

Government & Medical Space
Available

FOR LEASE



OFFICE PARK

Iconic Carrollwood Landmark
Up to 20,000 RSF Available!

10004 - 10014 N Dale Mabry Hwy, Tampa, FL
Call for Rates

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Accelerating success. _____



We have what you need!

- » Small, Medium, or Large available office suites.
- » Join our many medical, government, and office users.
- » Immediate availability or coming available 2026/2027.
- » 1st and 2nd floor available.



Outstanding Market Location

Raymond James Stadium | 10 minutes

Pasco County | 10 minutes

Midtown Tampa | 12 minutes

Tampa International Airport | 15 minutes

Westshore Business District | 16 minutes

Downtown Tampa | 18 minutes

Port Tampa Bay | 25 minutes

Downtown St. Pete | 30 minutes

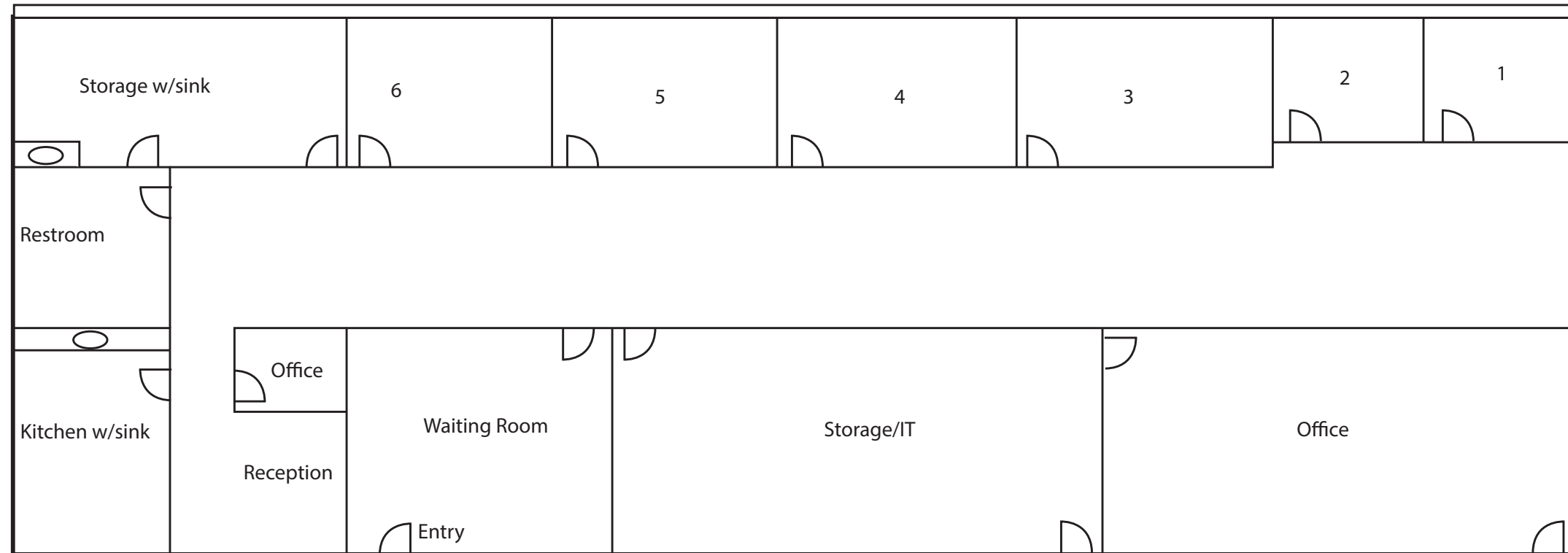


Available Spaces

- 3,000 RSF - 10,000 RSF Medical Space to be available with Private Restrooms!
- Up to 20,000 RSF Office Space
 - » Available end of 2027
 - » 1st & 2nd Floor Locations Connected Via a Rare Private Interior Staircase
 - » Will subdivide starting at 5,000 RSF
- 8,694 RSF Office Space

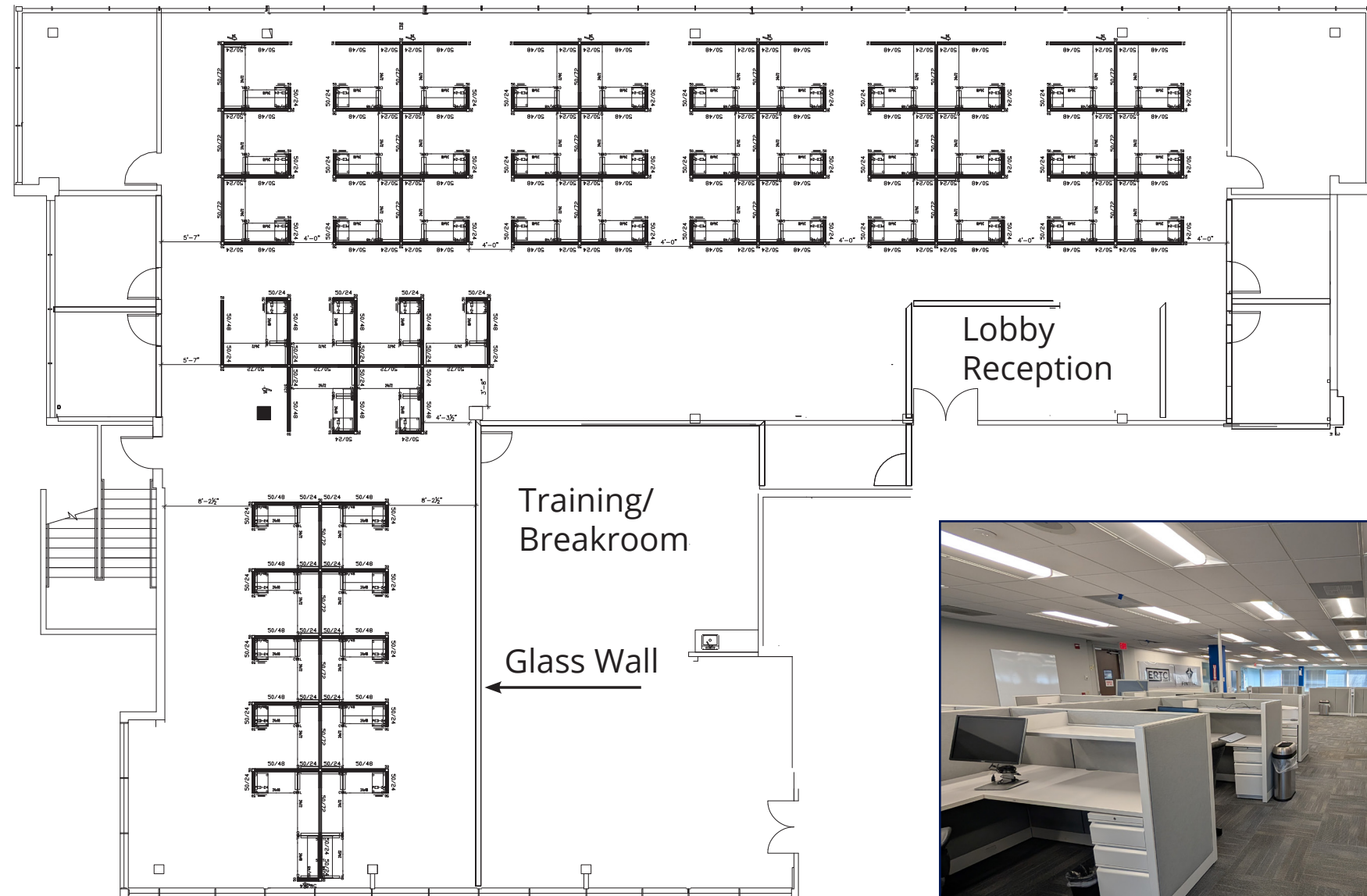
Building 10004 | Suite 101

2,989 RSF Medical Space with Private Restroom
(Additionally up to 10,000 RSF Medical Office Suite to be Available)

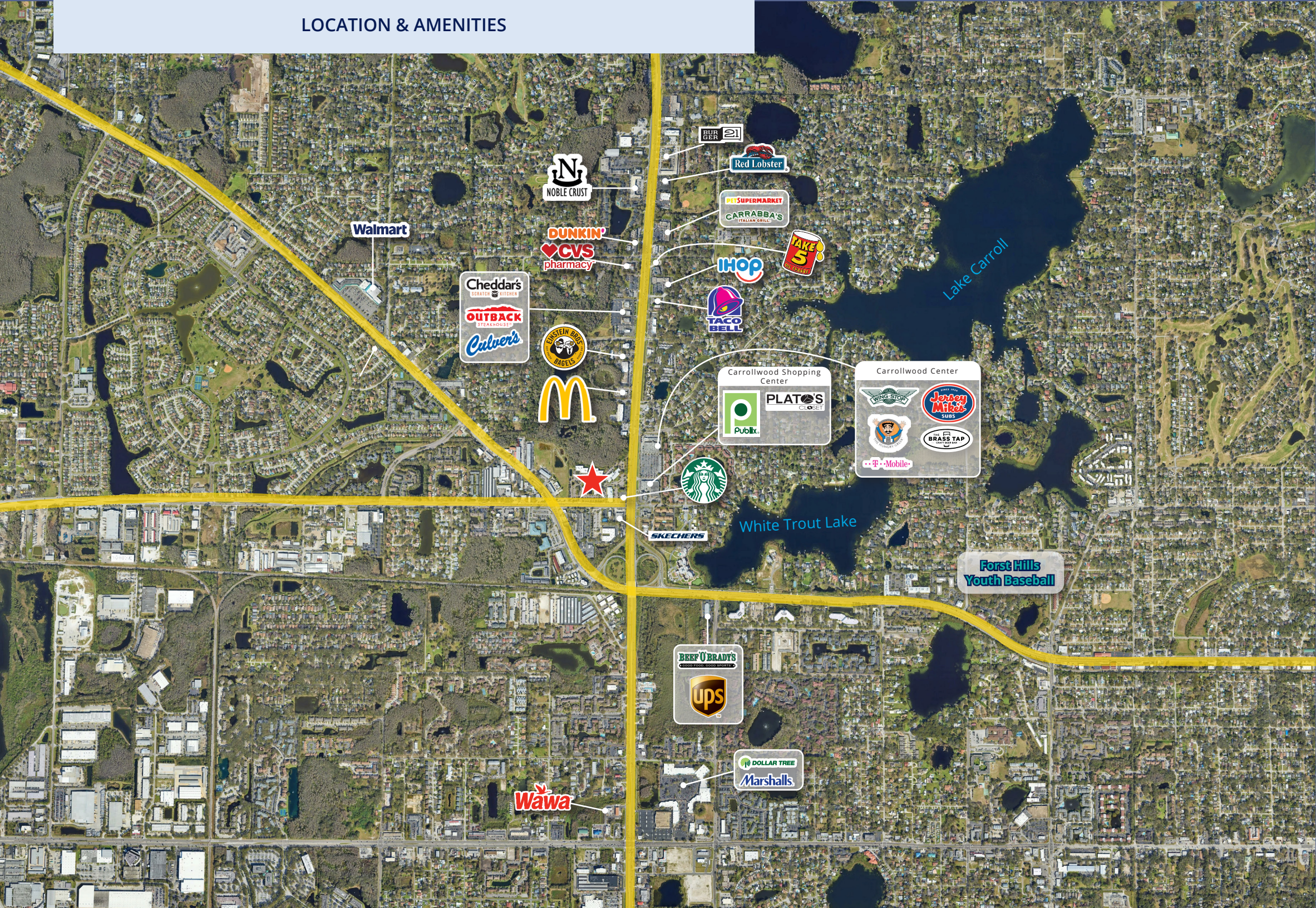


Building 10008 | Suite 200

Up to 8,694 RSF Office Space



LOCATION & AMENITIES



Demographics

	5-Min	10-Min	15-Min
DRIVE TIME POPULATION			
2030 Projection	28,375	147,719	366,430
2025 Population	27,857	144,783	355,712
% Growth	0.37%	0.40%	0.60%
HOUSEHOLD INCOME			
Average	\$101,017	\$98,990	\$99,414
Median	\$70,850	\$71,892	\$70,487
DAYTIME WORKERS			
2025	23,971	91,101	252,866
TOTAL DRIVE TIME POPULATION			
2025 Estimate	11,311	91,385	267,832

	1-Mile	3-Mile	5-Mile
RING POPULATION			
2030 Projection	11,552	109,185	314,977
2025 Estimate	11,541	106,930	306,589
% Growth	0.02%	0.42%	0.54%

Contact



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