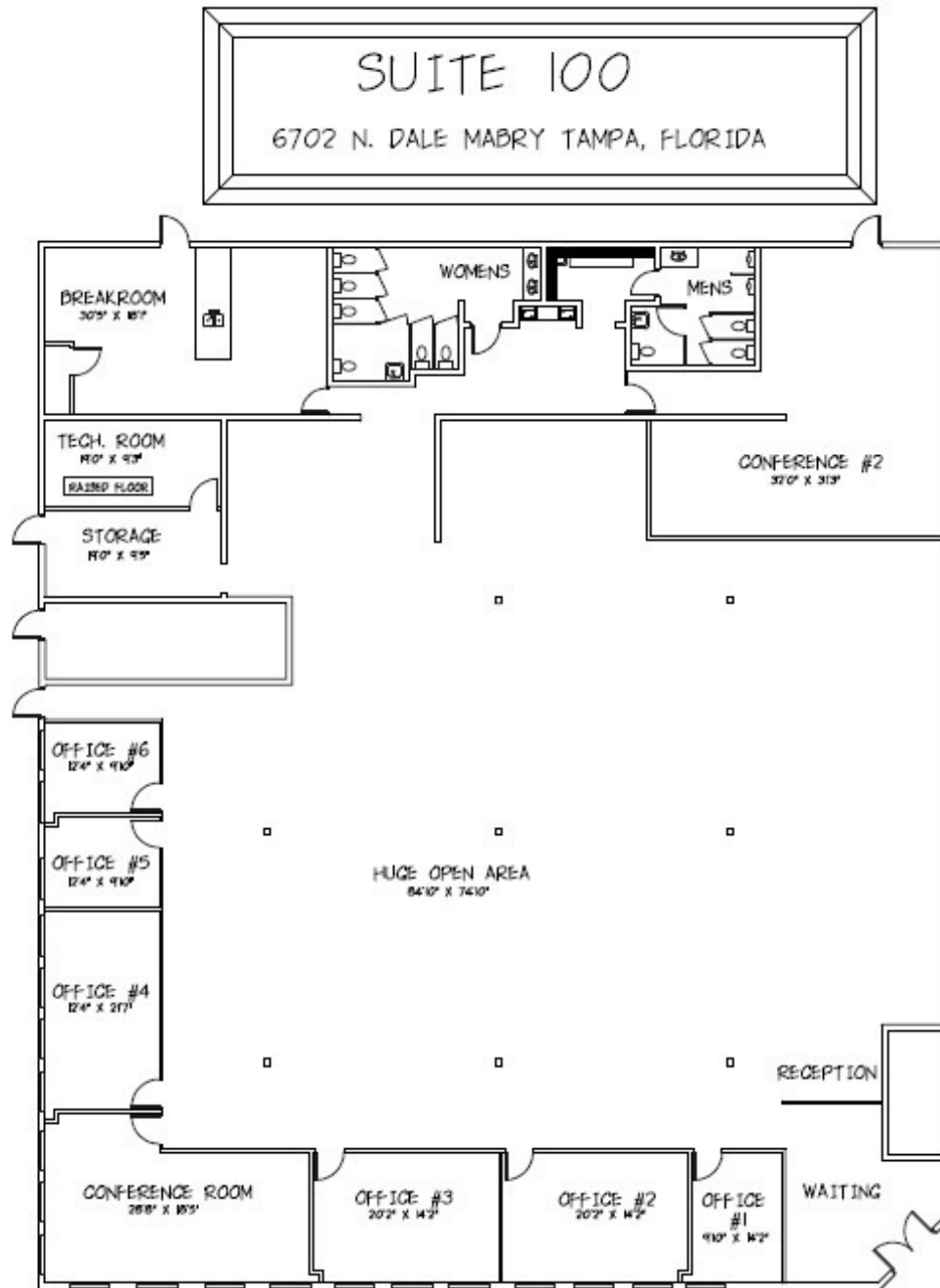
Nick Ganey, CCIM | Tommy Szarvas  
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# Suite 100 FP

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NOT TO SCALE:  
11,180 SF

Nick Ganey, CCIM  
813.967.6077  
nick@bounat.com

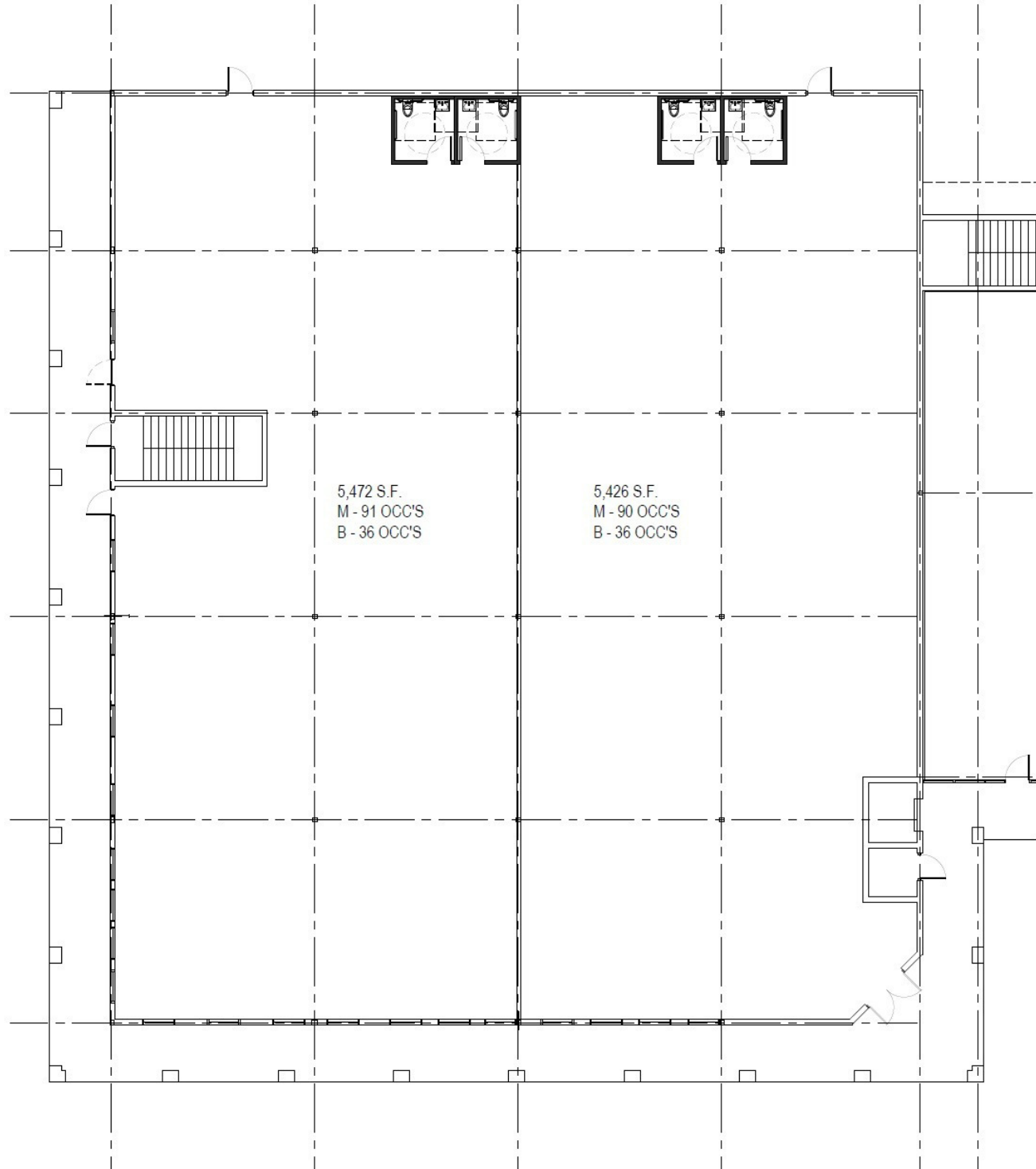
Tommy Szarvas  
813.495.3143  
tommy@bounat.com

**bounat**  
Boutique Firm | National Reach



# Suite 100 FP - Concept C

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Nick Ganey, CCIM  
813.967.6077  
nick@bounat.com

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# Suite 226 FP

NORTH PARK PROFESSIONAL CENTER | OFFICE BUILDING FOR LEASE

## Suite 226



NOT TO SCALE  
12,618 SF

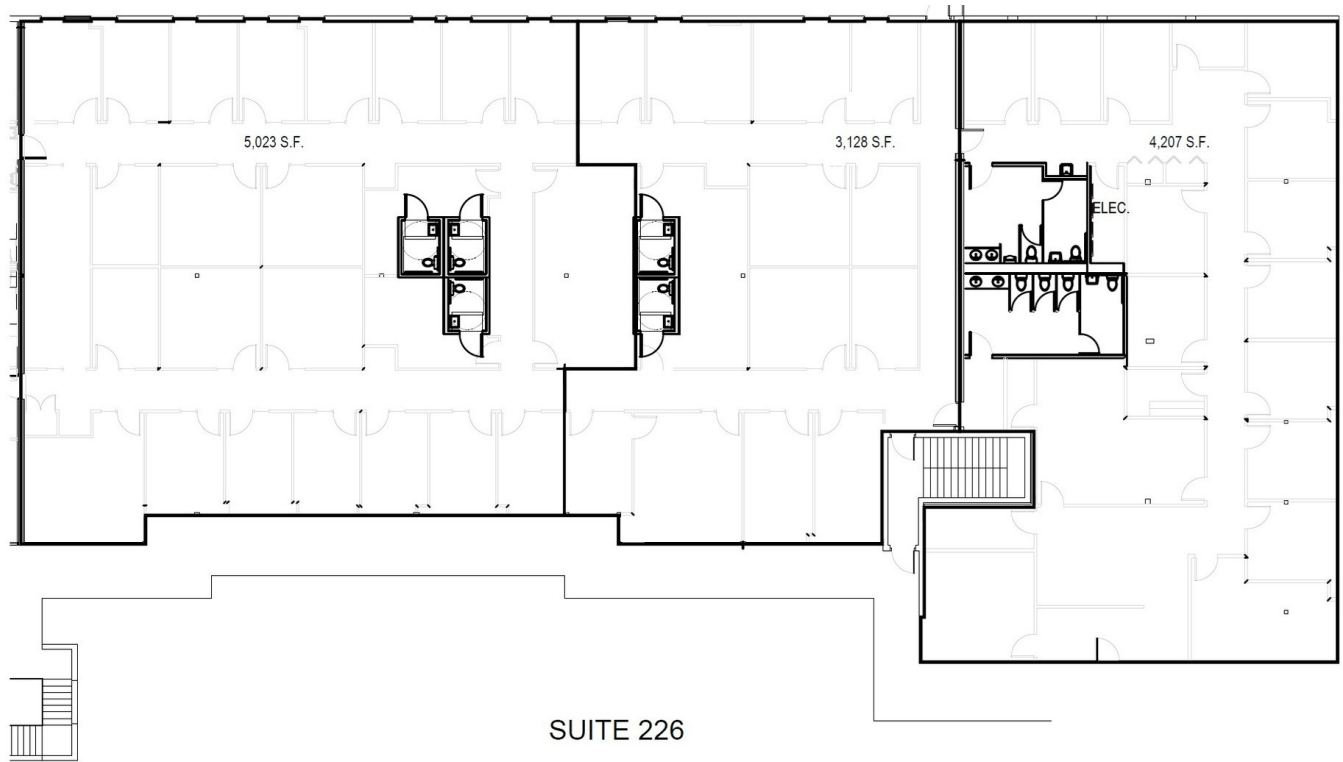
Nick Ganey, CCIM | Tommy Szarvas  
 813.967.6077 | 813.495.3143  
 nick@bounat.com | tommy@bounat.com

**bounat**  
 Boutique Firm | National Reach



# Suite 226 Demised Concept FP

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Nick Ganey, CCIM  
813.967.6077  
nick@bounat.com

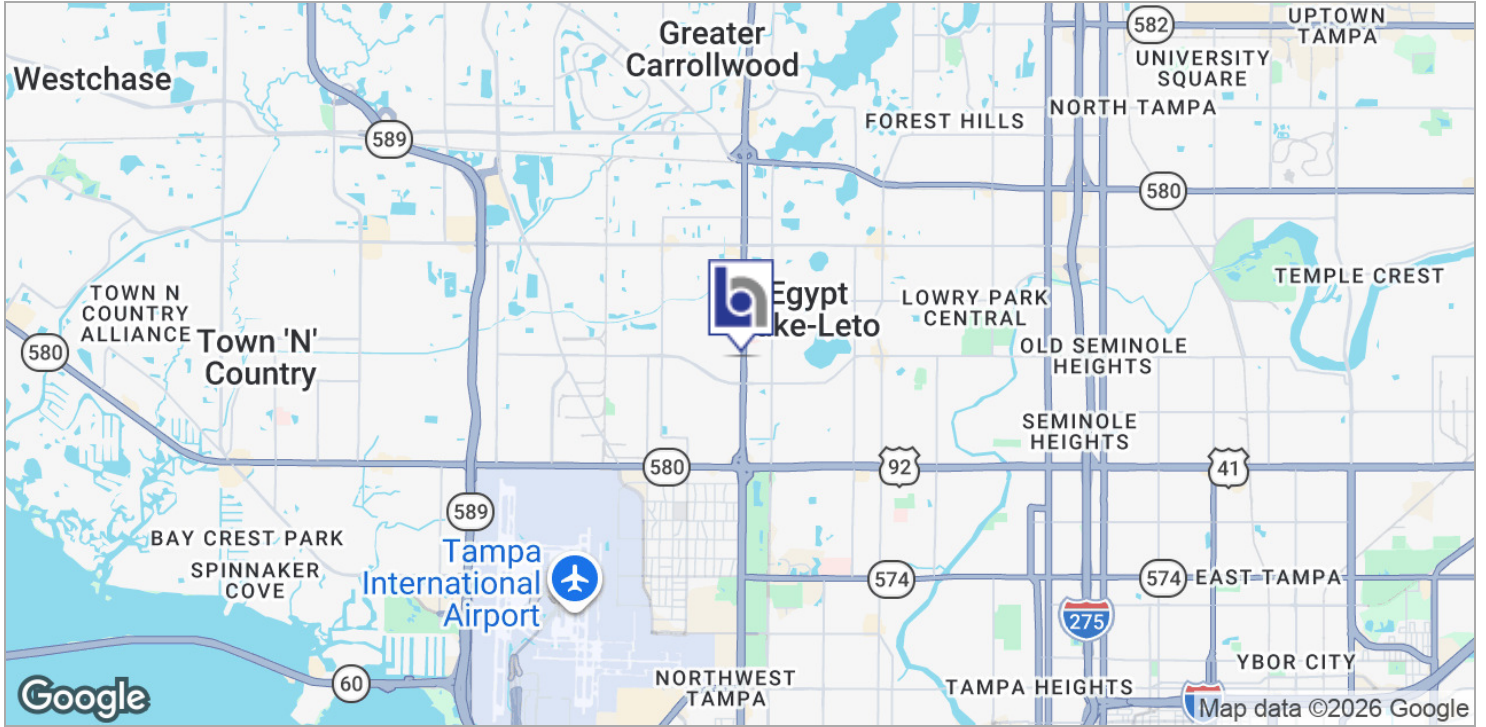
Tommy Szarvas  
813.495.3143  
tommy@bounat.com

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# Location Maps

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Nick Ganey, CCIM  
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nick@bounat.com

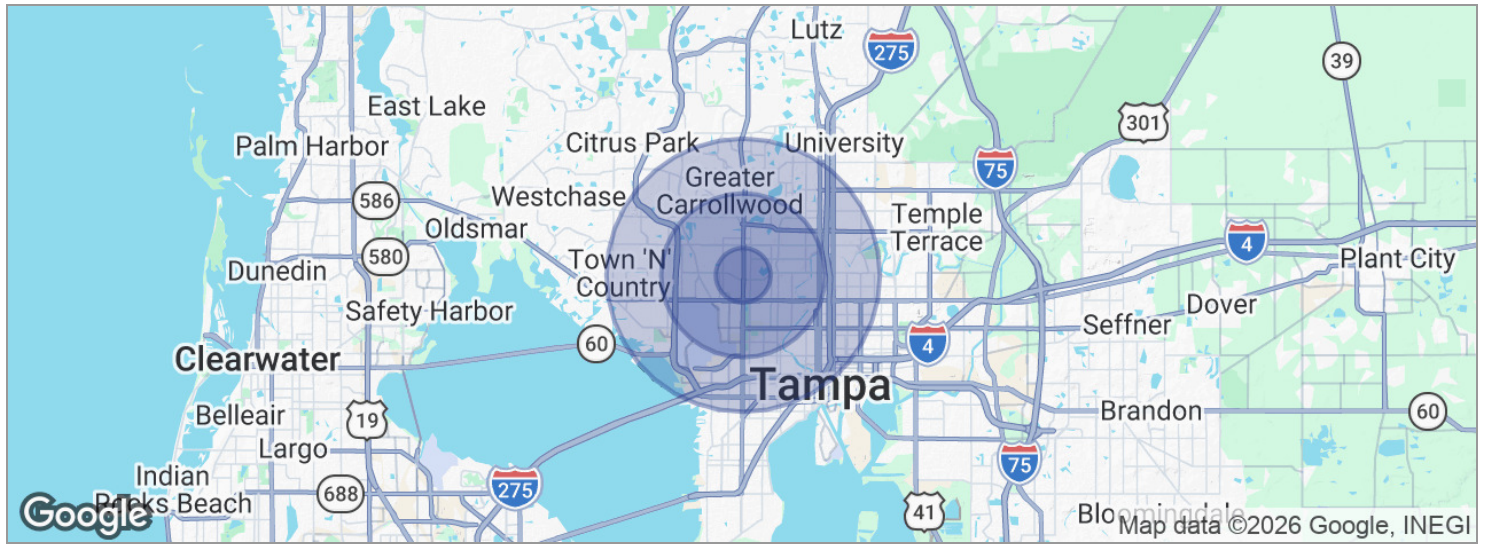
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# Demographics Map

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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 2020 ACS - US Census*

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