

1335-1466 OAKFIELD DRIVE

BRANDON, FLORIDA 33511

OFFICE SPACE FOR LEASE

Located in the Oakfield Business Center and Oakfield Station



**AVAILABLE
JUNE 1, 2026**

Move-in ready professional office space in Brandon



PROPERTY OVERVIEW

Oakfield Business Center is a well-established professional office park located in the heart of Brandon, Florida, offering a rare combination of flexible suite sizes, strong accessibility, and an attractive office campus environment.

The property consists of ten professionally maintained office buildings designed to accommodate a wide variety of professional and medical office users. Available suites range from approximately 751 SF to 2,498 SF, providing flexibility for both small and expanding businesses.

Strategically positioned along Oakfield Drive adjacent to Brandon's main U.S. Post Office and within minutes of Brandon Regional Hospital, Westfield Brandon, I-75, and the Selmon Expressway, the property provides excellent regional access for both employees and clients.

NOW LEASING OFFICE SUITES

\$22.00 PSF (MG)

Modified Gross Rate includes Operating Expenses such as real estate taxes, building insurance and common area maintenance. Also includes water/sewer and trash service.

IDEAL USES



MEDICAL



WELLNESS



PROFESSIONAL OFFICE



REAL ESTATE



INSURANCE



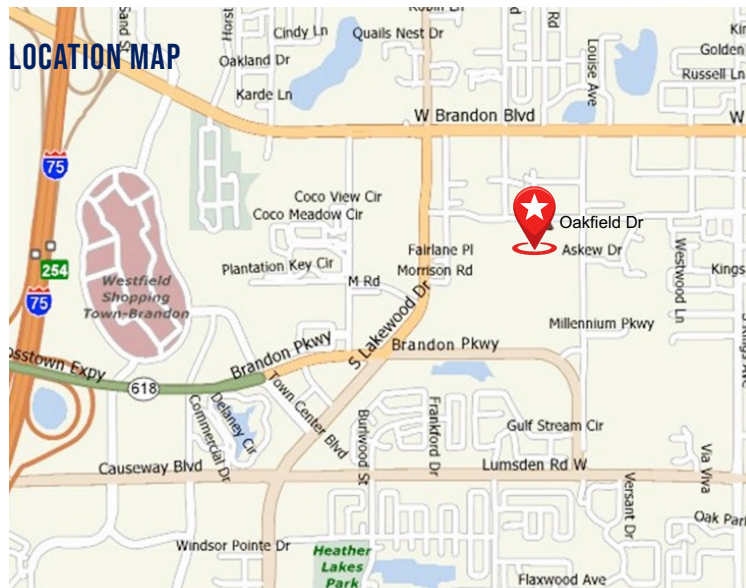
LEGAL SERVICES



COUNSELING



ACCOUNTING & FINANCIAL



BRANDON 33511 MARKET DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population	12,400	78,900	192,500
Average Household Income	\$109,800	\$104,600	\$99,200
Median Household Income	\$94,100	\$90,300	\$85,400
Total Households	4,700	30,100	72,800
Daytime Population	10,500	61,300	149,800
Bachelor's Degree or Higher	35%	37%	36%
Median Age	39.6	40.5	40.8

Source: Esri 2024 | Rings centered on Brandon, FL 33511

FOR MORE INFORMATION, CONTACT:

Carl Stickeler
(813) 390-0951

cstickeler@gmail.com



**HILLSBOROUGH'S FINEST
REAL ESTATE TEAM**
Your Success is Our Goal!

TURNER COLE COMPANY
REAL ESTATE SERVICES



www.TurnerCole.com

