

12653 Telecom Drive  
Temple Terrace, FL 33637

**\$25.00  
Full  
Service**

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Sublease  
Opportunity

6,540 RSF  
**Suite 225**

Expiration  
3/31/2027

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Contact

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Principal

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Available April 1, 2024



ONEIL  
COMMERCIAL  
ADVISORS

STRATEGIC REAL ESTATE SOLUTIONS



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# Tenant Experience

- Energy Star Building
- Building Guard Service
- On-site Deli - Nature's Table
- Shaded Outdoor Seating Area
- Access to a diverse, well-educated and abundant labor force
- Ideal Data Center Facility
- Located on HART Bus Route

- Intellicenter One was built in 2008 and features high quality interior finishes
- The building has large, efficient floorplates and a high 5.1/1,000 parking ratio, both of which are ideal for large corporate users
- State-of-the-Art raised floor technology throughout



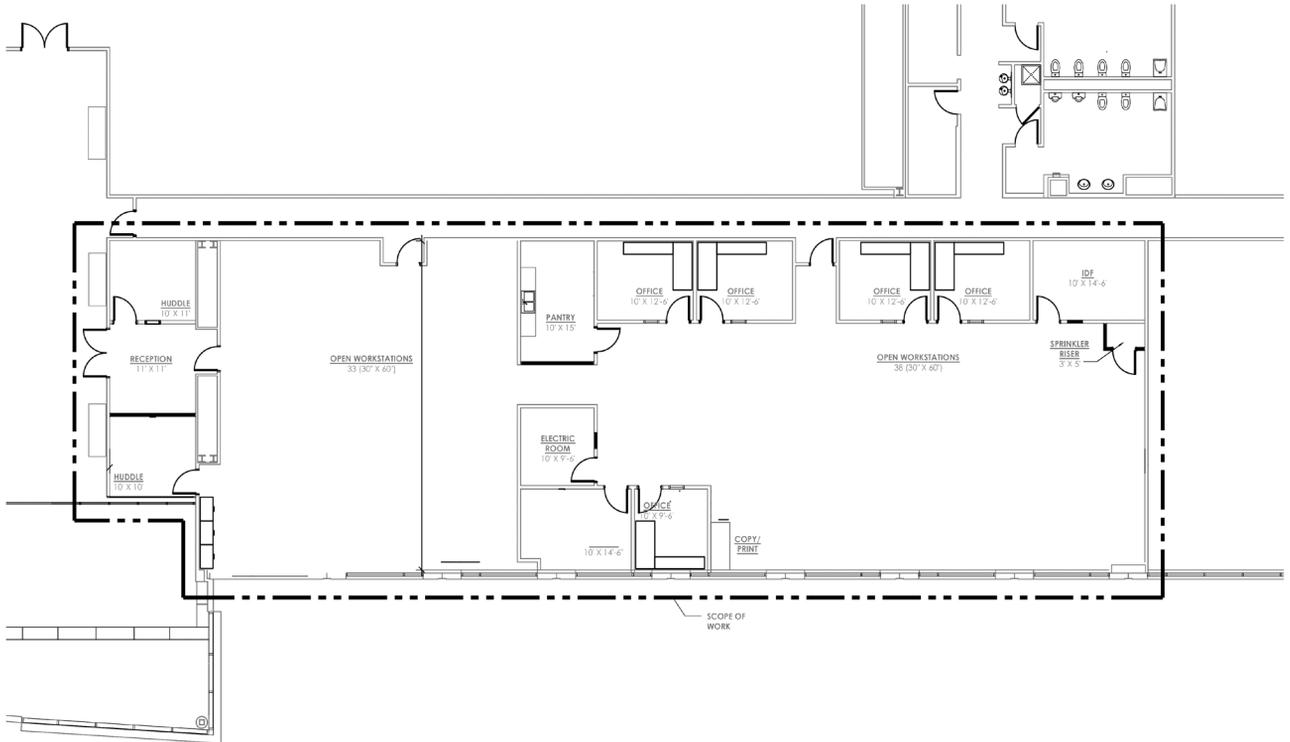
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# Amenities

- Close proximity to Restaurants: Bob Evans, Top China, Applebee's, Starbucks, IHOP and more!
- Retail and Commercial support facilities
- On Campus: Hotels and Day Care Services



# 12653 Telecom Drive Temple Terrace, FL 33637 Suite 225



MORGAN STANLEY

SUITE 225 | PROPOSED PLAN

ASD | SKY

07.20.21

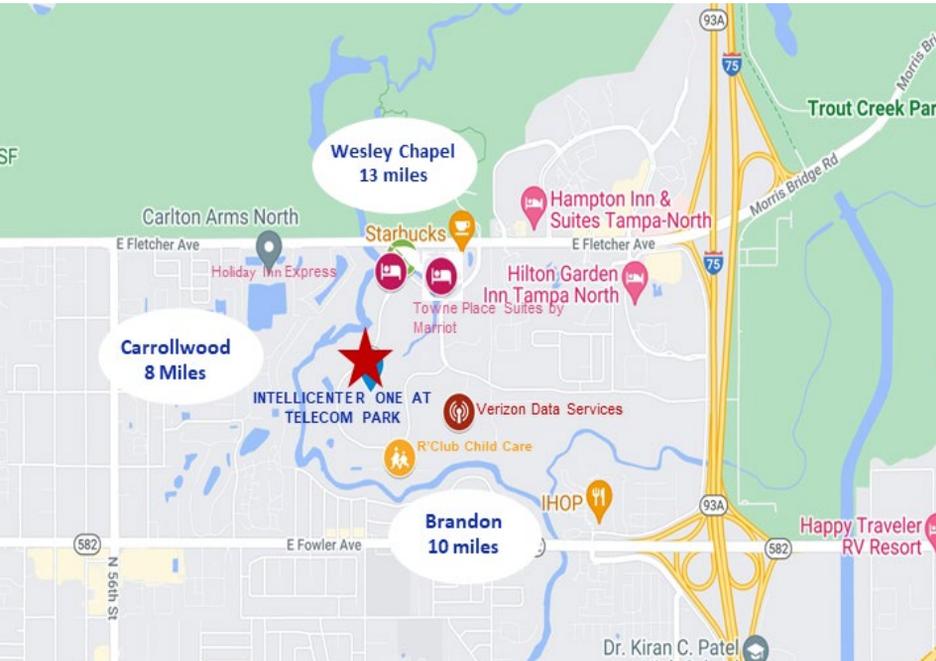
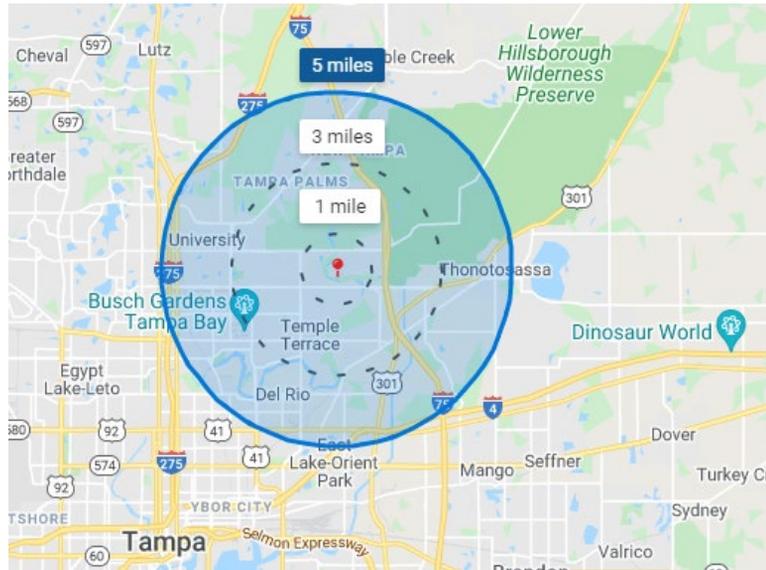
Scale: 3/32" = 1'-0"

**INTELLICENTER ONE**  
6,540 RSF sublease Opportunity

# Demographics

## Population

	1 mile	3 mile
Population	10,709	75,097
Households	4,814	31,984
Median Age	34.60	33.10
Median HH Income	\$58,053	\$46,607
Daytime Employees	4,224	52,589
Population Growth '21 – '26	6.21%	5.77%
Household Growth '21 – '26	6.17%	5.65%



## Location

- Intellicenter One is located within Telecom Park, which is part of the I-75 corridor submarket, providing convenient access to Downtown Tampa and all of Hillsborough County

Presented by:

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