

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

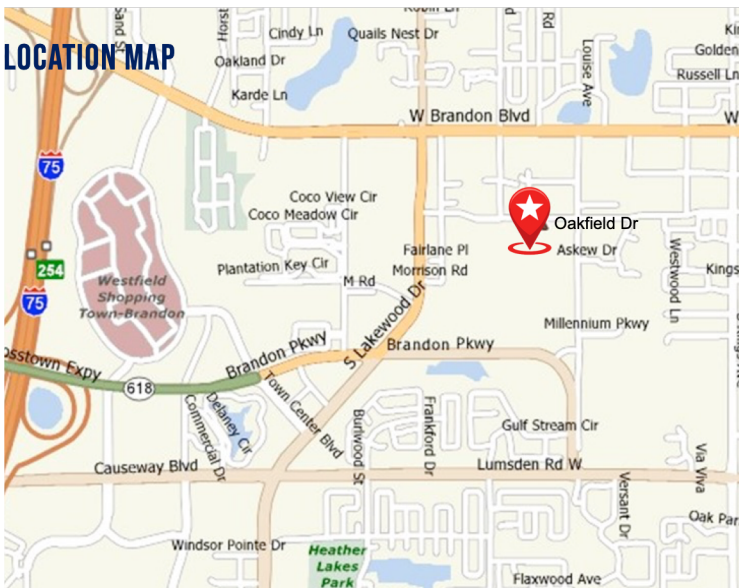


PROPERTY OVERVIEW

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:



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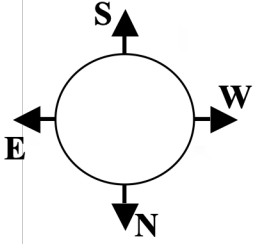


www.TurnerCole.com

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— BRANDON, FLORIDA 33511 —

Site Plan

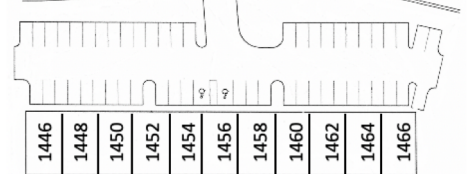


OAKFIELD BUSINESS CENTER

PROPERTY FEATURES

Well-maintained. Professionally Managed. Built for Your Business.

OAKFIELD STATION



AVAILABLE SPACE

(as of August 1, 2026)

UNIT SIZE	UNIT #	MONTHLY RENT
751 SF	1377, 1379	\$1,376.83
1104 SF	1407, 1421	\$2,024.00
1226 SF	126	\$2,247.67
1272 SF	144	\$2,332.00
2498 SF	123-124	\$4,579.67



TEN-BUILDING OFFICE PARK

A professional office campus with a variety of suite sizes to fit your needs.



ON-SITE MANAGEMENT

Dedicated on-site management for responsive service and support.



4+ /1,000 SF PARKING RATIO

Ample, convenient parking for employees and visitors.



MODIFIED GROSS RENTAL STRUCTURE

Simplified leasing with many operating expenses included in the rent.



FLEXIBLE SUITE SIZES

Suites available from 751 SF to 2,498 SF to accommodate businesses of all sizes.



MEDICAL & PROFESSIONAL OFFICE SETTING

Ideal for medical, professional and service-oriented businesses.



PRIME BRANDON LOCATION

Centrally located near Brandon Regional Hospital, shopping, dining and major roadways.



EXCELLENT ACCESSIBILITY

Minutes to I-75 and the Selmon Expressway for easy regional access.

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