

RENOVATIONS UNDERWAY!

NEW EXTERIOR PAINT • EXPANDED PARKING RATIO • NEW LANDSCAPING AND MORE



Opportunity

- Class A flex/office space located in the heart of East Tampa
- Only 1 space available
 - Suite 2748A - 8,100 sf (divisible to 2,700 sf & 5,400 sf)
- Multiple capital improvement projects underway
- Office layout to be customized to Tenant's needs
- 24/7 access, private entry and control of HVAC
- Grade level loading available
- Flood Zone X (minimal flood hazard)
- 4.92/1,000 sf parking ratio
- Frontage on Causeway & Falkenburg allows for excellent visibility
- Immediate Access to I-75, Selmon Expressway and Highway 301
- Abundant dining and entertainment amenities within a 2-mile radius

For more information, please contact:

Michael Coppola

Senior Associate

D 813 444 0625

michael.coppola@avisonyoung.com

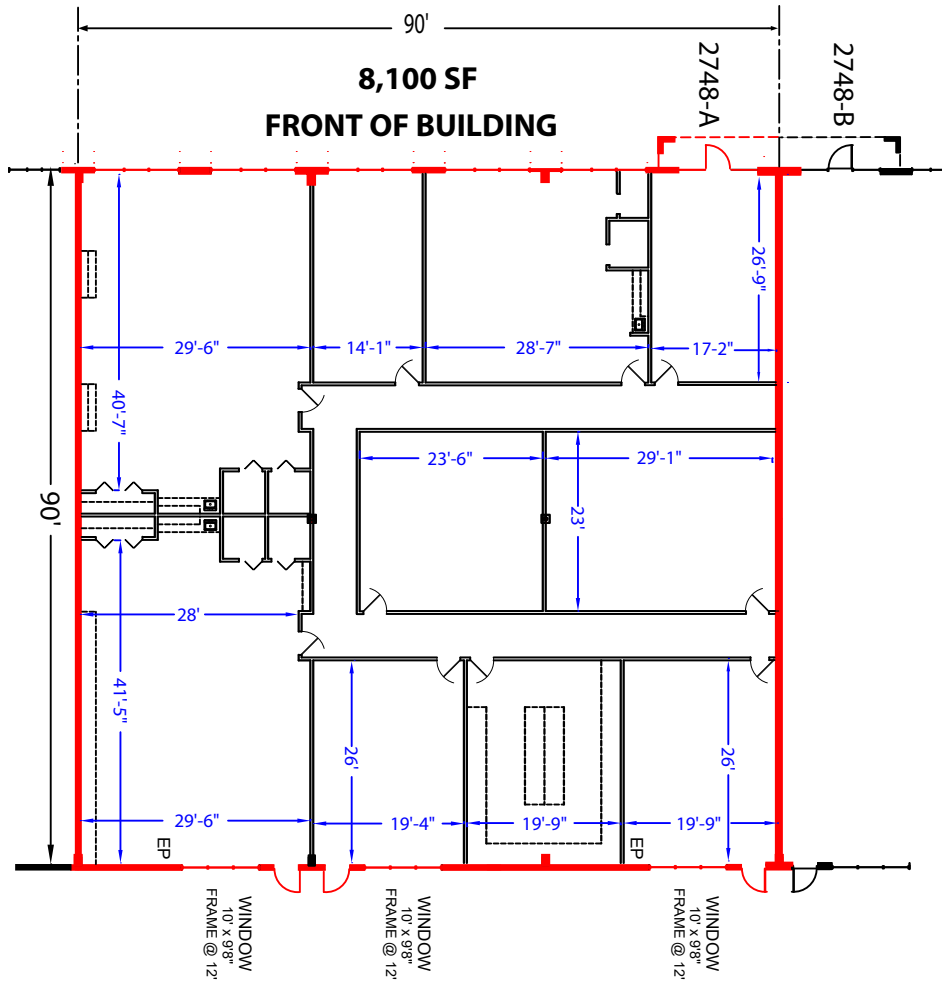
1715 N. Westshore Boulevard

Suite 450

Tampa, FL

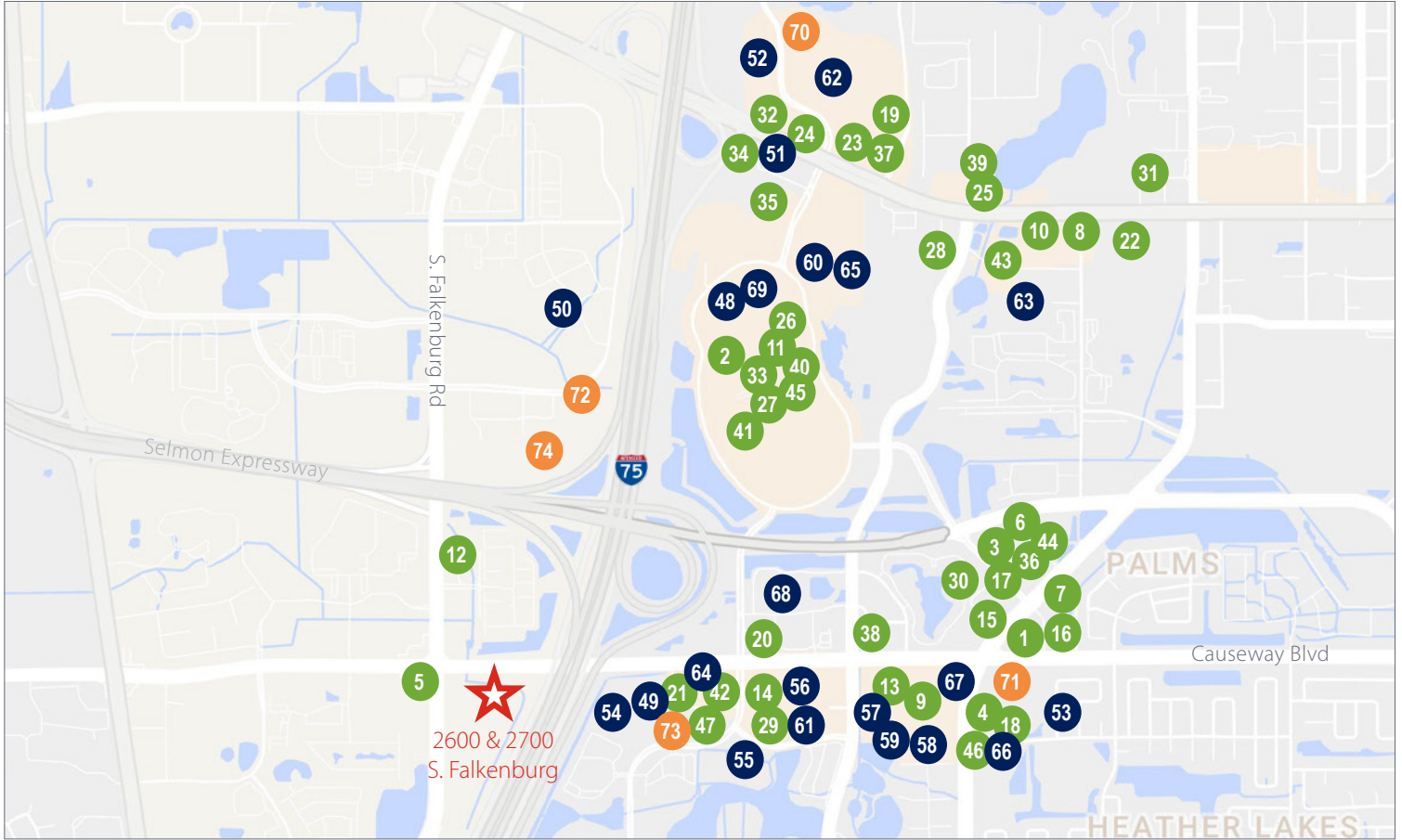
813 288 1800

Suite 2748-A
8,100 sf
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DINING

- 1 Applebee's Grill & Bar
- 2 Bahama Breeze
- 3 Black Rock Bar & Grill
- 4 Bonefish Grill
- 5 Box of Cubans
- 6 Buffalo Wild Wings
- 7 Carrabba's Italian Grill
- 8 Chicago's Best Burgers
- 9 Chick-Fil-A
- 10 Chili's Grill & Bar
- 11 Chipotle Mexican Grill
- 12 Culver's
- 13 First Watch Brandon
- 14 Ford's Garage
- 15 Genghis Grill
- 16 Golden Corral Buffet
- 17 Hamburger Mary's
- 18 Jasmine Thai

- 19 Kobe Japanese Steakhouse
- 20 LongHorn Steakhouse
- 21 Mellow Mushroom
- 22 Miller's Ale House
- 23 Moe's Southwest Grill
- 24 Olive Garden
- 25 Outback Steakhouse
- 26 Panda Express
- 27 Panera Bread
- 28 PDQ
- 29 Pitas Republic
- 30 Pollo Tropical
- 31 Portillo's Hot Dogs
- 32 Red Lobster
- 33 Red Robin Gourmet Burgers
- 34 Romano's Macaroni Grill
- 35 Smokey Bones Bar & Fire Grill
- 36 Square 1
- 37 Starbucks
- 38 Steak 'n Shake

- 39 Sushi Maru
- 40 Thai Max
- 41 The Cheesecake Factory
- 42 Tijuana Flats
- 43 Tres Amigos Cantina
- 44 Tsunami Sushi & Hibachi Grill
- 45 Villa Fesh Italian Kitchen
- 46 Village Inn
- 47 World of Beer

RETAIL

- 48 Apple
- 49 AT&T
- 50 Bass Pro Shops
- 51 Barnes & Noble
- 52 Best Buy
- 53 Brandon Centre South
- 54 Costco
- 55 Kohl's Brandon
- 56 Lake Brandon Plaza
- 57 Lake Brandon Village

- 58 Lowe's
- 59 Petsmart
- 60 Plaza at Brandon Town Ctr
- 61 Publix
- 62 Regency Square
- 63 Sam's Club
- 64 Sprint
- 65 Target
- 66 The UPS Store
- 67 Verizon
- 68 Walmart
- 69 Westfield Brandon

ENTERTAINMENT/MISC.

- 70 AMC Regency 20
- 71 Fitness for 10
- 72 iFLY
- 73 LA Fitness
- 74 Top Golf



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