

1020 E. BRANDON BLVD, #201

BRANDON, FLORIDA 33511

OFFICE SPACE FOR LEASE

Located in the East Pointe
Professional Park



**AVAILABLE
JULY 1, 2026**

1,606 SF second floor office
suite with elevator service



PROPERTY OVERVIEW

This prime office location offers an executive image and quality finishes without the executive price.

The office suite features attractive hardwood flooring throughout, built-in furniture for reception/business office along with two private offices, and an impressive furnished conference room that creates the perfect setting for client meetings and team collaboration. Every office enjoys abundant natural light through exterior windows, creating a bright and inviting work environment.

Additional features include elevator service, access to a private outdoor balcony, and a professional office atmosphere designed to make a lasting impression on clients and visitors.

NOW LEASING

1,606 SF OFFICE

\$22.00 PSF
(MG)

Modified Gross Rate includes Operating Expenses such as real estate taxes, building insurance and common area maintenance. Also includes water/sewer and trash service.

TOTAL MONTHLY RENT

\$2,944.33

IDEAL USES



MEDICAL



WELLNESS



PROFESSIONAL
OFFICE



REAL ESTATE



INSURANCE



LEGAL
SERVICES

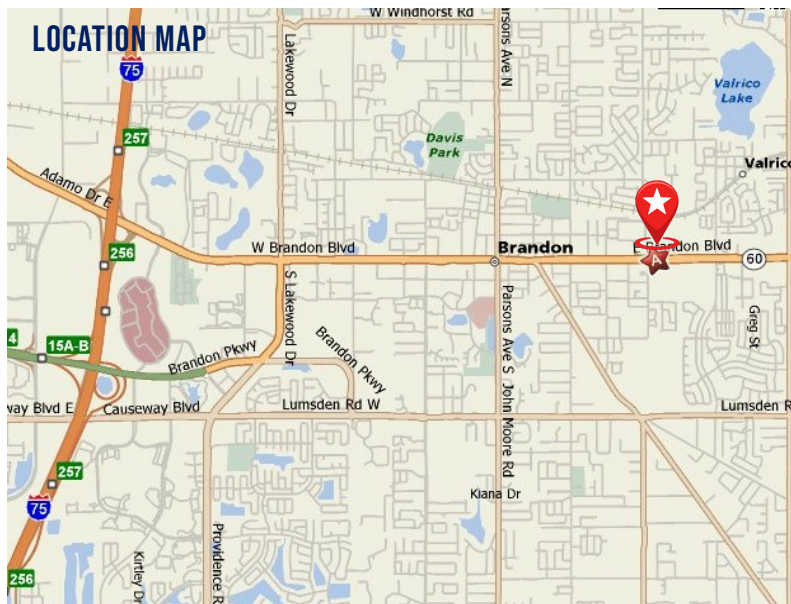


COUNSELING



ACCOUNTING &
FINANCIAL

BRANDON 33511 MARKET DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population	12,400	78,900	192,500
Average Household Income	\$109,800	\$104,600	\$99,200
Median Household Income	\$94,100	\$90,300	\$85,400
Total Households	4,700	30,100	72,800
Daytime Population	10,500	61,300	149,800
Bachelor's Degree or Higher	35%	37%	36%
Median Age	39.6	40.5	40.8

Source: Esri 2024 | Rings centered on Brandon, FL 33511

FOR MORE INFORMATION, CONTACT:



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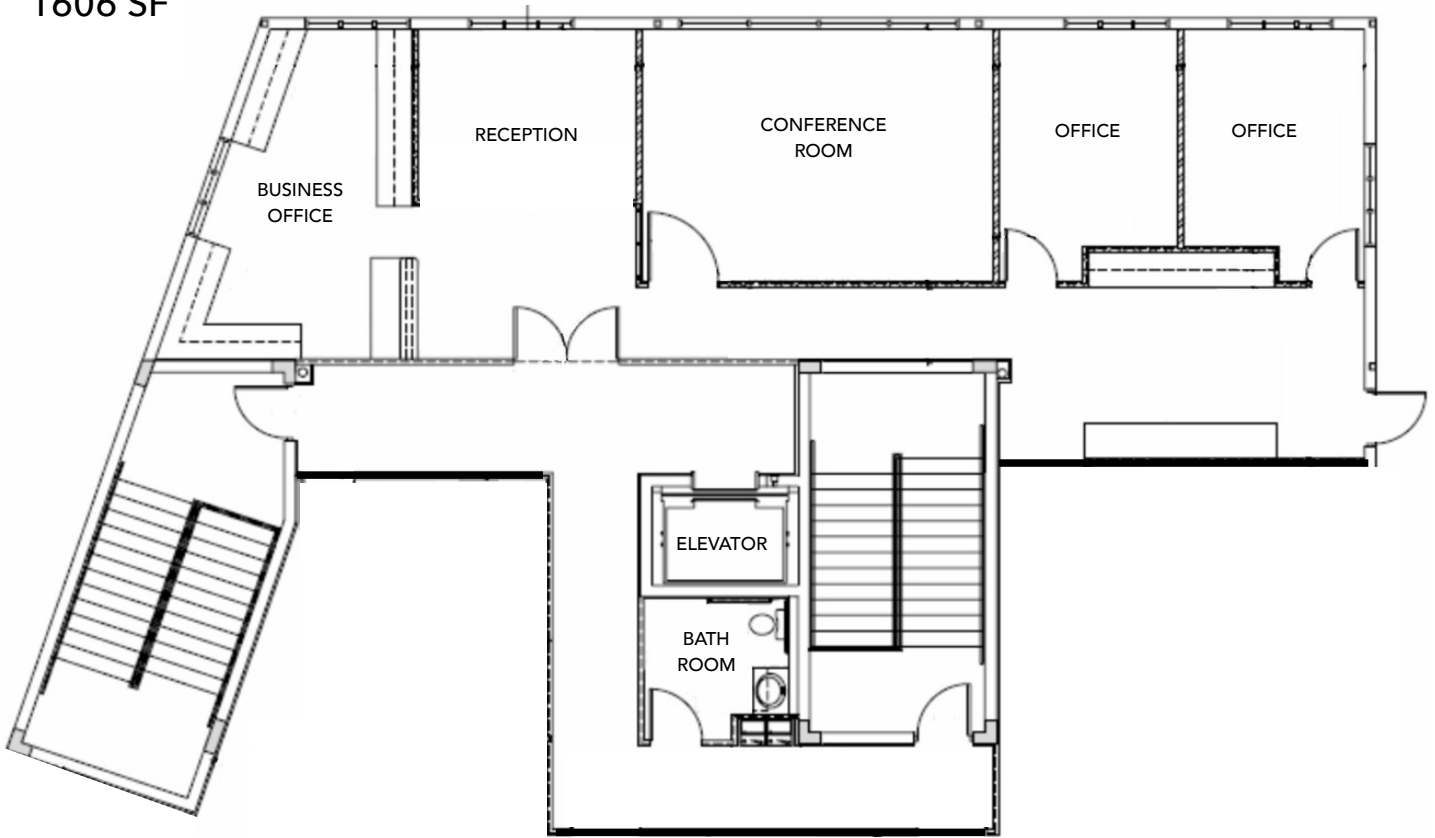


www.TurnerCole.com

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—BRANDON, FLORIDA 33511—

1606 SF



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