

**FOR LEASE**

# 10549 N. FLORIDA AVE

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## UNIVERSITY PROFESSIONAL BUILDING

Tampa, FL 33612

### **PRESENTED BY:**

**JOHN MILSAPS**

O: 813.279.1366

[john.milsaps@svn.com](mailto:john.milsaps@svn.com)

FL #SL3180964





## OFFERING SUMMARY

LEASE RATE:	\$24.00 SF/yr [MG]
BUILDING SIZE:	17,466 SF
AVAILABLE SF:	3,833 SF
LOT SIZE:	1.551 Acres
YEAR BUILT:	1965
RENOVATED:	2017
ZONING:	CI
MARKET:	Tampa Bay
SUBMARKET:	N. Tampa
APN:	095727-0100

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## PROPERTY OVERVIEW

This 17,500 SF medical/professional office building with various sized spaces available for lease features great location, professional management, and a variety of tenants. Current tenants include a dentist, pediatrician, and national not-for-profit group. University Professional Building offers tenants a wide range of amenities including 5:1,000 SF parking ratio. The property's location provides easy access to both I-75 and I-275.

## PROPERTY HIGHLIGHTS

- Ample parking
- Great access to I-275
- Signage on N. Florida Ave
- Professionally managed office complex
- Located near Carrollwood, University, and close to Seminole Heights

LEASE RATE	\$24.00 SF/YR
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### LOCATION INFORMATION

BUILDING NAME	University Professional Building
STREET ADDRESS	10549 N. Florida Ave
CITY, STATE, ZIP	Tampa, FL 33612
COUNTY	Hillsborough
MARKET	Tampa Bay
SUB-MARKET	N. Tampa
CROSS-STREETS	E. 109th Ave.
SIDE OF THE STREET	Southeast
SIGNAL INTERSECTION	No
ROAD TYPE	Highway
MARKET TYPE	Large
NEAREST HIGHWAY	I-275
NEAREST AIRPORT	Tampa International Airport

### BUILDING INFORMATION

BUILDING SIZE	17,466 SF
BUILDING CLASS	C
OCCUPANCY %	42.0%
TENANCY	Multiple

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### PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	Cl
LOT SIZE	1.551 Acres
APN #	095727-0100
POWER	Yes

### PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface
PARKING RATIO	4.85
NUMBER OF PARKING SPACES	85

### UTILITIES & AMENITIES

SECURITY GUARD	No
FREIGHT ELEVATOR	No
CENTRAL HVAC	Yes
LEED CERTIFIED	No





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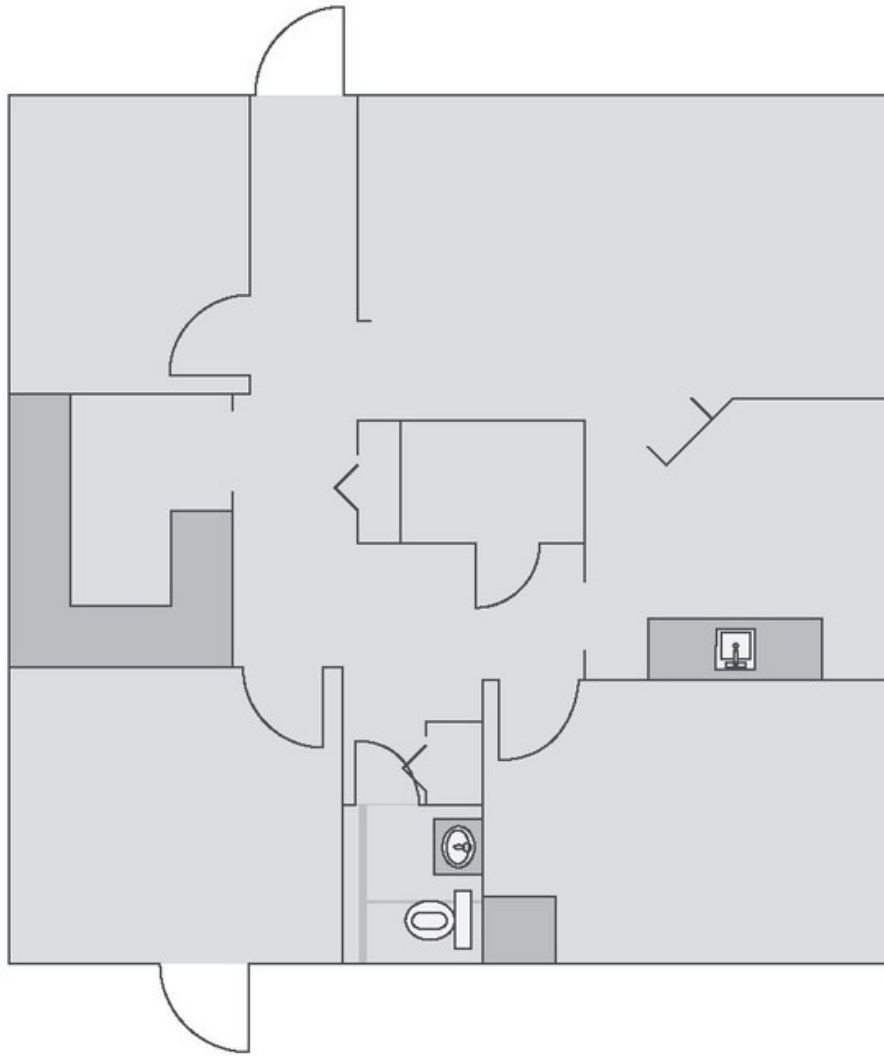
LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	60 months
TOTAL SPACE:	3,833 SF	LEASE RATE:	\$24.00 SF/yr

AVAILABLE SPACES

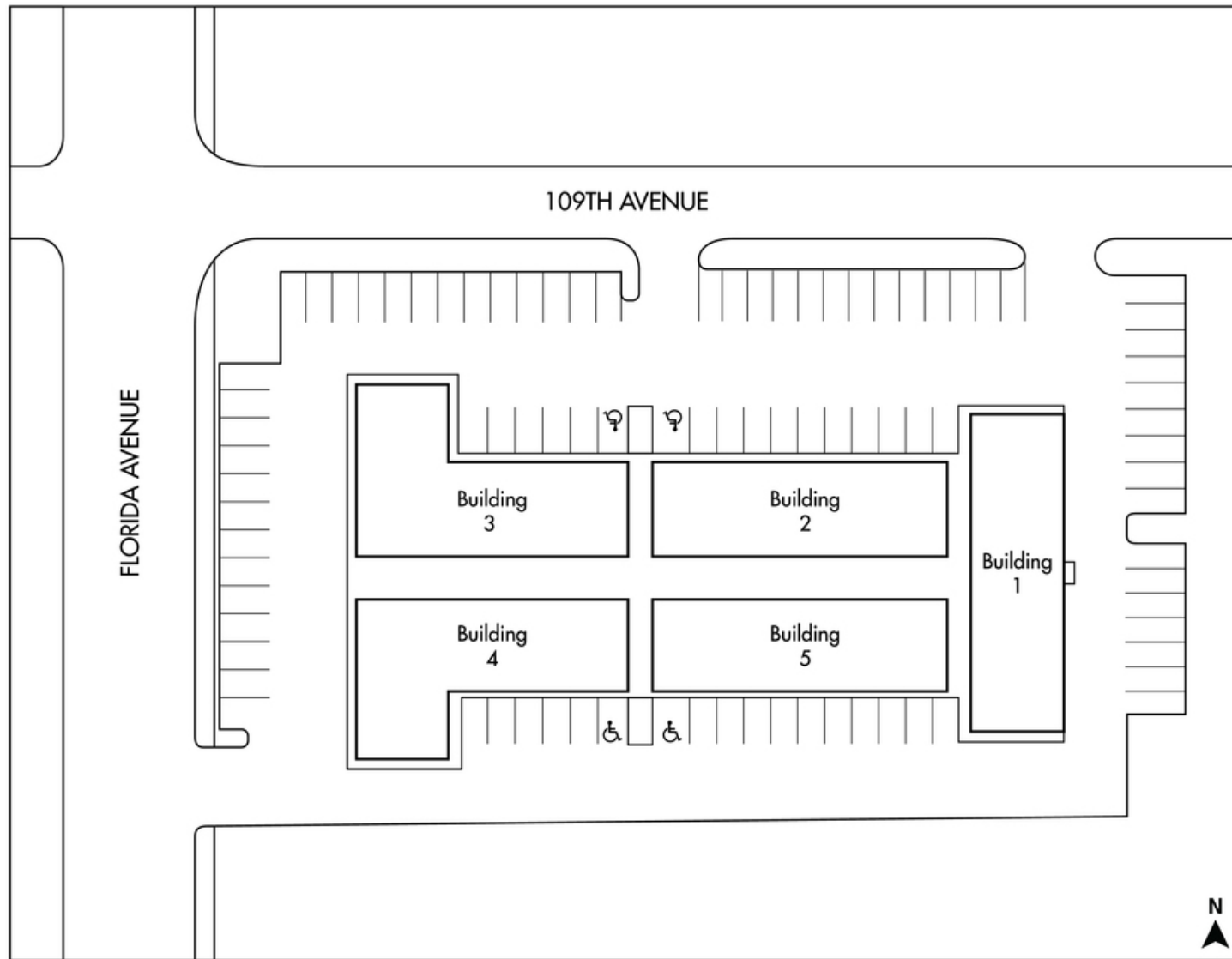
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 205	Available	3,833 SF	Modified Gross	\$24.00 SF/yr	-

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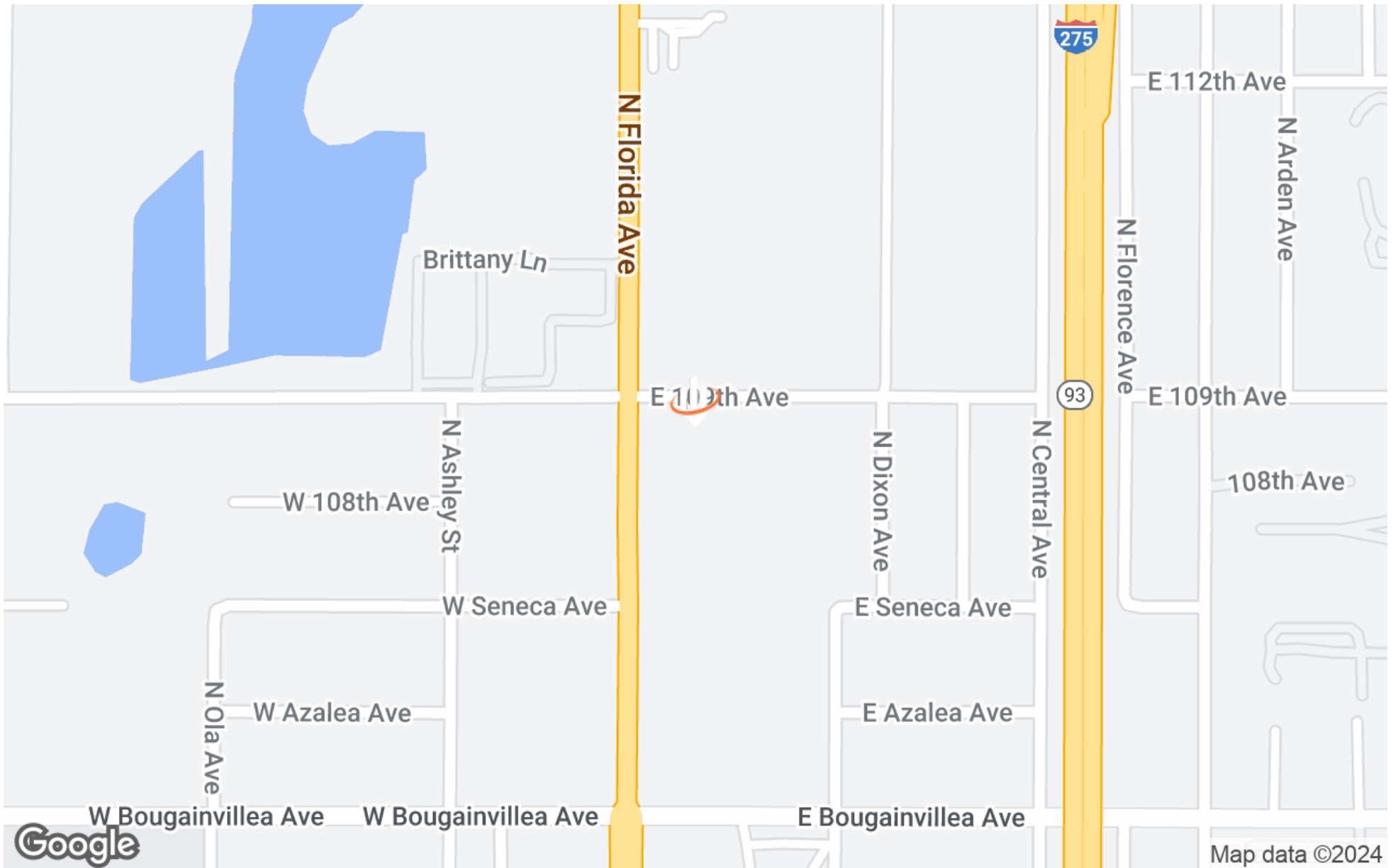


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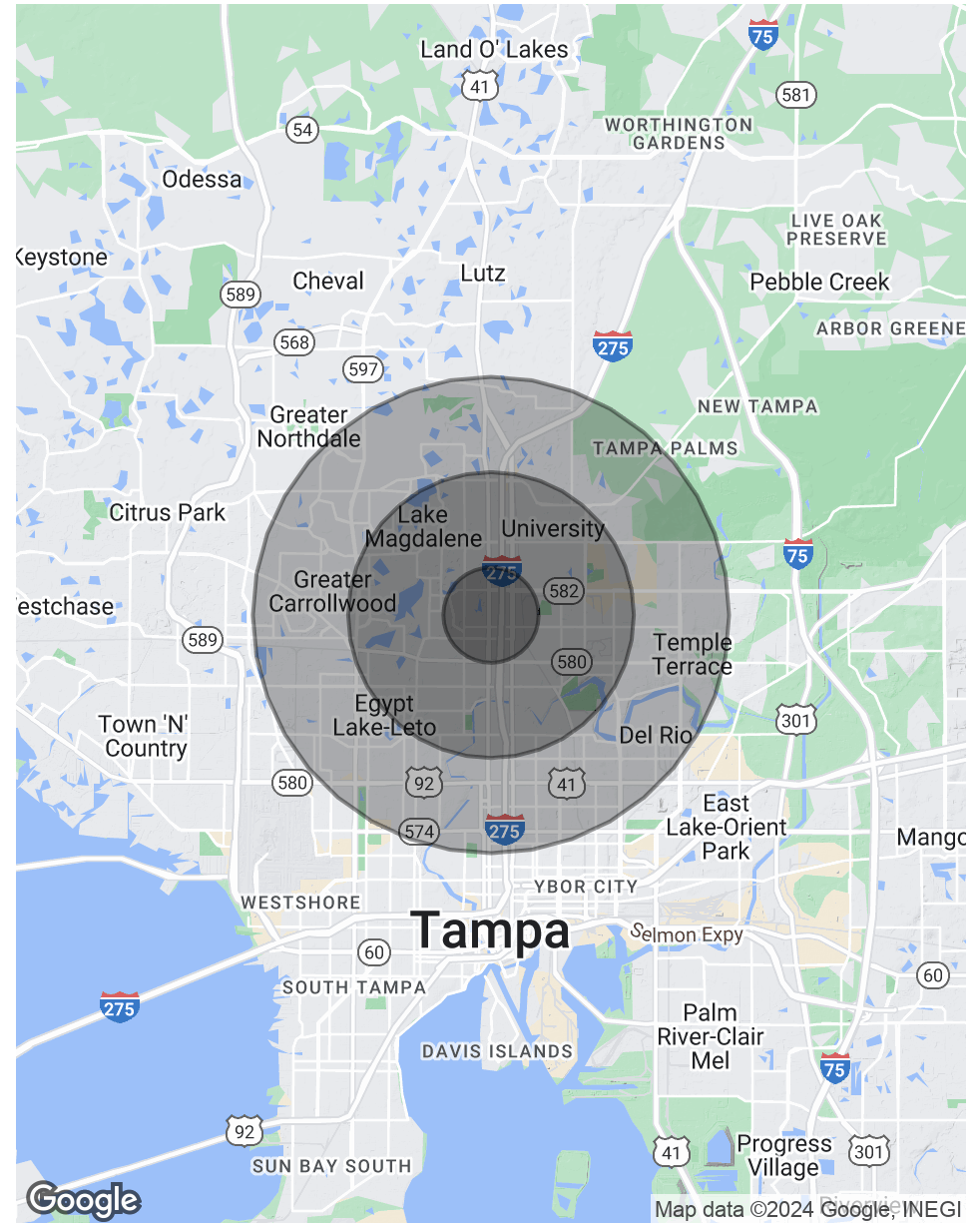
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,954	128,434	312,144
AVERAGE AGE	37.4	34.5	34.6
AVERAGE AGE (MALE)	36.7	33.9	33.4
AVERAGE AGE (FEMALE)	38.4	35.2	35.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,214	49,537	122,988
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$40,079	\$46,503	\$50,783
AVERAGE HOUSE VALUE	\$135,628	\$207,839	\$203,290

\* Demographic data derived from 2020 ACS - US Census



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## JOHN MILSAPS

Senior Advisor

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**Direct:** 813.279.1366

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## PROFESSIONAL BACKGROUND

John Milsaps has spent the past decade dedicated to his role as a commercial real estate professional who specializes in landlord representation and seller representation. Working as a senior advisor with SVN, he has consistently proven both his commitment to his clients, as well as his extensive knowledge of varying commercial real estate transactions. His familiarity and understanding of the Tampa Bay business community only further his ability to connect business owners to the right strategic partners or buyers, whether local or nationwide.

Though John has a broad understanding of the entire commercial market, he specializes in both professional office and healthcare real estate. As Senior Advisor, he approaches each business transaction with a unique combination of marketing, technology, and sales to ensure success and ease from start to finish.

## EDUCATION

John earned a double B.B.A in Real Estate and Risk Management from Georgia State University – J. Mack Robinson College of Business in 2004. He has been an active Licensed Real Estate Agent in the state of Florida ever since and continues to grow with SVN Coastal Commercial as a Top Producer within the brokerage.

**SVN | Commercial Advisory Group**  
10150 Highland Manor Drive Suite 150  
Tampa, FL 33610  
941.487.3788

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