

6550 W  
Hillsborough Ave  
Tampa, FL 33634

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Up to 20,306 RSF  
Contiguous Available  
in a  
High-Tech  
Professional Building

**Rental Rate: \$34.00 PSF**  
**Full Service**

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**ONEIL**  
**COMMERCIAL**  
**ADVISORS**

STRATEGIC REAL ESTATE SOLUTIONS

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## Contact

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Principal

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6550  
**INNOVATION CENTER**

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
- The building features a newly leased on-site cafeteria operated by Mystico Café, providing convenient food service for tenants, enhancing daily productivity and workplace comfort.
- Brand New Fitness Center with Personal Training, Recovery Area including Sauna, Anti-gravity Chairs, and Cold Plunge.
- Shaded Outdoor Seating Area
- Pickleball Court



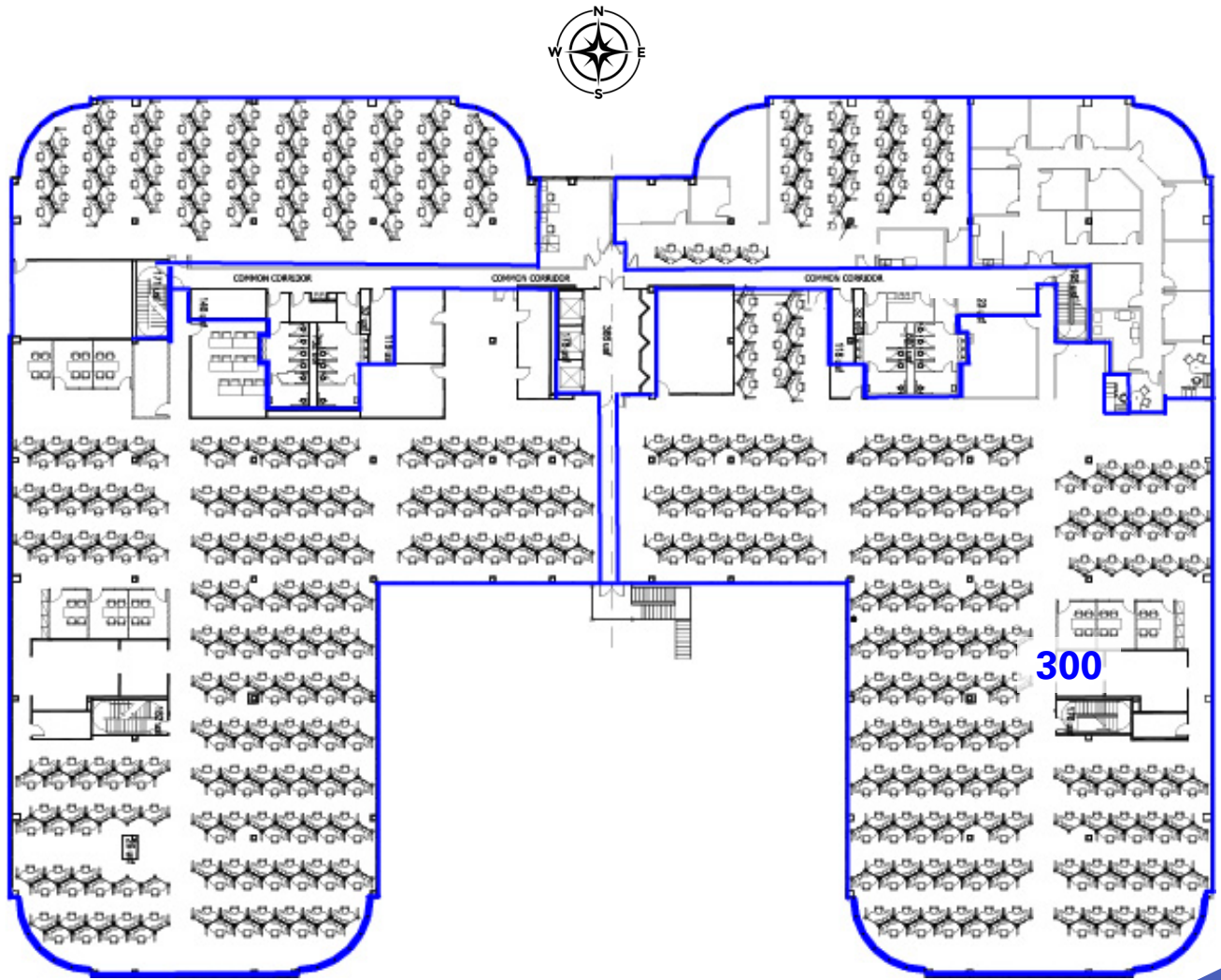
## Building Amenities

- 5.5/1,000 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

## AVAILABILITY

Suite	Sq Ft
300	20,306 RSF



Third Floor Opportunity

6550  
INNOVATION CENTER  
TAMPA, FL

# Demographics

## Ring of 1 mile

4,351  
Population



\$54,859  
Median Disposable Income

5,148  
Households



\$65,113  
Median Household Income



\$31,316  
Per Capita Income



\$98,050  
Median Net Worth

## Ring of 3 miles

59,381  
Population



\$55,604  
Median Disposable Income

23,211  
Households



\$64,983  
Median Household Income



\$37,147  
Per Capita Income



\$149,334  
Median Net Worth

## Ring of 5 miles

147,989  
Population



\$58,034  
Median Disposable Income

61,226  
Households



\$69,447  
Median Household Income



\$41,658  
Per Capita Income



\$124,916  
Median Net Worth

## 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.



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

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