

6550 W Hillsborough Ave
Tampa, FL 33634

Up to 41,217 RSF
Contiguous Available
in a
High-Tech
Professional Building



Contact

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Principal

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6550
INNOVATION CENTER

Contemporary and MOVE-IN READY
Office Space FOR LEASE



Plug and Play

Fully built out with everything you need to run a successful call center operation:

- Cubes and Like New Ergonomic Furniture Available
- Conference Rooms
- Meeting Rooms
- Private Offices
- Lounge/Break Areas



Tenant Experience

- High Quality Workstations available
- 5G Mobile Network Technology
- State-of-the-Art Cafe
- Brand New Fitness Center with Personal Training, Recovery Area including Sauna, Anti-gravity Chairs, and Cold Plunge
- Shaded Outdoor Seating Area
- Pickleball Court



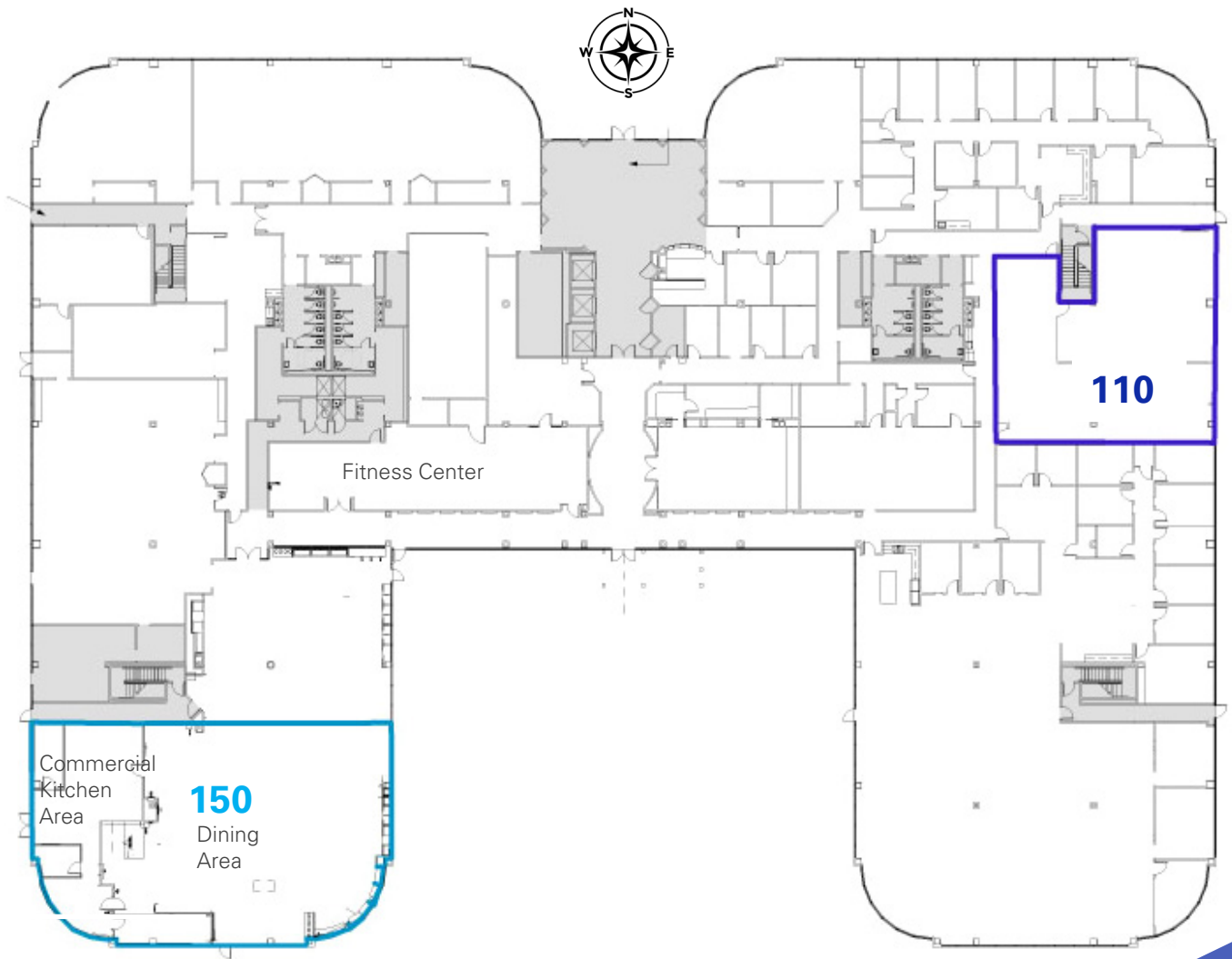
Building Amenities

- 5.5/1,000 Parking Ratio with Electric Charging Stations
- 1500 KW Full Building Generator
- Undergoing Landscaping Renovations
- Easy Access to and from Tampa International Airport
- Ideally positioned within the thriving live-work-play Westshore submarket, with access to a diverse, well-educated and abundant labor force

Demising Plan

AVAILABILITY

Suite	Sq Ft	
110	3,131 RSF	Can be Demised to Approx. Half
150	5,532 RSF	Commercial Kitchen & Dining Area



First Floor Opportunity

6550
INNOVATION CENTER
TAMPA, FL

Demising Plan

AVAILABILITY

Suite	Sq Ft	
250	Approx. 27,005 RSF	Potential Schematic Plan Actual Configuration TBD

Second Floor Opportunity

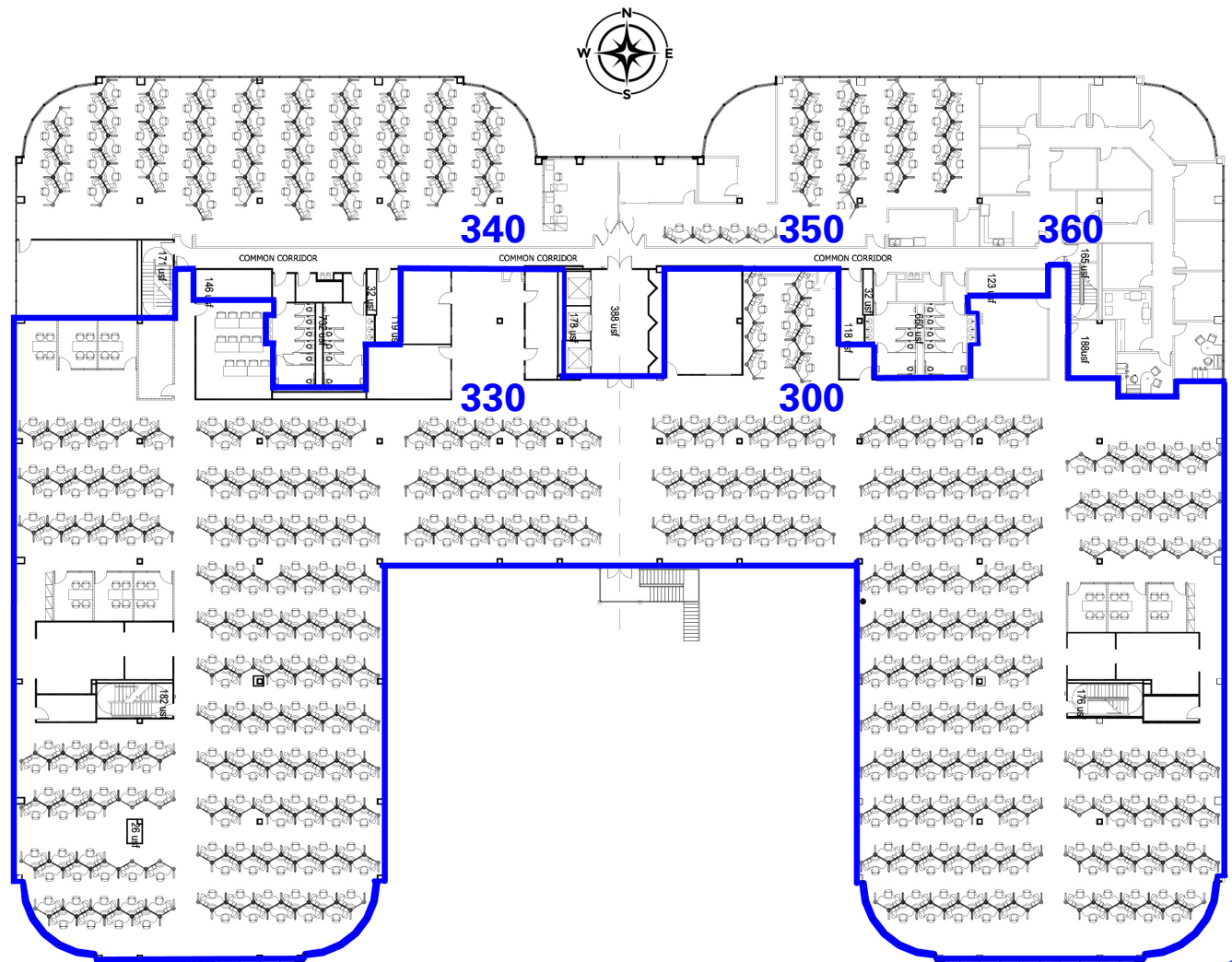


6550
INNOVATION CENTER
TAMPA, FL

Demising Plan

AVAILABILITY

Suite	Sq Ft	
300	20,306 RSF	
330	20,911 RSF	
	41,217 RSF	Total Contiguous



Third Floor Opportunity

6550
INNOVATION CENTER
TAMPA, FL

Demographics

Ring of 1 mile

4,351
Population

37.7

Median Age



5,148
Households

\$54,859
Median Disposable Income



\$65,113
Median Household Income



\$31,316
Per Capita Income



\$98,050
Median Net Worth

Ring of 3 miles

59,381
Population

41.1

Median Age



23,211
Households

\$55,604
Median Disposable Income



\$64,983
Median Household Income



\$37,147
Per Capita Income



\$149,334
Median Net Worth

Ring of 5 miles

147,989
Population

39.4

Median Age



61,226
Households

\$58,034
Median Disposable Income



\$69,447
Median Household Income



\$41,658
Per Capita Income



\$124,916
Median Net Worth

Location

This high-tech professional office building is easily accessible, three minutes from FL -589 Veterans Expressway and 7 minutes to Tampa International Airport.

Signage Opportunity

Monument signage available facing West Hillsborough Avenue with over 54,000 daily traffic count.



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For more information or
to request a tour, please contact:

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