

CALUSA CREEK PROFESSIONAL CENTER

NEW RIVERVIEW OFFICE SPACE

BUILD-TO-SUIT OFFICE SUITES FOR LEASE

📍 9701 Sweetwell Place | Riverview, Florida 33569



LEASE RATE
\$36.50
PSF MG



BUILDING SIZE
18,994 RSF



SUITE SIZES
**1,545 RSF to
18,994 RSF**



ZONING
PD-BPO
(Business
Professional Office)



DELIVERY
**APPROXIMATELY
6 MONTHS
FROM PERMIT**



LEASE TERMS
**5 YEARS
PREFERRED**

EXECUTIVE SUMMARY

Now pre-leasing a brand new 18,994 SF two-story office building located in the heart of the rapidly growing **Riverview** submarket, adjacent to the **Riverview Post Office**.

With a limited supply of quality office space in the area, this property offers businesses a rare opportunity to secure **new construction space** with the ability to **fully customize layout and design** to meet your specific needs.



**Ideal for medical, professional
and administrative offices
seeking high-quality space in
a thriving trade area.**

PROPERTY HIGHLIGHTS

- ✓ New construction – modern design with efficient layouts
- ✓ Located next to Riverview Post Office
- ✓ Build-to-suit opportunities available
- ✓ Flexible suite configurations
- ✓ Ample on-site parking
- ✓ High-growth trade area with strong demographics
- ✓ Modern building systems and design
- ✓ Excellent access to US-301 and I-75



FOR MORE INFORMATION
CONTACT

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— REAL ESTATE SERVICES —



www.TurnerCole.com

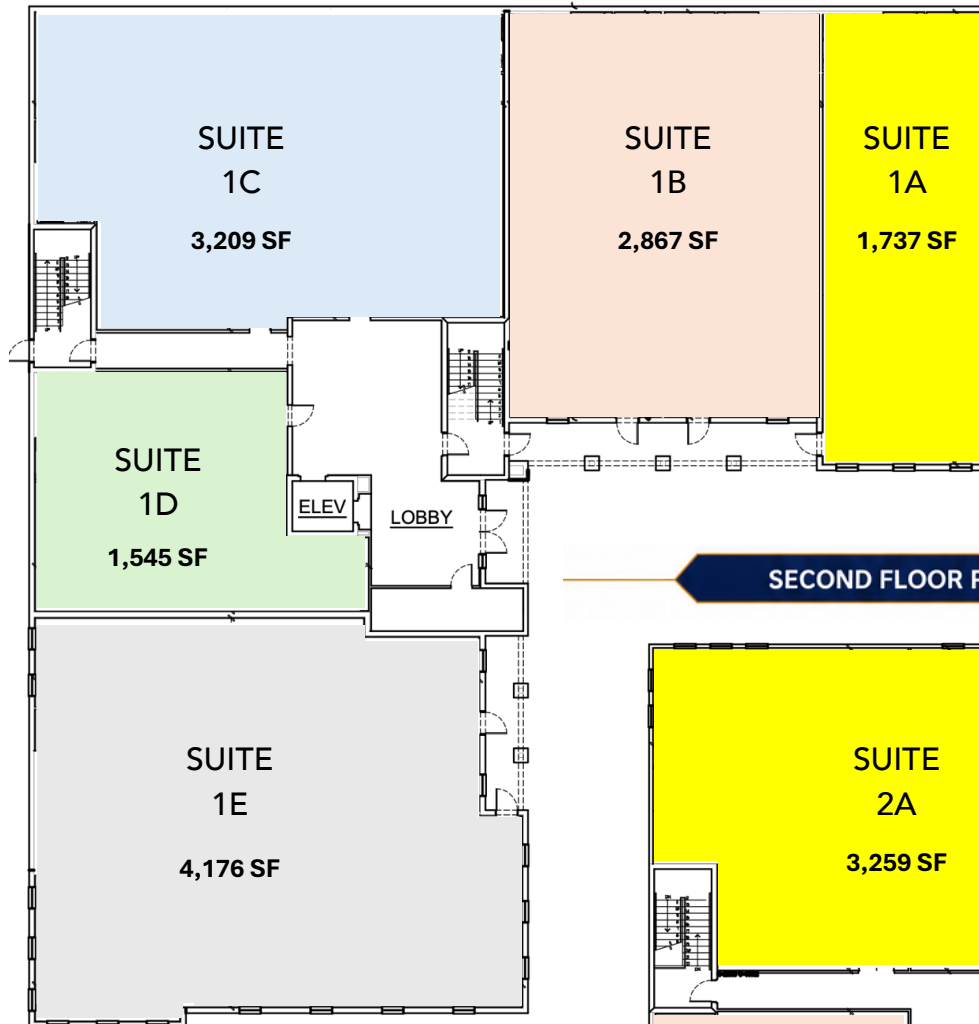
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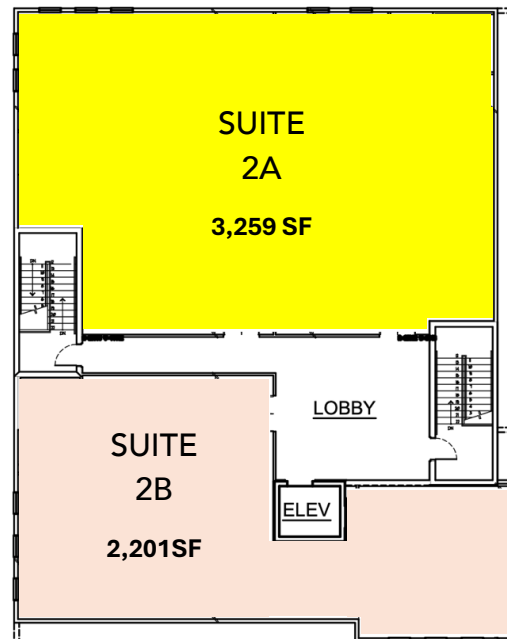
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BUILD-TO-SUIT OFFICE SUITES FOR LEASE

FIRST FLOOR PLAN



SECOND FLOOR PLAN



SUITE SUMMARY

	SUITE	SIZE (USF)	SIZE (RSF)
	1A	1,558	1,737
	1B	2,571	2,867
	1C	2,878	3,209
	1D	1,385	1,545
	1E	3,745	4,176
	2A	2,923	3,259
	2B	1,974	2,201
TOTAL BUILDING SIZE: 18,994 SF			



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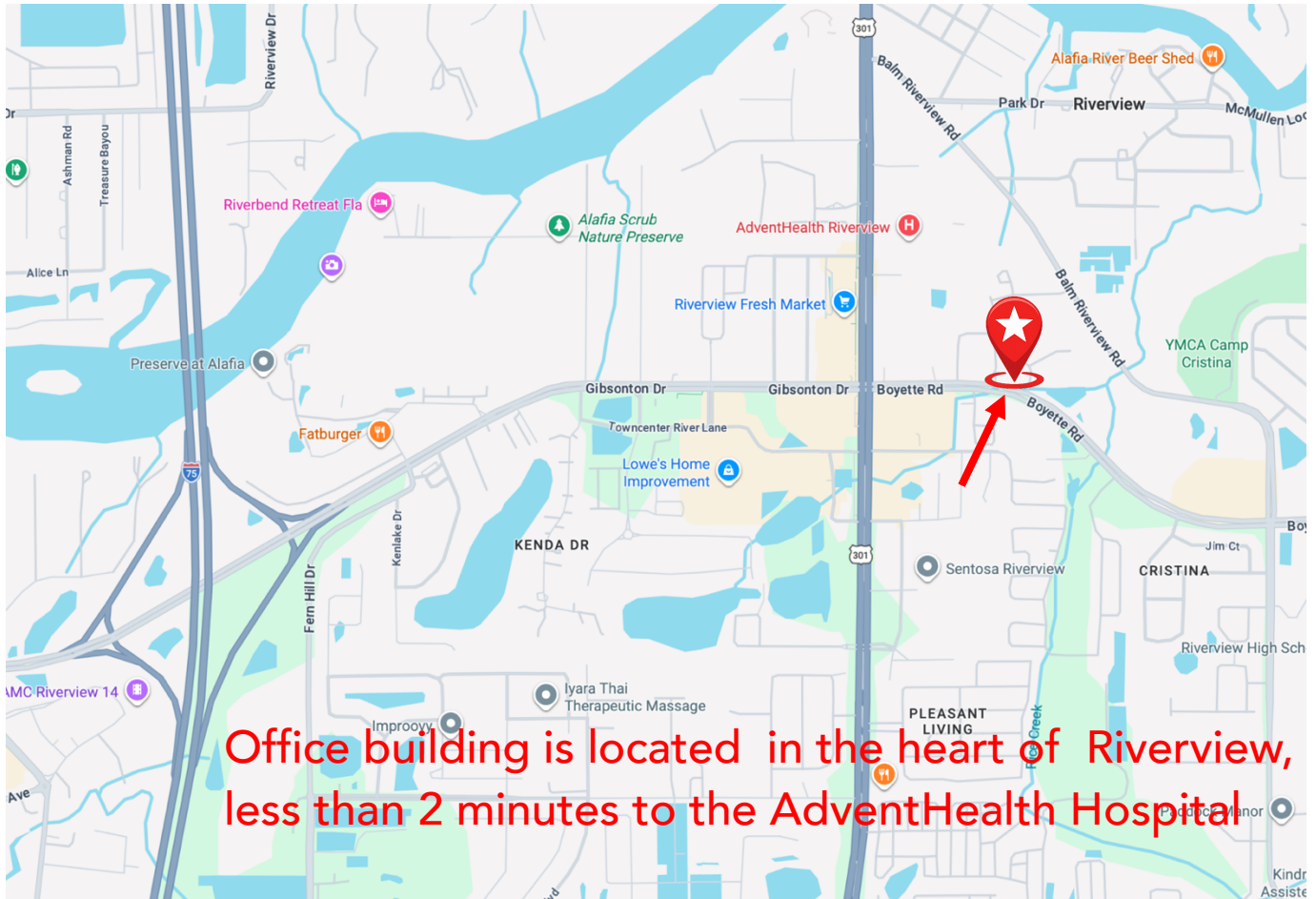
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SOUTH ELEVATION

LOCATION MAP



Office building is located in the heart of Riverview,
less than 2 minutes to the AdventHealth Hospital

LOCATION ADVANTAGES

Strategically located less than ½ mile from **AdventHealth Riverview**, Calusa Creek Professional Center offers healthcare providers a rare opportunity to establish a new, purpose-built medical office in one of Tampa Bay's fastest-growing healthcare markets.

Positioned in the heart of the rapidly expanding Riverview community, the property provides outstanding visibility and convenient access from **US-301, I-75, Big Bend Road, and Boyette Road**, making it easily accessible for patients, physicians, and staff throughout South Hillsborough County.

With flexible **build-to-suit office suites**, ample on-site parking, and immediate proximity to AdventHealth Riverview and surrounding medical services, Calusa Creek Professional Center is ideally suited for physician practices, outpatient specialty clinics, imaging, rehabilitation, behavioral health, and other healthcare-related uses.



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IDEAL USERS

MEDICAL

WELLNESS

PROFESSIONAL OFFICE

REAL ESTATE

INSURANCE

LEGAL SERVICES

COUNSELING

ACCOUNTING & FINANCIAL

RIVERVIEW 33569 MARKET DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population	9,572	86,067	225,988
Average Household Income	\$96,685	\$108,188	\$108,992
Median Household Income	\$74,896	\$88,412	\$89,817
Total Households	3,790	31,725	82,458
Daytime Employment <i>(Businesses Report)</i>	3,025 <i>Employees</i>	—	—
Bachelor's Degree or Higher	25.88%	30.90%	31.52%
Median Age	42.9	38.7	37.8

Source: CoStar 2026 | Rings centered on Riverview, FL 33569

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