

University Corporate Park Offices

10770 N 46th Street, Bldg. E, Suite 100, Tampa, FL 33617

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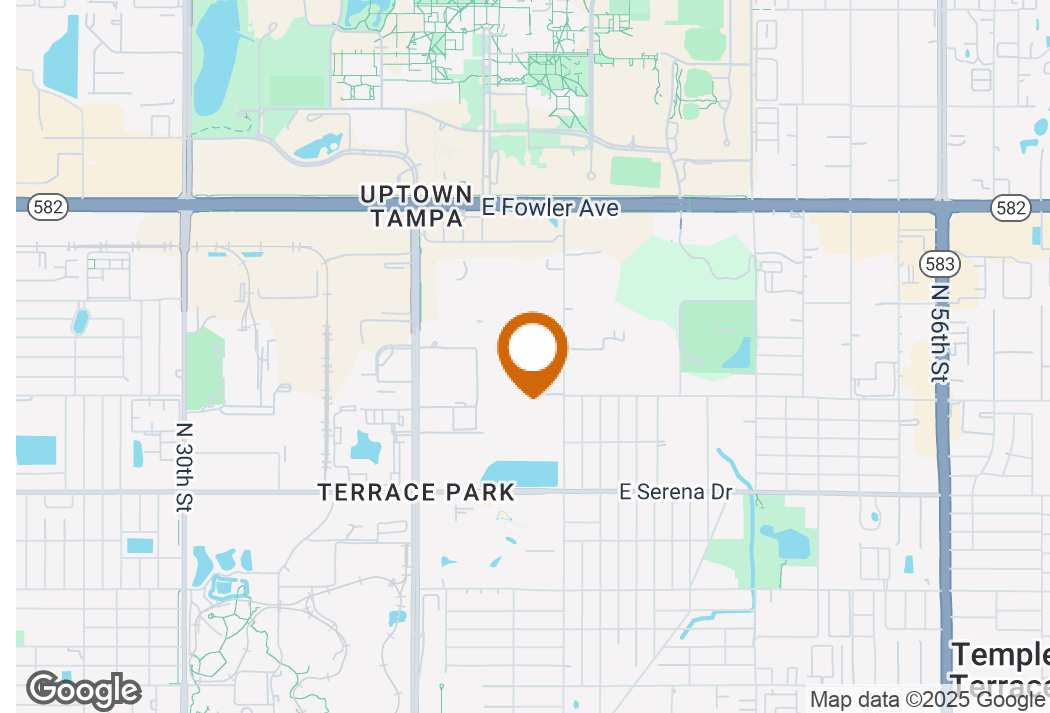
TABLE OF CONTENTS



Table of Contents

Property Summary	3
Property Description	4
Lease Spaces	5
Site Plan	6
Aerial	7
Building Floor Plan	8
E-400 Floor Plan	9
E-500 Floor Plan	10
E-600 Floor Plan	11
Regional & Location Map	12
Demographics Map & Report	13
County	14
City	15
Neighborhood Map	16
Market Area Map	17
Aerial Photos	18
Exterior Photos	19
Interior Photos	20
Advisor Biography	21

PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	49,302 SF
Available SF:	8,100 - 25,584 SF
Zoning:	Industrial Heavy
Building Letter:	E
Suite:	100

Property Overview

25,584 SF office/flex space zoned Industrial Heavy consisting of three spaces, which can be leased separately or together. The property has 100+ offices and is handicap accessible. It is located within the University Corporate Park, just a few miles from I-75, University of South Florida, Busch Gardens Tampa Bay, and adjacent to the Moffitt Cancer Center Hospital.

Property Highlights

- 25,584 SF Office/Flex Space across 3 spaces
- Industrial Heavy Zoning
- Excellent location near I-75, I-4, USF, Busch Gardens Tampa Bay, & Moffitt Cancer Center Hospital

PROPERTY DESCRIPTION



Location Description

Located at 10770 North 46th Street in Tampa, FL 33617, this property offers a prime location with excellent access to major highways and key landmarks. Positioned just 2 miles east of Interstate 75, it provides seamless north-south connectivity, while Interstate 4, only 3 miles south, offers a direct route between Tampa and Orlando. U.S. Highway 301, located about 2.5 miles east, adds further accessibility to surrounding commercial and residential areas.

The property is adjacent to the Moffitt Cancer Center McKinley Hospital and two miles south of the University of South Florida, making it an attractive location for businesses serving the hospital and university communities. Additionally, Busch Gardens Tampa and Adventure Island, popular entertainment destinations, are less than 2 miles southwest.

LEASE SPACES



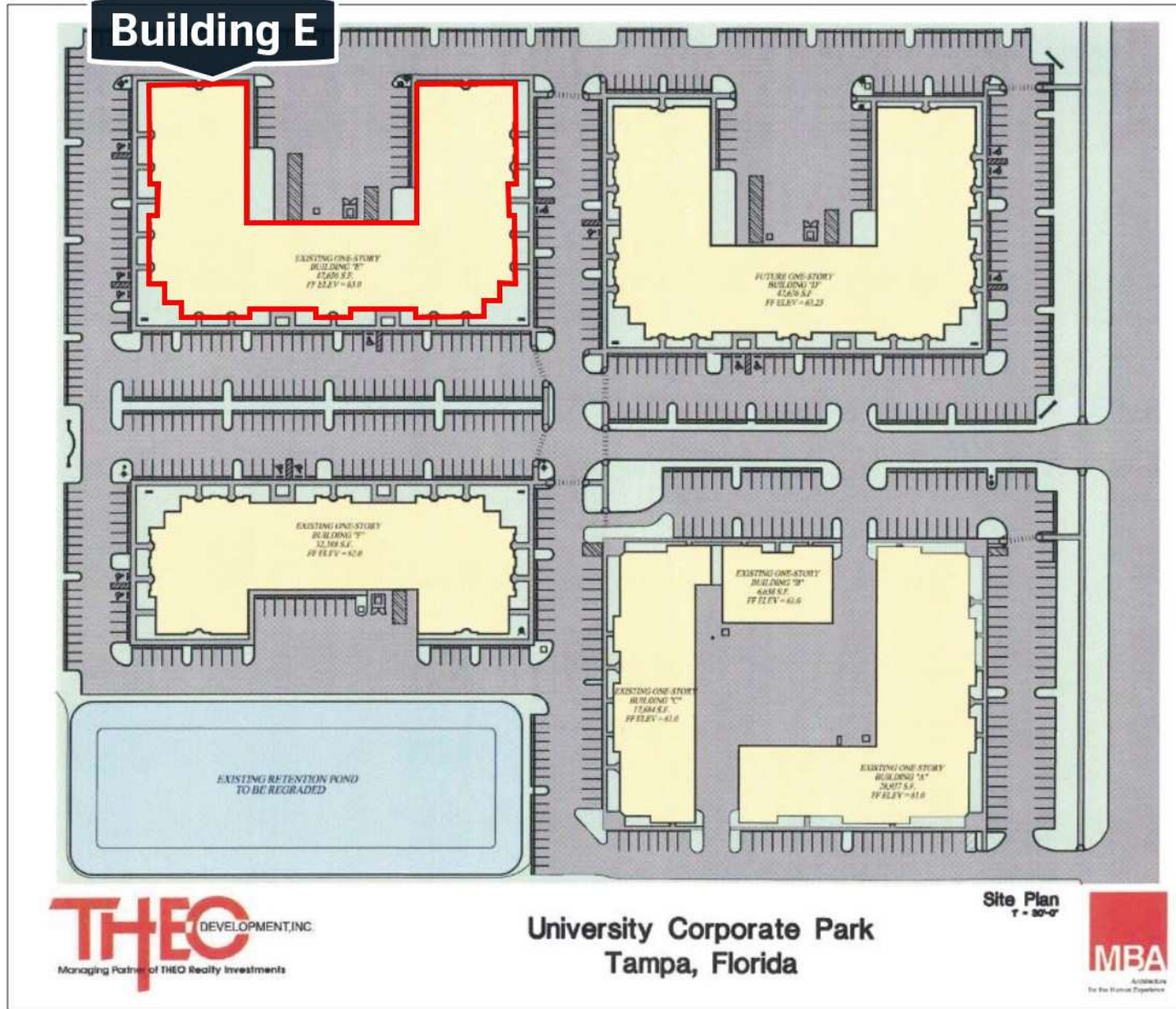
Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	8,100 - 25,584 SF	Lease Rate:	\$16.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
E-400	Available	8,100 SF	NNN	\$16.00 SF/yr
E-500	Available	9,284 SF	NNN	\$16.00 SF/yr
E-600	Available	8,200 SF	NNN	\$16.00 SF/yr

Site Plan



AERIAL

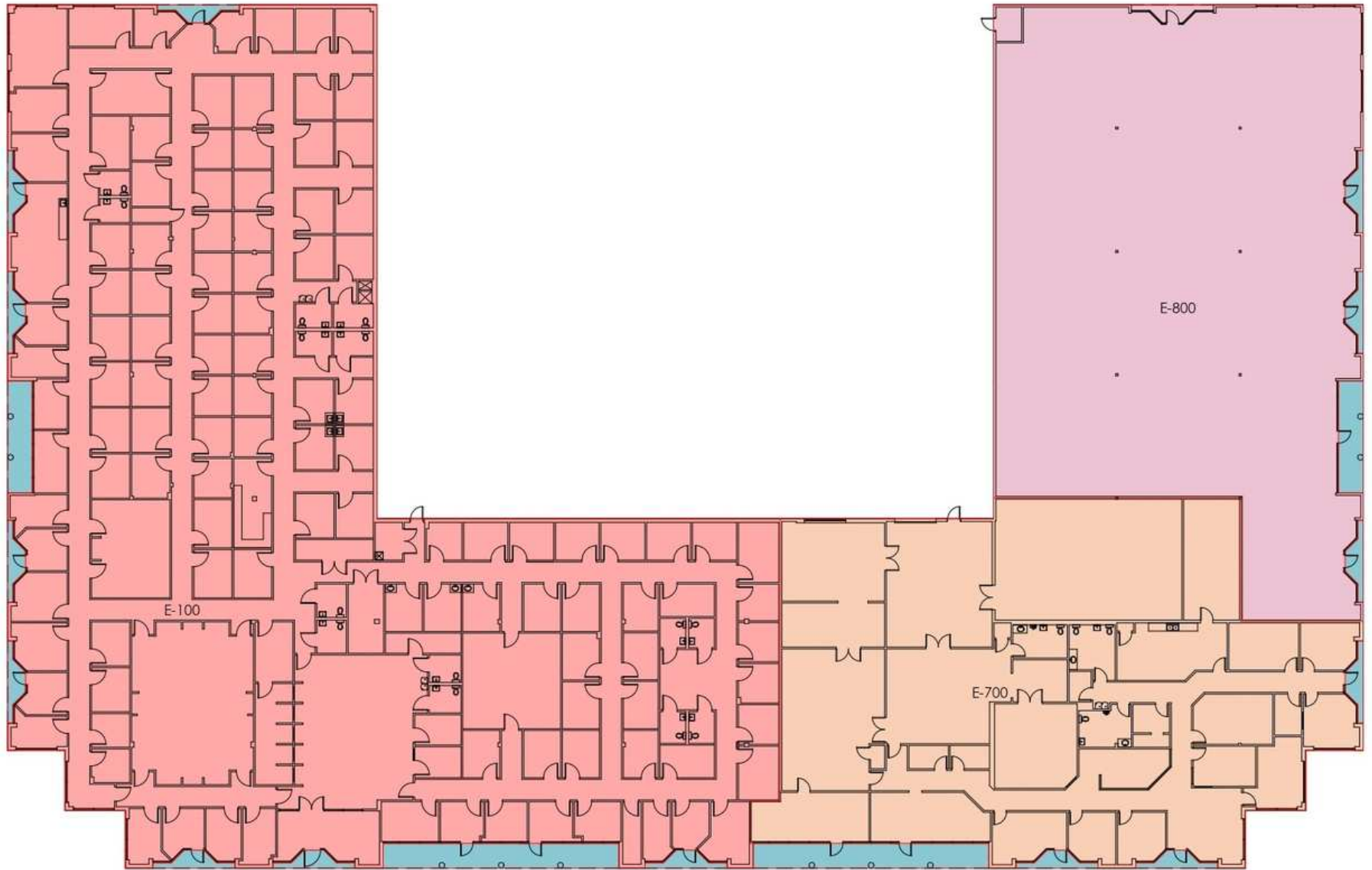


Building F

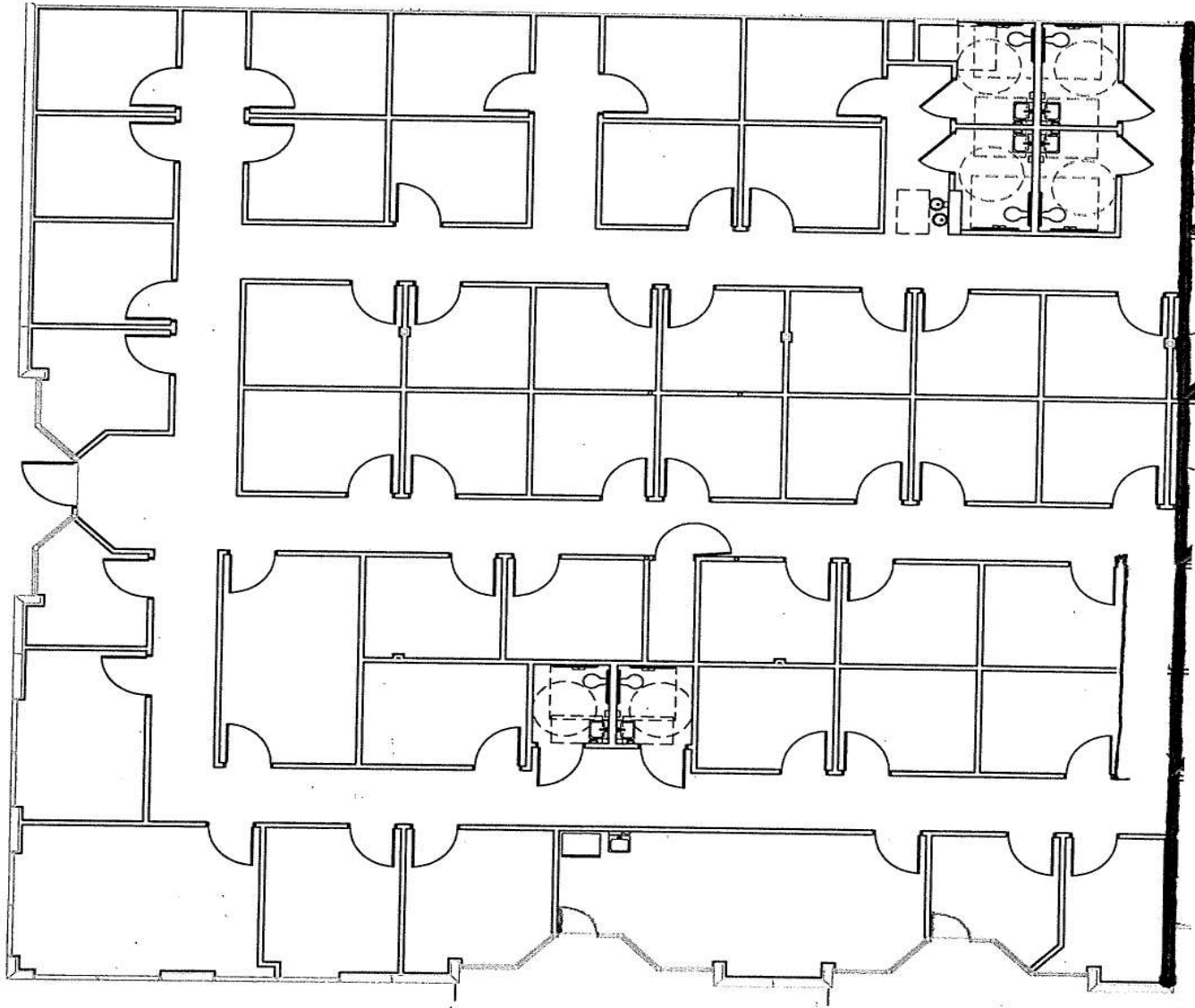
Building E

Building A

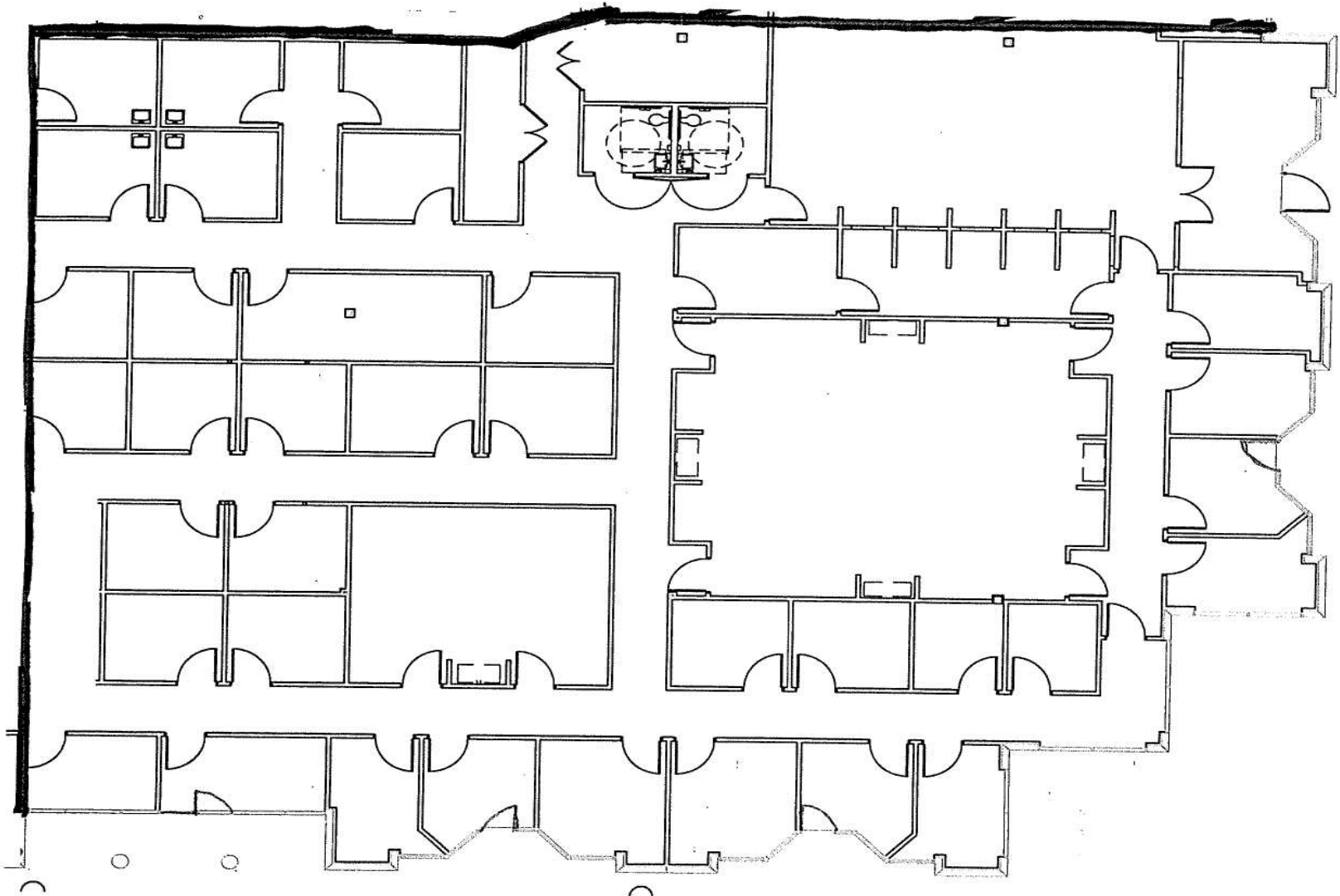
BUILDING FLOOR PLAN



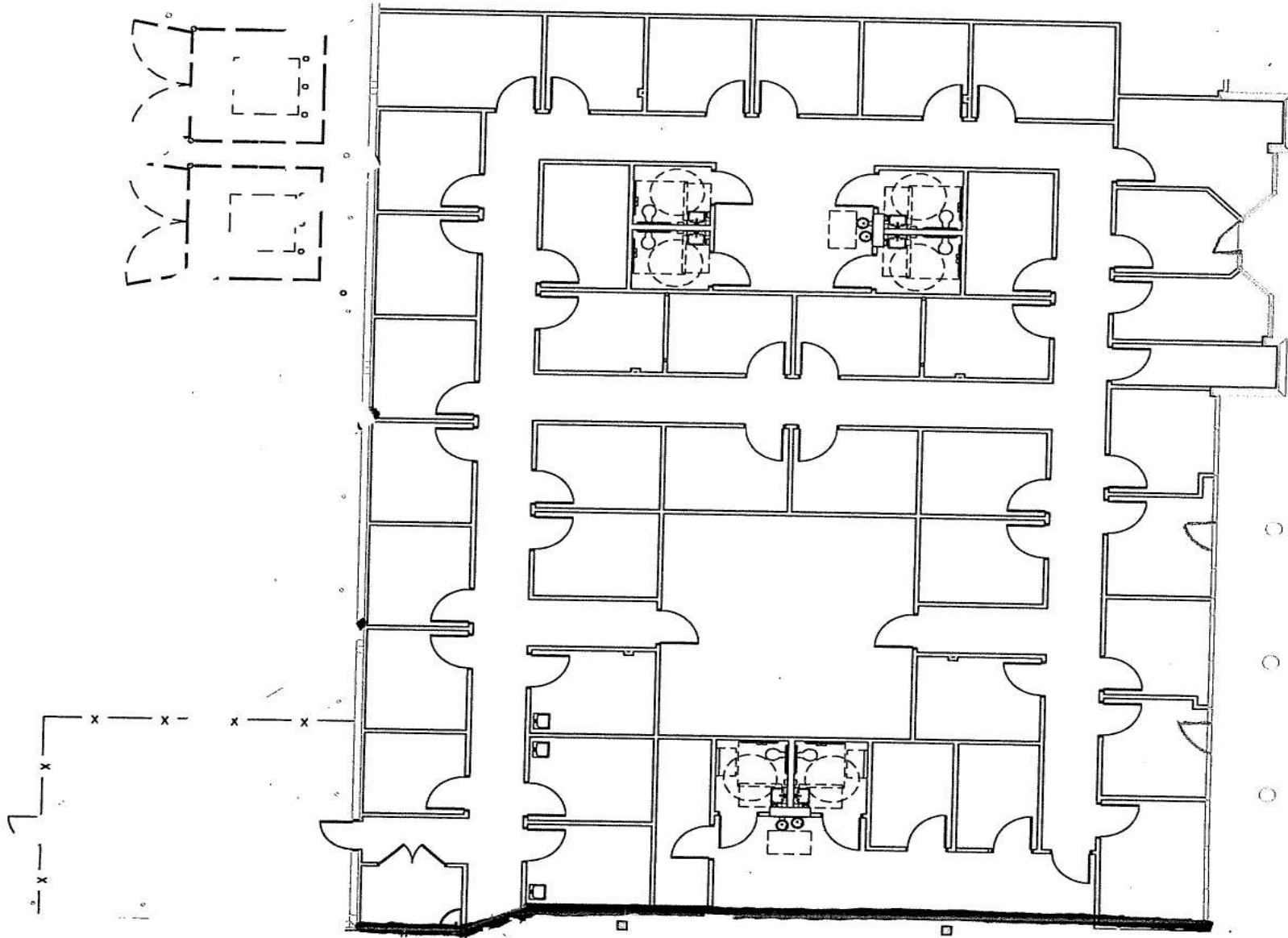
E-400 FLOOR PLAN
(8,100 ± SF)



E-500 FLOOR PLAN
(9,284 ± SF)

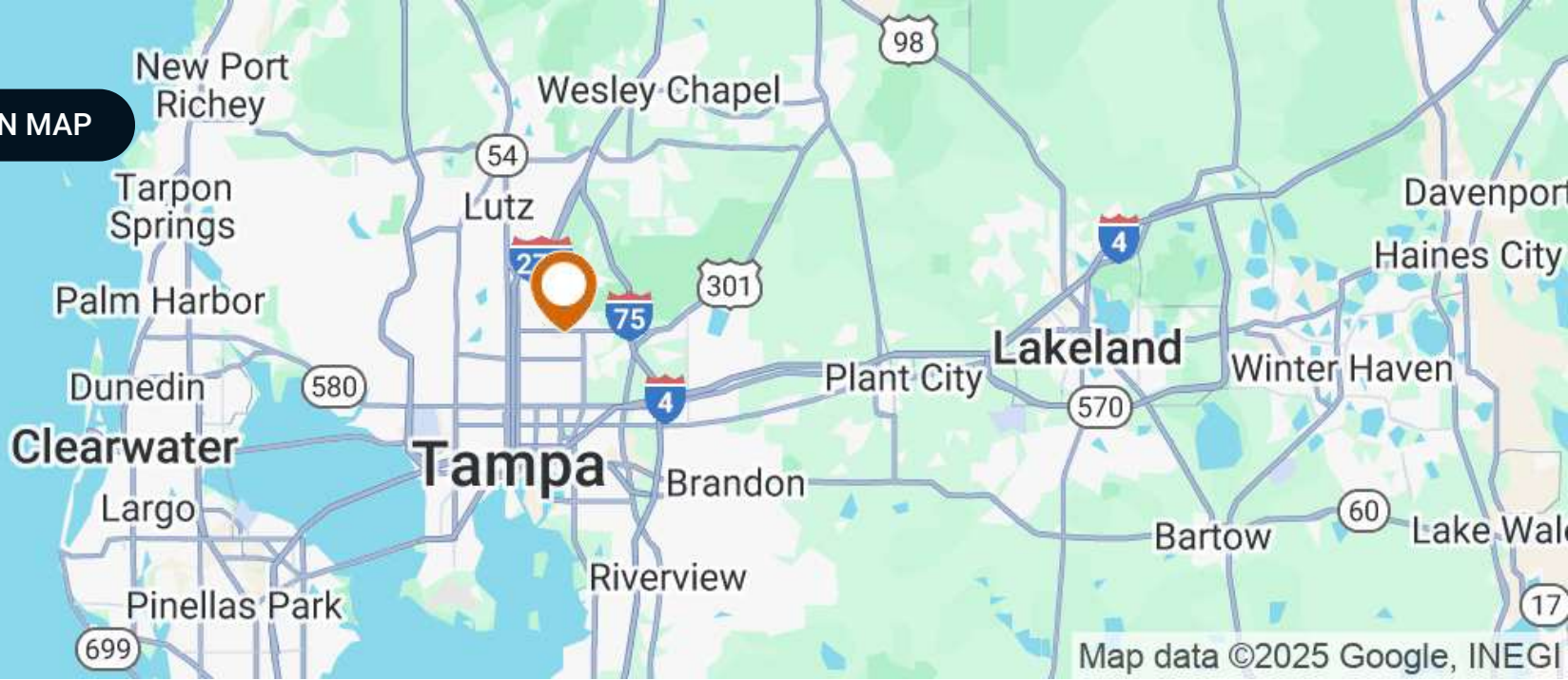


E-600 FLOOR PLAN
(8,200 ± SF)

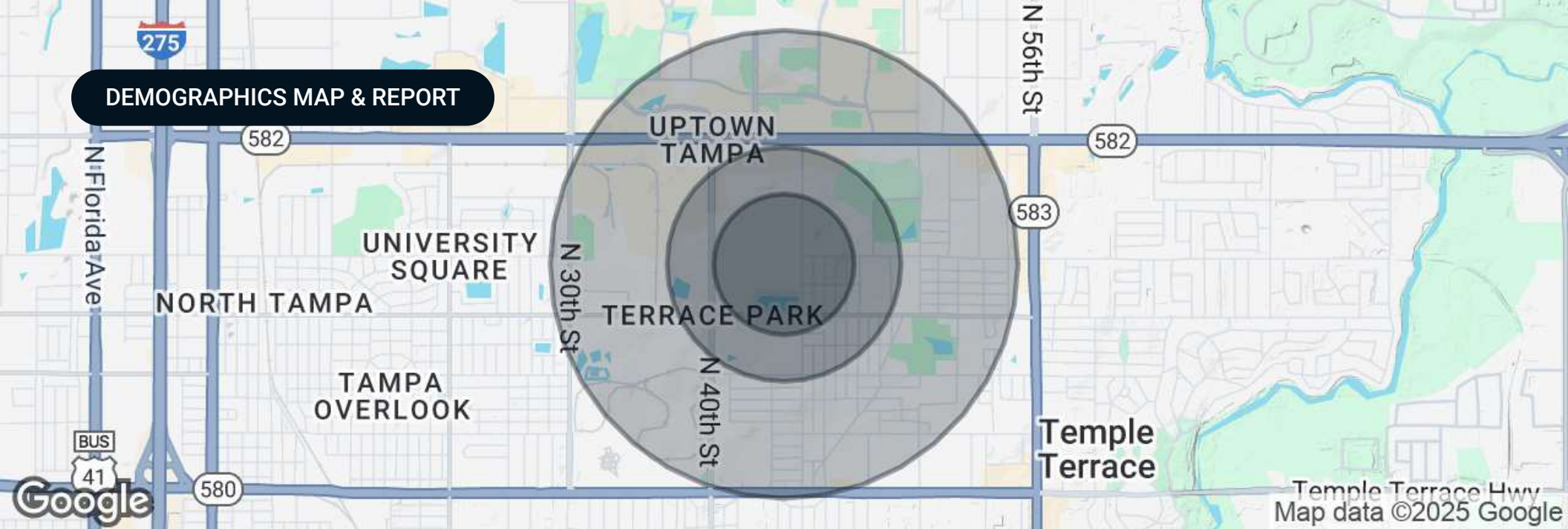


Front

REGIONAL & LOCATION MAP



DEMOGRAPHICS MAP & REPORT



Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,001	3,860	13,530
Average Age	29	32	34
Average Age (Male)	30	32	33
Average Age (Female)	29	31	35

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	278	1,075	4,487
# of Persons per HH	3.6	3.6	3
Average HH Income	\$48,930	\$53,796	\$46,681
Average House Value	\$223,725	\$225,147	\$262,599

Demographics data derived from AlphaMap



Hillsborough County

FLORIDA



Founded	1834	Density	1,400.5 (2019)
County Seat	Tampa	Population	1,521,410 (2023)
Area	1,051 sq. mi.	Website	hillsboroughcounty.org

Hillsborough County is located in the west-central portion of the U.S. state of Florida. In the 2010 census, the county's population sat at 1,233,511, making it the fourth-most populous county in Florida and the state's most populous county outside the Miami Metropolitan Area. As of a 2023 estimate, the population of Hillsborough County has now grown to 1,521,410, surpassing the populations of 12 separate US states. Leading this growth, Tampa serves as the county seat and largest city in Hillsborough County. Additionally, the county is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.



Tampa

HILLSBOROUGH COUNTY

Founded	1855
Population	396,324 (2023)
Area	170.6 sq mi
Website	tampagov.net

Major Employers	Bloomin' Brands Sykes Enterprises Hillsborough County Public Schools University of South Florida
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With a population of nearly 400,000, Tampa is the 3rd largest city in Florida and the 53rd largest city in the United States. With its surrounding cities, Tampa is part of the metropolitan area most commonly referred to as the 'Tampa Bay Area.' It is located on the west coast of Florida, with an average annual temperature of 73.1 degrees. Tampa's economy is founded on a diverse base: tourism, agriculture, construction, finance, health care, government, technology, and the Port of Tampa. Located near Downtown Tampa's Channel District, the bay's port is the largest in Florida. Bayshore Boulevard runs along the bay and is east of the historic Hyde Park neighborhood.

For U.S. Census purposes, Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 3.1 million residents, making it the second-largest metropolitan statistical area (MSA) in Florida. This MSA also ranks as the fourth largest in the Southeastern United States behind Washington, D.C., Miami, and Atlanta. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas.

NEIGHBORHOOD MAP



Moffitt Cancer Center McKinley Hospital



MARKET AREA MAP



Walmart

Advent Health

University Mall

UNIVERSITY OF SOUTH FLORIDA

Moffitt Cancer Center McKinley Hospital

Busch Gardens
TAMPA BAY, FL

Adventure Island

Winn-Dixie

THE HOME DEPOT

FLORIDA STATE FAIR

Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

AERIAL PHOTOS



EXTERIOR PHOTOS



INTERIOR PHOTOS



ADVISOR BIOGRAPHY



Liz Menéndez, CCIM

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Professional Background

Liz Menéndez, CCIM is a Senior Advisor at Saunders Real Estate.

Operating out of Tampa, Florida, Liz expertly serves her commercial real estate clients by providing superior service and thoughtful knowledge throughout every stage of the real estate process. Her personal approach and service commitment to clients enables Liz to create meaningful, positive relationships with clients while helping them close on successful real estate transactions.

She has been a REALTOR® since 2005. Her experience in both residential and commercial sales and leasing provides Liz with a wealth of knowledge capable of tackling any transaction. In her previous roles, Liz has served as a Certified Short Sales Specialist, Commercial Leasing Agent, Commercial Sales Agent, and a Residential Sales Agent.

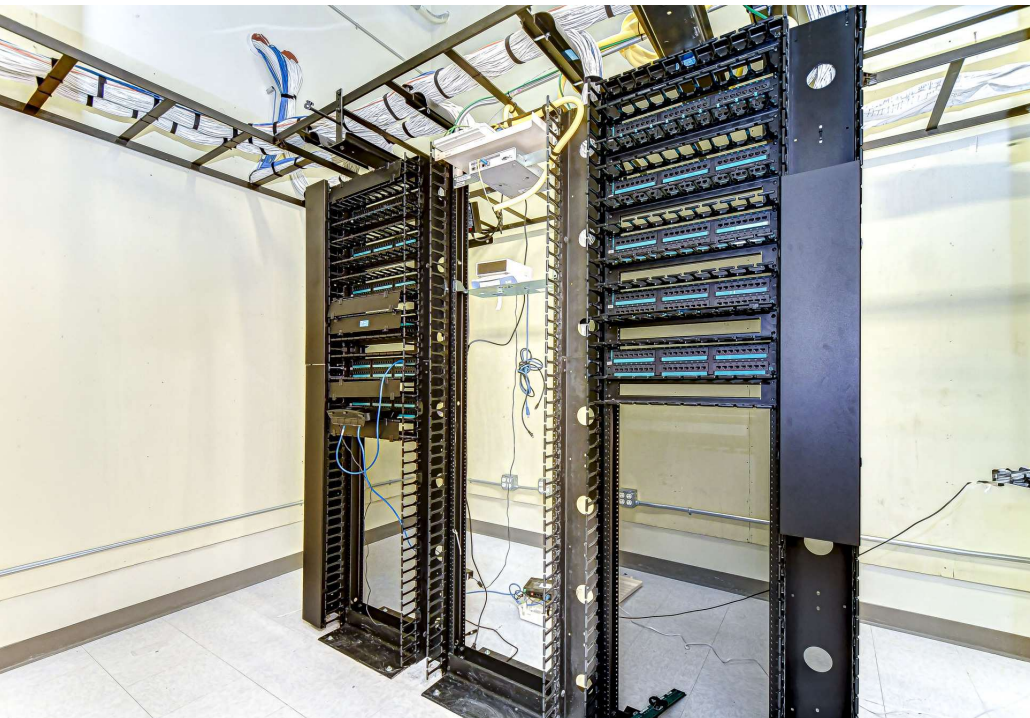
Liz also earned the designation of Certified Commercial Investment Member (CCIM) in 2008. Prior to working in real estate, her seventeen-year career in banking included: financial areas of banking administration, commercial and consumer lending, business banking, and financial consulting - Series 6 and 63 licenses. She also graduated from the University of South Florida with her BA in Finance.

She is a proud, lifetime resident of South Tampa and is very familiar with the entire Tampa Bay region. As a full-time professional real estate advisor, it is more than just her career, it is her passion.

Liz specializes in:

- Office
- Industrial
- Retail
- Leasing & Tenant Representation
- Medical Office

INTERIOR PHOTOS





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LAND



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Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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