

# For Lease: Office & Retail

## CORY LAKE PROFESSIONAL CENTER

10311 - 10359 Cross Creek Boulevard, Tampa, FL 33647



### Premier Location!

Located in the heart of New Tampa, surrounded by 23,000 homes in neighborhoods such as Cory Lake Isles, Heritage Isles, Hunter's Green, Arbor Greene, West Meadows and Tampa Palms!

Close proximity to shopping, golf courses, parks, public library, banks and schools and just minutes from I-75, SR-54 and Bruce B. Downs.

### Diverse Tenant Mix!

85,000 SF center includes nail salon, yoga, pizzeria, pet groomer, dentists, chiropractors, beauty salon, pediatric urgent care, dance academy, tutoring centers, financial companies & many others!

### Availability

Office & Retail Suites: 653 RSF to 3,169 RSF  
Executive Suites: 101 RSF to 132 RSF

### 2018 Area Demographics

|                       | 1 Mile    | 3 Miles   | 5 Miles   |
|-----------------------|-----------|-----------|-----------|
| Total Population      | 10,412    | 48,676    | 85,054    |
| Total Households      | 3,550     | 16,675    | 30,161    |
| Avg. Household Income | \$104,478 | \$109,454 | \$105,957 |

Source: Esri 2019

### For More Information

Osceola Partners, LLC • Licensed Real Estate Broker  
3314 Henderson Boulevard, Suite 106, Tampa, Florida 33609  
Tel 813.532.8142 • Fax 813.347.9111 • osceolapartners.com  
[CoryLakeProfessionalCenter.com](http://CoryLakeProfessionalCenter.com)



# Cory Lake Professional Center

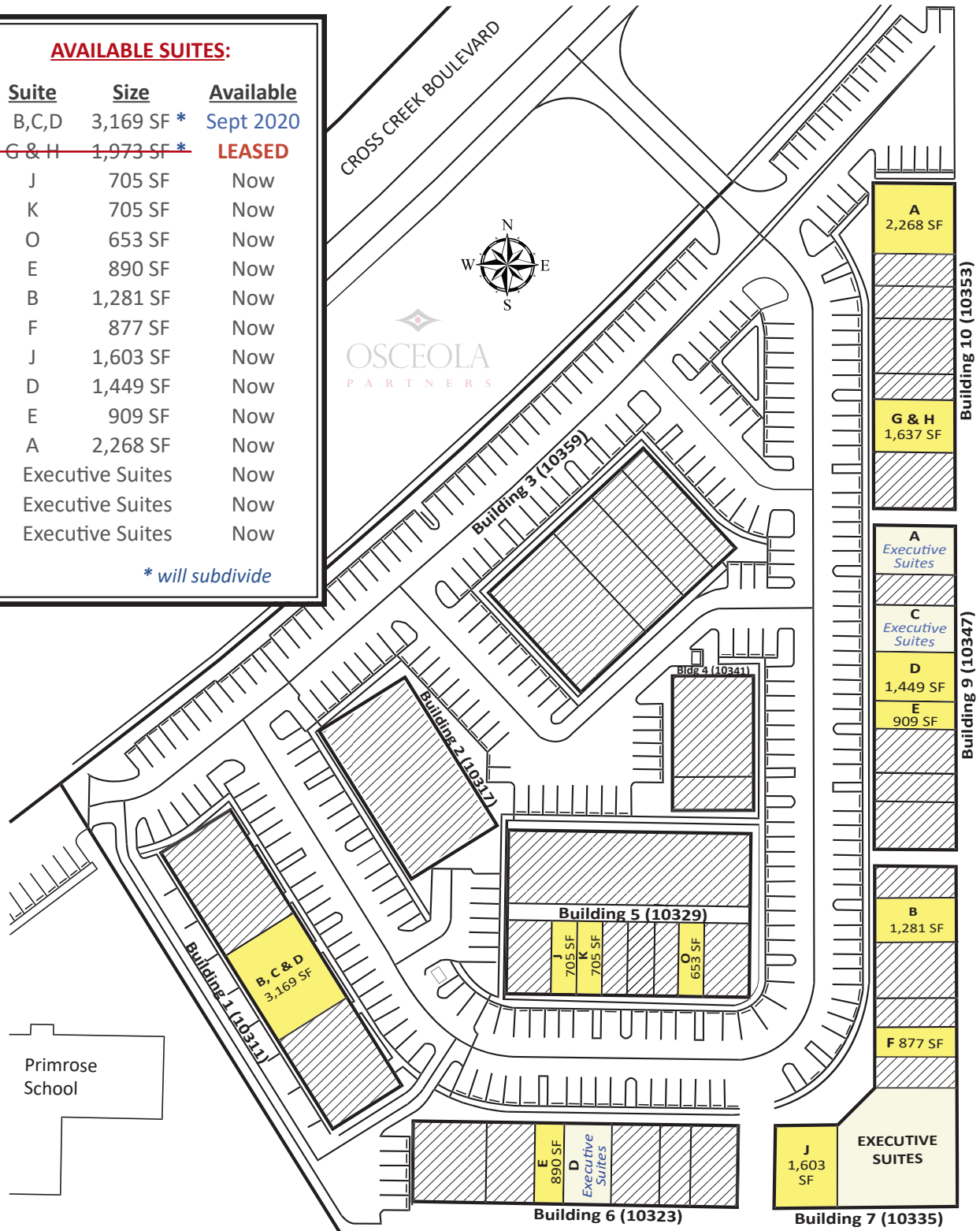
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# Site Plan Available Suites

**AVAILABLE SUITES:**

| Bldg.        | Suite                | Size                  | Available     |
|--------------|----------------------|-----------------------|---------------|
| 1            | B,C,D                | 3,169 SF *            | Sept 2020     |
| <del>5</del> | <del>G &amp; H</del> | <del>1,973 SF *</del> | <b>LEASED</b> |
| 5            | J                    | 705 SF                | Now           |
| 5            | K                    | 705 SF                | Now           |
| 5            | O                    | 653 SF                | Now           |
| 6            | E                    | 890 SF                | Now           |
| 7            | B                    | 1,281 SF              | Now           |
| 7            | F                    | 877 SF                | Now           |
| 7            | J                    | 1,603 SF              | Now           |
| 9            | D                    | 1,449 SF              | Now           |
| 9            | E                    | 909 SF                | Now           |
| 10           | A                    | 2,268 SF              | Now           |
| 6            | Executive Suites     |                       | Now           |
| 7            | Executive Suites     |                       | Now           |
| 9            | Executive Suites     |                       | Now           |

*\* will subdivide*



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