

# Telecom Gardens Office

13075 Telecom Pkwy N | Tampa, FL 33637



Low CAM Expenses: \$1.22 PSF | Flexible Configuration |  $\pm 5$  Minutes from I-75 |  $\pm 10,000$  SF For Sale/Lease

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# Investment Overview

# 01



# Investment Overview

Matthews™ is pleased to present the exclusive offering of a 10,000± SF office building located at 13075 Telecom Parkway N in Tampa, Florida. Built in 2005, the property is positioned within Telecom Gardens, an established four-building garden office park totaling 38,750± SF across four acres. Each building is owned fee simple, including the land beneath, with a professionally managed Property Owners Association (POA) maintaining shared common areas and ensuring high-quality standards throughout the park. Parking is provided at a strong 4.0/1,000 SF ratio.

Ideally situated less than one mile west of I-75 with direct access from the signalized intersection at Fletcher Avenue (36,500 VPD), the property offers efficient connectivity to Tampa's most active commercial nodes and employment centers.

## Highly Flexible Design | Ideal for Owners or Investors

The building's structure and interior was thoughtfully designed using modular quadrant layouts to support occupants from 2,500—10,000 SF. Configuration options:

**Four 2,500 SF suites**

**Two 5,000 SF suites**

**One 7,500 SF + One 2,500 Suite**

**One full 10,000 SF suite**

This versatility allows seamless expansion or contraction based on business needs and creates an attractive opportunity for an owner-user to occupy a portion of the space while leasing the remainder for supplemental income.



## Prime Location | Surrounded by Mission- Critical Operators

Telecom Park spans ±326 master-planned acres and serves as home to renowned institutions such as AdventHealth, Florida Department of Environmental Protection, CIRCOR manufacturing, and Verizon data services center. The property is also minutes from the University of South Florida - supporting sustained demand from healthcare, innovation, research, and professional service sectors. Numerous nearby dining, retail, and hospitality options further enhance daily conveniences for employees and visitors.

## Quality Construction + Productive Environment

Natural light flows through expansive window lines, complemented by a private outdoor gazebo offering an appealing setting for collaboration, breaks, and outdoor work.

# Property Overview

List Price \$2,250,000

Lease Rate Contact Broker

Street Address 13075 Telecom Pkwy N

City, State, Zip Tampa, FL 33637

GLA ±10,000 SF

Year Built 2005

Type of Ownership Fee Simple

Fletcher Ave VPD ±36,500



## Investment Highlights

- **Turn-Key Office Facility:** 10,000 SF of adaptable office space, divided into four functional quadrants and easily customizable to suit any business layout or workflow. The sale includes FF&E, though it is optional and can be removed prior to closing.
- **Efficient and Flexible Floorplan:** Four 2,500 SF sections, each with private entrance, bathrooms, kitchen, and break room, easily reconfigurable into two 5,000 SF units, a single 10,000 SF office, or one 7,500 SF + One 2,500 SF Suite allowing full occupancy or partial leasing.
- **Prime North Tampa Location:** Nestled in Tampa Telecom Park, a 326-acre office park less than one mile from I-75 and only 25 minutes from Downtown Tampa, offering convenient access for both employees and clients.
- **Convenient Access via Traffic Signal:** Easy ingress and egress from a signalized lighted corner, E Fletcher Ave (+36,500 VPD). The property offers strong transportation infrastructure with multiple route options connecting Telecom Park to surrounding north, south, east, and west destinations.

# Investment Highlights

- **Exceptional Amenities Access:** Enjoy views of the Hillsborough River from an outdoor gazebo, ideal for taking your laptop outside. Inside, floor-to-ceiling windows invite natural light into the office, creating a bright, engaging, and productive work environment.
- **Ideal Access to Retail Corridors:** Situated just off Fletcher, home to major retailers such as Starbucks, Foxtail Coffee, RaceTrac, Bob Evans, Publix Supermarket, and more, offering easy breakfast, lunch, and client meeting options.
- **Local Demand Generators:** Located northeast of the University of South Florida, home to over 50,000 students and ranked among the top 50 research universities, creating steady demand from research firms, startups, university partners, and service providers. The property's proximity to AdventHealth Tampa and James A. Haley Veterans' Hospital also offers access to a substantial base of healthcare and administrative tenants.
- **High Barriers to Entry:** No entitled land remaining for comparable office development in this submarket makes this one of the few opportunities to secure 5,000-10,000 SF of high-quality space near USF healthcare and research campuses. The Diaz Fritz Group General Contractors, recognized as among the top 25 General Contractors in the central west coast Florida area has served as the original builder and only Tenant occupying the building for over twenty (20) years. This speaks to the quality of construction and the exceptional condition in which the property has been maintained.
- **Superior Construction & Long-Term Durability:** Steel structure with brick masonry exterior, TPO roof, and premium systems result in reduced maintenance risk and stable residual value.
- **Built-In Workforce Advantage:** Seamless access to USF-driven talent pipelines across engineering, healthcare, and research fields helps employers recruit and retain top employees.
- **Significant Value vs. Replacement Cost:** Replacement cost estimated at \$5.25M+ creates strong intrinsic value and future appreciation potential.



Gazebo



Hillsborough River

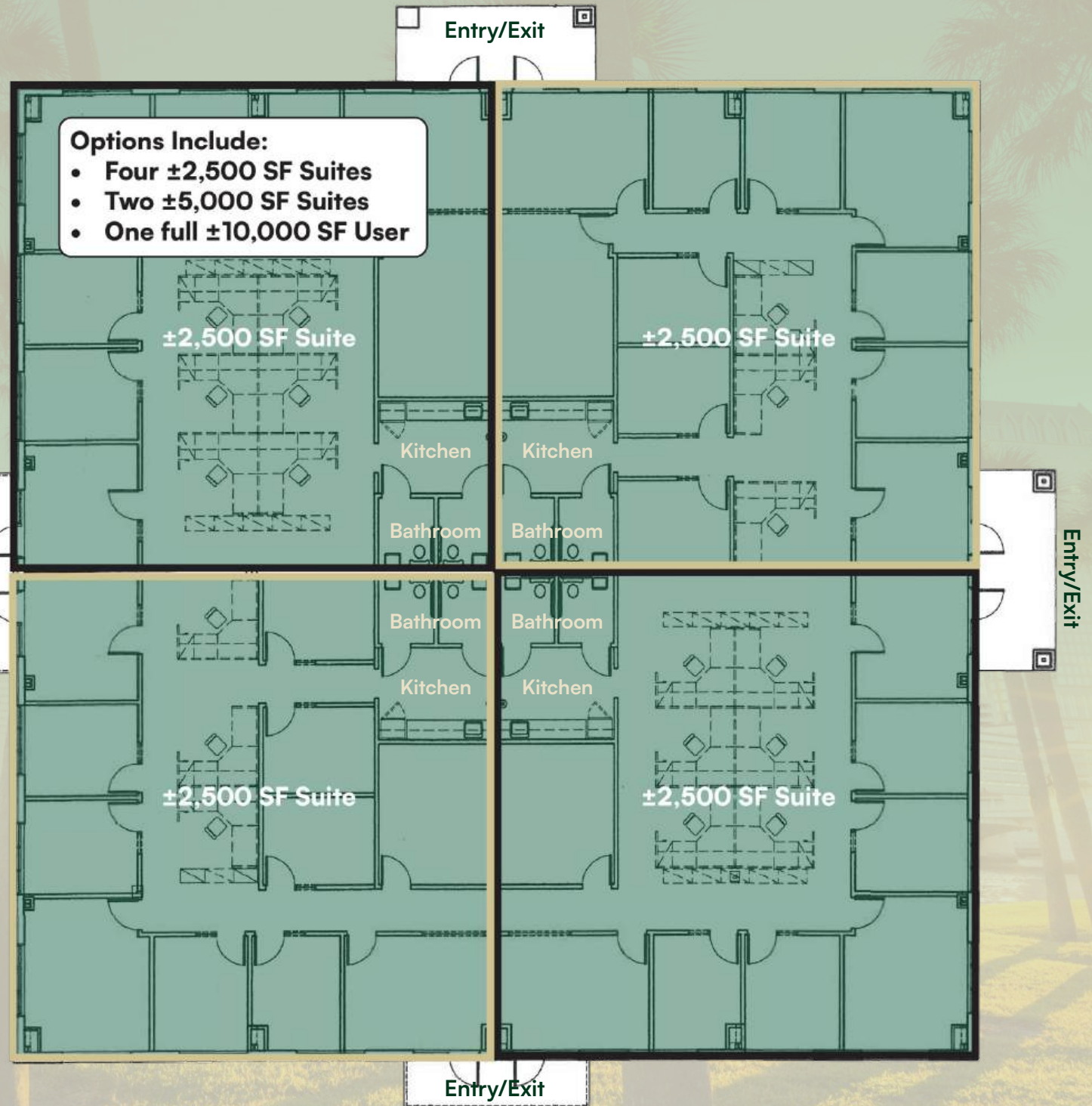


USF

# Floor Plan

## Possible Layout Configurations:

- Four  $\pm 2,500$  SF Suites
- Two  $\pm 5,000$  SF Suites
- One 7,500 SF + One 2,500 SF Suite
- One full  $\pm 10,000$  SF Suite



# Site Plan

Telecom Parkway North

Available  
Occupied



Gazebo

10,000 SF

10,000 SF

10,000 SF

8,750 SF

Telecom Parkway North







# Location Maps

# 02





**University of South Florida**  
±50,000 Students

**University Plaza**



**E Fletcher Ave ±25,500 VPD**

**Summit West**  
±266 Units



**Carlton Arms North**  
±694 Units



**University Mall**



**Subject Property**



**Downtown Tampa**  
±17.4 Miles Away



 **Dr. Kiran C. Patel High School**  
±654 Students

  
**Fulfillment Center**

  
**Winn-Dixie**

 **±139,000 VPD**

**University East Shopping Center**


 **Fisherman's Landing Apartment**  
±256 Units

 **Reserve at Temple Terrace**  
±290 Units

 **Douglas Grand at Telecom Parkway**  
±331 Units

  
**BayCare**



 **Downtown Tampa**  
±17.4 Miles Away

  
**Advent Health**  
Home Health

  
**IRBY**  
CONSTRUCTION  
A QUANTA SERVICES COMPANY

  
**VISIONET**  
Engineering. Simplified.

  
**Eriksson**  
technologies

 **Subject Property**

## Major Employers

1. University of South Florida ±6 Min
2. Tampa International Airport ±30 Min
3. Advent Health ±10 Min
4. BayCare ±2 Min
5. Fowler Ave Retail Corridor ±5 Min

## Nearby Cities

1. Riverview ±22 Min
2. Downtown Tampa ±25 Min
3. St. Pete ±40 Min
4. Clearwater ±50 Min



# Drive Time Map

Google Earth

# Market Overview

# 03



# Tampa, FL



**Total Population**  
3.4 Million

**Annual Visitors**  
28 Million in 2024

**Tourism Economic Impact**  
\$9.4 Billion Annual

**GDP**  
\$243+ Million

**Total Nonfarm Employment**  
1.5 Million Jobs

Tampa, Florida, is a beautiful city located on the west coast of the state along the Gulf of America. Known for its warm climate, beautiful waterfront views, and mix of modern and historic charm, Tampa offers a dynamic blend of culture, business, and recreation. The city is home to attractions like Busch Gardens, the Florida Aquarium, and

the Tampa Riverwalk, as well as a thriving culinary scene and diverse neighborhoods. With its growing economy, proximity to pristine beaches, and rich cultural heritage, Tampa is both a popular travel destination and a desirable place to live.

## Property & Context

- Telecom Gardens is a well-known business park in North Tampa, known for its professional environment and strong mix of office users.
- The larger ZIP area (33617) spans Temple Terrace / north Tampa, with density, moderate household incomes, and a **mix of residential and commercial uses**.
- Temple Terrace itself has **±26,900 residents (2023)**, a **median household income of ±\$65,750**, and an average commute of ±26.1 minutes
- Located within the greater New Tampa / Temple Terrace trade area, a densely populated corridor with over 120,000 residents within three miles and average household incomes near \$90,000.
- Surrounded by established master-planned communities such as Tampa Palms, Hunter's Green, and Cory Lake Isles, quality diversified housing and commerce readily available for USF/Fletcher Corridor office market workforce.
- The USF/New Tampa submarket is anchored by a robust healthcare ecosystem, including the USF Medical School, Moffitt Cancer Center, VA Hospital, AdventHealth, HCA, BayCare, and numerous physician groups, diagnostic centers, and ancillary service providers, creating a significant local and regional employment base.



## Tampa Office Market

- In Q2 2025, Tampa's office market saw ±1.4 million SF leased, while new deliveries (±486,000 SF) tempered net absorption, yielding a ±9.9% vacancy rate.
- Across 2025 to date, net absorption has remained positive — Q3 reflected ±203,000 SF of positive absorption.
- The submarket bifurcation is strong: while Westshore, Downtown, and “flight-to-quality” assets lead leasing momentum, many suburban or older assets carry higher vacancy — in parts of Northeast Tampa vacancy has been reported exceeding 15%.
- The development pipeline remains very modest; as of mid-2025, only ±143,500 SF of new office product was underway (≈ 0.2% of inventory), reducing short-term risk of oversupply.
- **Talent pipeline & education access:** Tampa and surrounding institutions (e.g. University of South Florida in the region) provide a labor pool. (While not UCF local, Tampa benefits from several universities.)
- **Relocation trend:** With Miami / Southeast Florida seeing rising costs, Tampa remains an attractive alternative for firms relocating to Florida.
- **Hold optionality:** If older office demand softens, redevelopment or repositioning into flex / mixed-use is a potential fallback.



## Submarket / Corridor Considerations

- Fletcher Avenue is a key arterial and historically has seen mixed commercial/office along it.
- Fowler Avenue is state road SR 582, running east-west just south of the site; it is a major corridor connecting into central Tampa.
- The corridor between Fletcher and Fowler (and supporting cross streets) tends to be viewed as secondary/suburban office territory — meaning rental rates and quality must compete with core Tampa submarkets.
- The site's relative distance from Westshore / downtown means tenants will weigh commuting, amenity access, and parking as key decision factors.
- Hidden River Corporate Park is a nationally recognized and locally prominent master-planned office park located just across Fletcher Avenue, providing a strong nearby employment base that supports surrounding retail and service uses.
- The property is located 3 minutes from I-75 and roughly 5 minutes from the I-4 interchange, providing convenient access to the I-4 Corridor, Central Florida, and South Florida via the Florida Turnpike and I-95.



# Key Nodes & Projects

## The “Fletcher District”

The “Fletcher District” is a newly approved mixed-use development near USF, on the site of a former golf course, combining student housing, retail, research, and amenities. This is a major placemaking move aimed to consolidate live-work-play density close to the corridor.

## Lettuce Lake Park

Lettuce Lake Park lies along Fletcher Avenue, providing a substantial green amenity and a major recreational draw near the corridor. The park features boardwalk trails, observation towers, canoe and kayak access to the Hillsborough River, and abundant wildlife, making it a key destination for outdoor activity and nature appreciation within the Tampa area.

One of the “Greatest places in the world”  
- TIME Magazine

One of the “Best Places to Live”  
- Money Magazine

Top 100 Places To Live in the U.S.  
- Livability



## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **13075-13079 N Telecom Pky, Tampa FL 33637** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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