

INTELLICENTER ONE

76,692 RSF SUBLEASE OPPORTUNITY



12653 Telecom Drive, Temple Terrace, FL 33637

76,692 RSF
Divisible to 25,000 RSF

Expiration: 3/31/2027

Move-in Ready

2nd Floor plus either 3rd or 4th Floor Fully Furnished and Available Immediately

Intellicenter One was built in 2008 and features high quality interior finishes. The building has large, efficient floorplates and a 5.1/1,000 high parking ratio, both of which are ideal for large corporate users.

Presented by:

Cheri M. O'Neil
Principal
C: (813) 787-5669
COneil@OCAteam.com

Ryan M. O'Neil
Sales & Leasing Associate
C: (813) 774-0568
ROneil@OCAteam.com

Cody L. Conti
Sales & Leasing Associate
C: (727) 698-7645
CConti@OCAteam.com

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Dedicated, Experienced, Responsive

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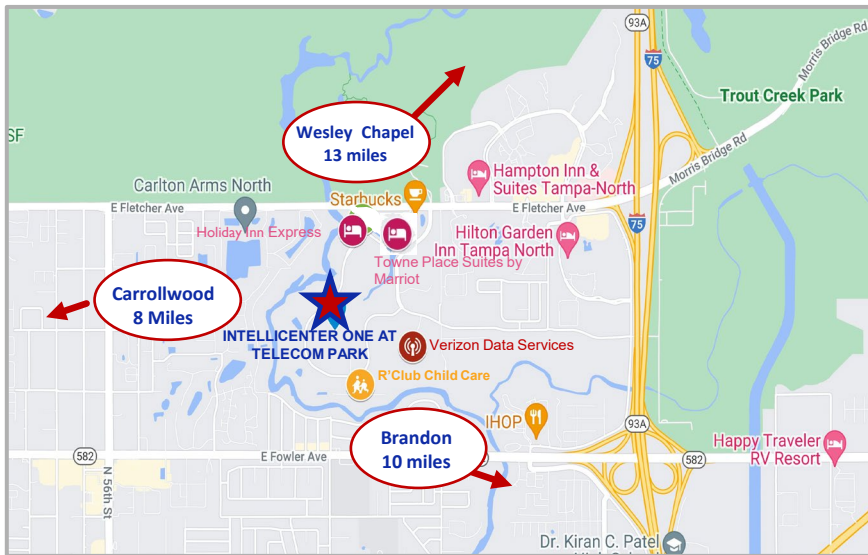
150 2nd Avenue North
Suite 1500
St. Petersburg, FL 33701
P: (727) 388-4811 F: (727) 258-4223

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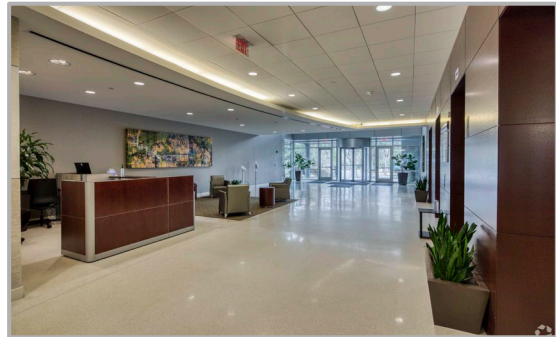
Location & Building Features



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

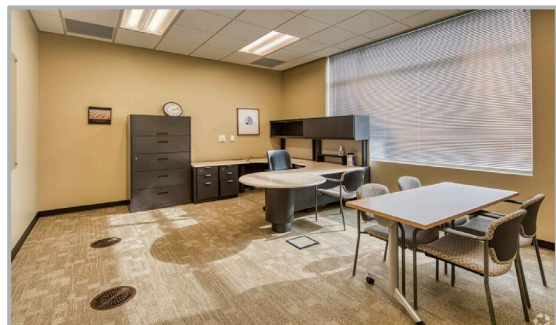
INTELLICENTER ONE

- 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



TELECOM PARK

- Close proximity to Restaurants, Retail and Commercial support facilities
- On-site Hotels
- Day Care Facilities



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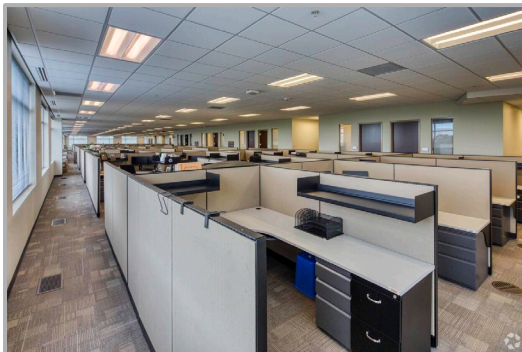
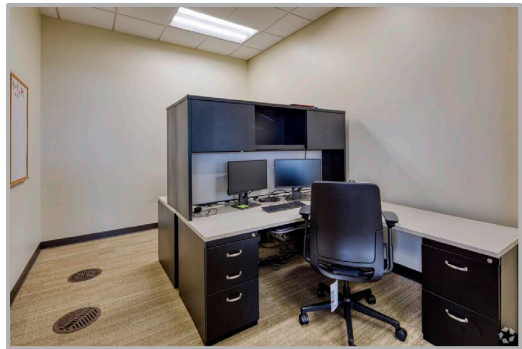
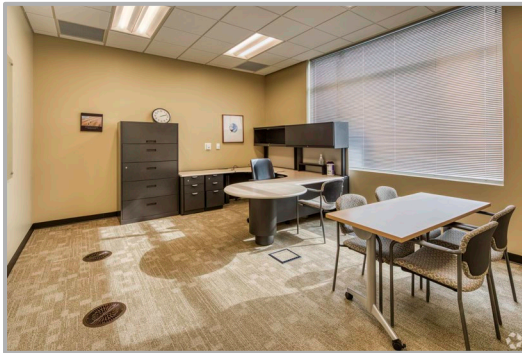
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Gallery Pictures



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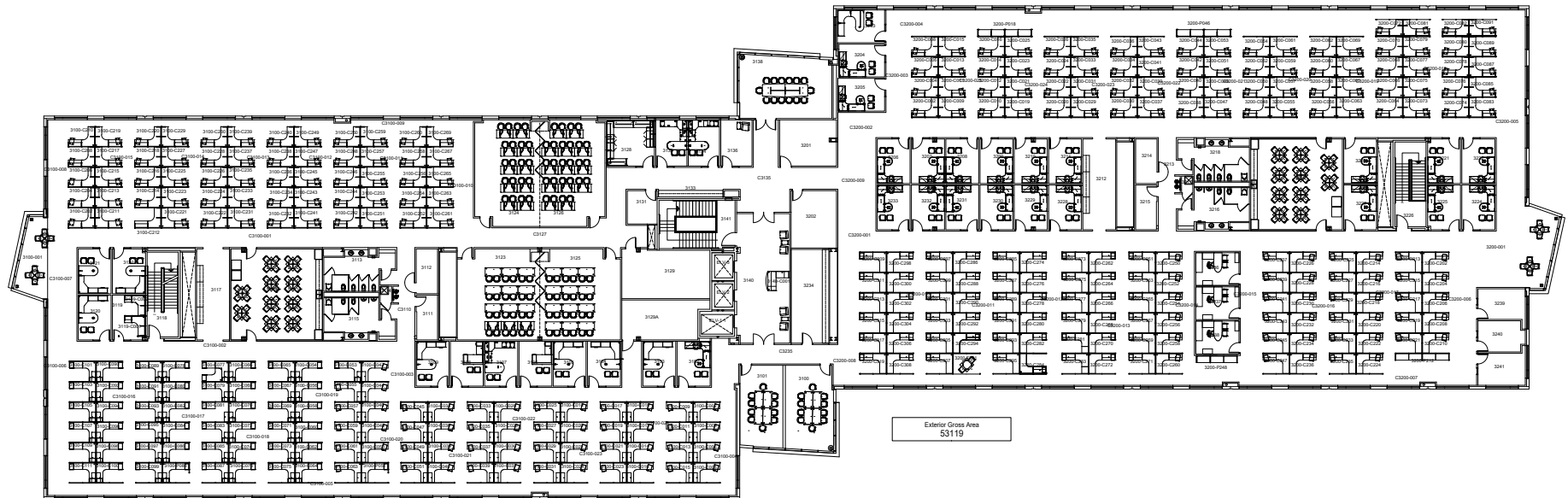
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12653 Telecom Drive, Temple Terrace, FL 33637
Suite 300 - 51,853 RSF



All Low Cubicles

Seat counts:

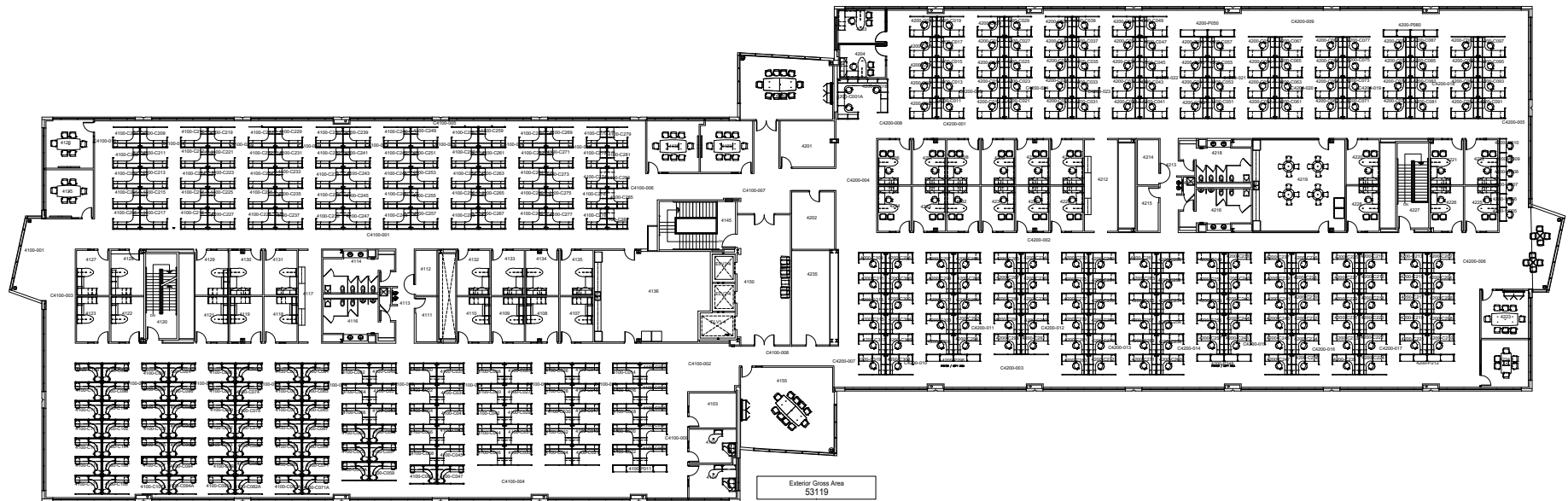
Cubicles - 329

Offices - 41

TOTAL SEATS - 370

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12653 Telecom Drive, Temple Terrace, FL 33637
Suite 400 & 401 - 51,961 RSF, Divisible to 25,980 RSF



All High Cubicles (except for 5 low Admin cubicles with counters)

Seat counts:

Cubicles - 376

Offices - 39

TOTAL SEATS - 415

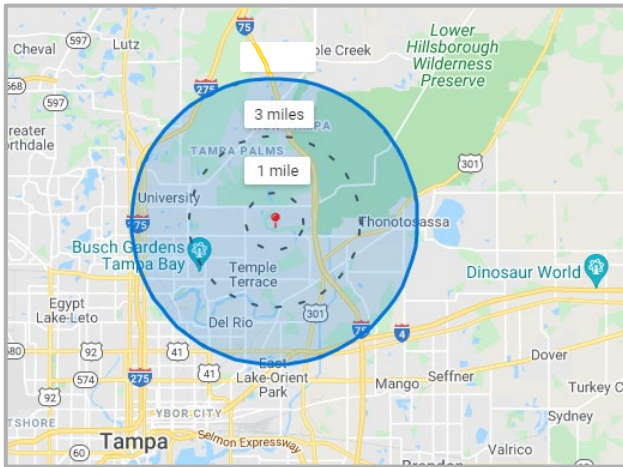
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Demographics



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%

Traffic Counts (By Street)				
Collection Street	Cross Street – Direction	Traffic Volume	Count Year	Distance from Property
East Fowler Avenue	Gillette Ave W	62,773	2020	0.51 mi
East Fletcher Avenue	Telecom Dr W	37,701	2020	0.59 mi
E Fletcher Ave	Sanctuary Cove Dr E	37,869	2020	0.70 mi
E Flower Ave	N 58 St W	54,931	2020	0.93 mi
North 56th Street	N 56TH St NW	26,642	2020	0.97 mi
E Fowler Ave	Bellamar St E	55,121	2020	0.97 mi
N 56th St	Gibson Ave S	25,545	2020	0.99 mi

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