
Up to 60,369 RSF
Available in a
High-Tech Professional
Building



Contact

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6550 W
Hillsborough Ave
Tampa, FL

Contemporary and MOVE-IN READY
Office Space FOR LEASE



Plug and Play

Fully built out with everything you need to run a successful call center operation:

- Cubes and Like New Ergonomic Furniture Available
- Conference Rooms
- Meeting Rooms
- Private Offices
- Lounge/Break Areas



Tenant Experience

- High Quality Workstations available
- 5G Mobile Network Technology
- State-of-the-Art cafe
- Brand New Fitness Center
- Shaded Outdoor Seating Area
- Plenty of Parking at 5.5/1,000



Building Amenities

- 5/1,000 Parking Ratio with Electric Charging Stations
- 1500 KW Full Building Generator
- Undergoing Landscaping Renovations
- Easy Access to and from Tampa International Airport
- Ideally positioned within the thriving live-work-play Westshore submarket, with access to a diverse, well-educated and abundant labor force

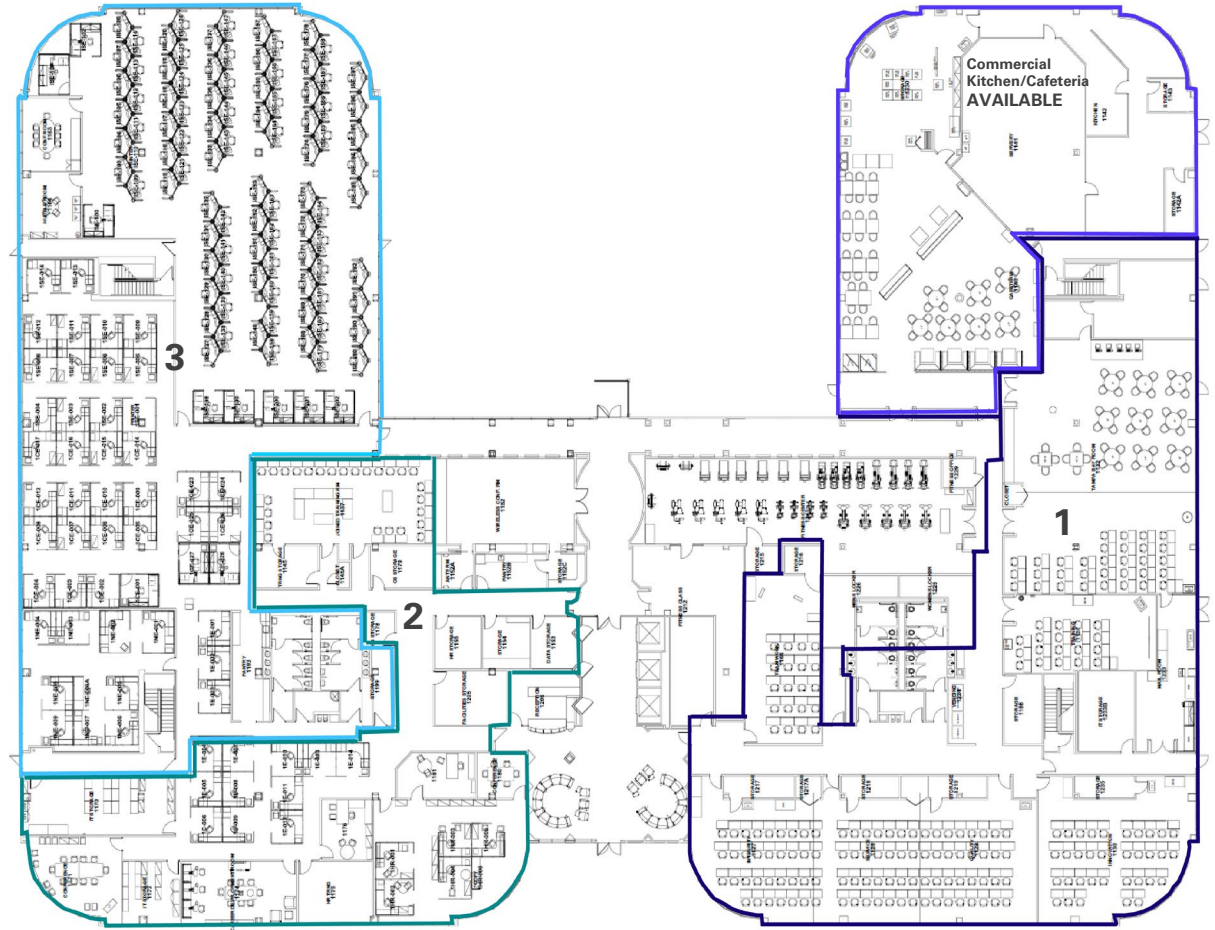
Demising Plan

Commercial Kitchen/Cafeteria: 8,036 RSF

Space #1: 13,809 RSF

Space #2: 9,678 RSF

Space #3: 14,510 RSF



First Floor Opportunity

Configuration

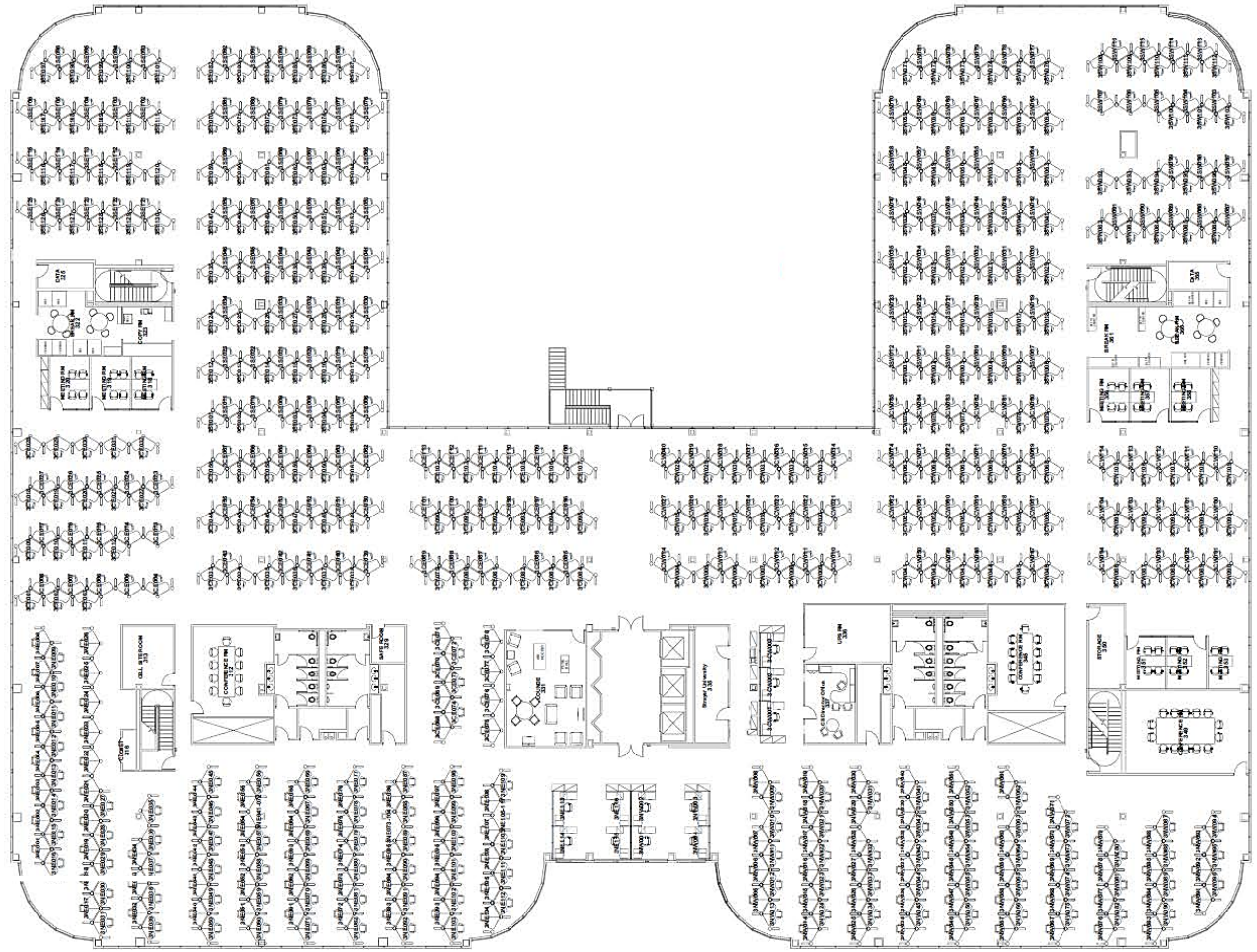
Square feet: 60,369 RSF - Divisible from small-large blocks of Space

Cubes: ±678

Private Offices/Meeting Rooms: 10

Conference Rooms: 3

Lounge/Break Areas: 3



Third Floor Available Now

Demising Plan

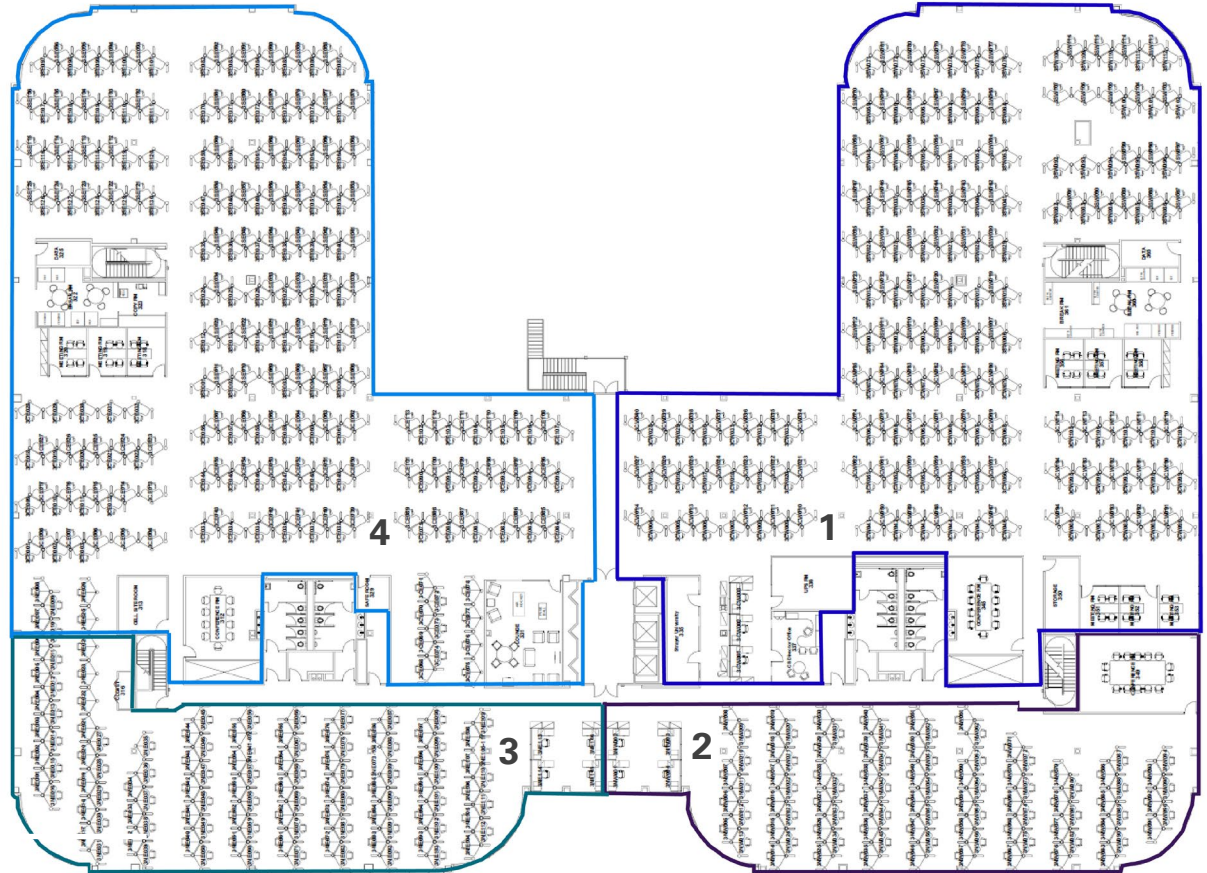
Square feet: 60,369 RSF

Space #1: 22,118 RSF

Space #2: 7,918 RSF

Space #3: 7,754 RSF

Space #4: 22,576 RSF

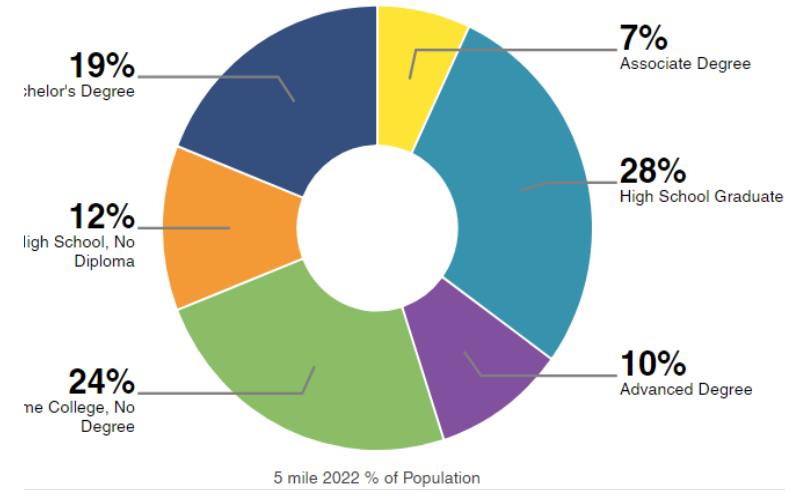
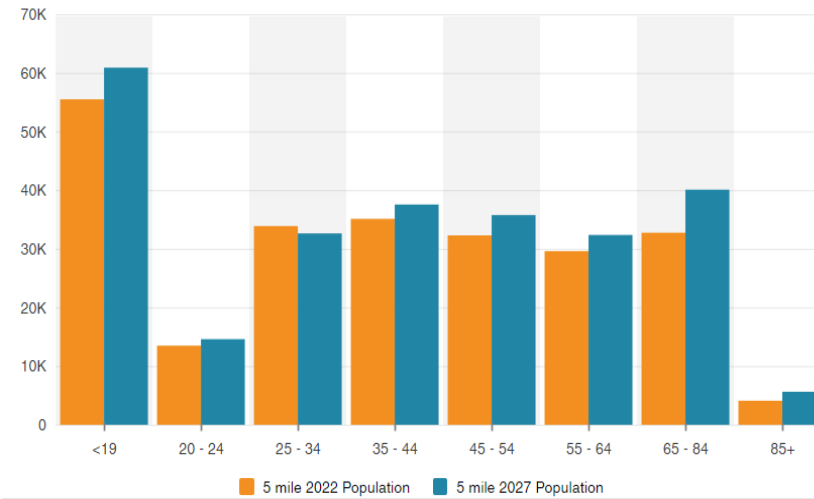


Third Floor Potential Configuration

Demographics

Population		
	2 mile	5 mile
Population	40,379	236,821
Households	15,674	94,146
Median Age	39.3	39.3
Median HH Income	\$57,664	\$55,888
Daytime Employment	26,220	153,234
Population Growth 2022 – 27	1.9%	1.9%
Household Growth 2022 – 27	1.8%	1.9%

Population By Age



Location

This high-tech professional office building is easily accessible, three minutes from FL -589 Veterans Expressway and 7 minutes to Tampa International Airport.

Signage Opportunity

Monument signage available facing West Hillsborough Avenue with over 54,000 daily traffic count.



For more information or
to request a tour, please contact:

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