



## THE PROPERTY

This property offers 22,600–sf of build to suit medical office space in the planned residential community of FishHawk West.

FishHawk HealthPark will be located within the newest phase, FishHawk West. Planned for this phase are professional and medical office, retail shops and services, 1,800 new homes, townhouses, duplexes, rental apartments, and multi-family homes of varying sizes and styles.

## HIGHLIGHTS

- Highly visible from FishHawk Boulevard - Signage Opportunities
- Excellent parking - 5 spaces per 1,000 sf
- Traffic count - 18,000 VPD
- Competitive lease rates and buildout allowance
- Convenient access with pedestrian friendly design
- “Green” construction



# FISHHAWK HEALTHPARK

5611 SKYTOP DRIVE, LITHIA, FL 33547

- Located in the Brandon/Lithia market about 20 miles east of Tampa
- 3,700 existing houses
- 10,000 existing residents
- Certified as the first green community in Hillsborough County

