

# FOR SALE

Covington Professional Park Office  
13636-13638 W. Hillsborough Ave., Tampa, FL 33635



## OFFERING SUMMARY

Offer Price:	\$900,000
Gross Area / Heated Area:	2,548 SF   2,488 SF
Year Built:	2022
Shared Parking:	4.4:1000
Park CAM:	\$396 per Month
Zoning:	CG   Commercial General
Occupancy:	Vacant   Immediately

### Kori Billings CCIM

Commercial Associate

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Kori@BridgewaterCommercial.com

447 3<sup>RD</sup> Ave. N, Suite 403, St. Petersburg, FL 33701

## OVERVIEW

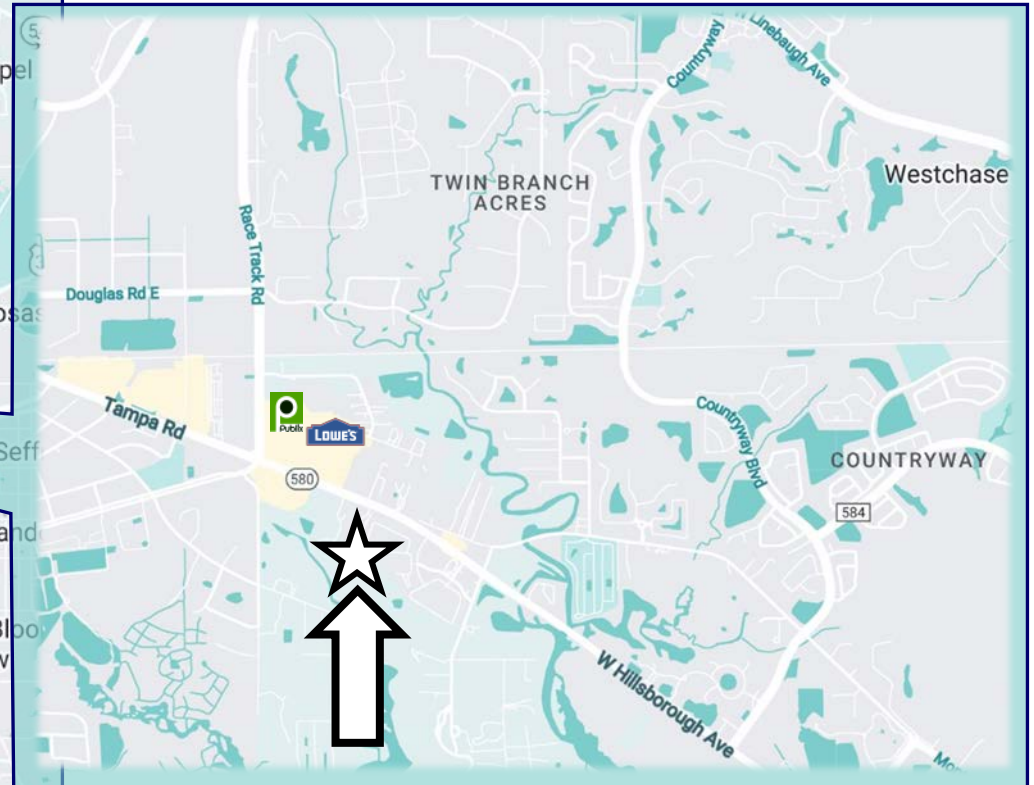
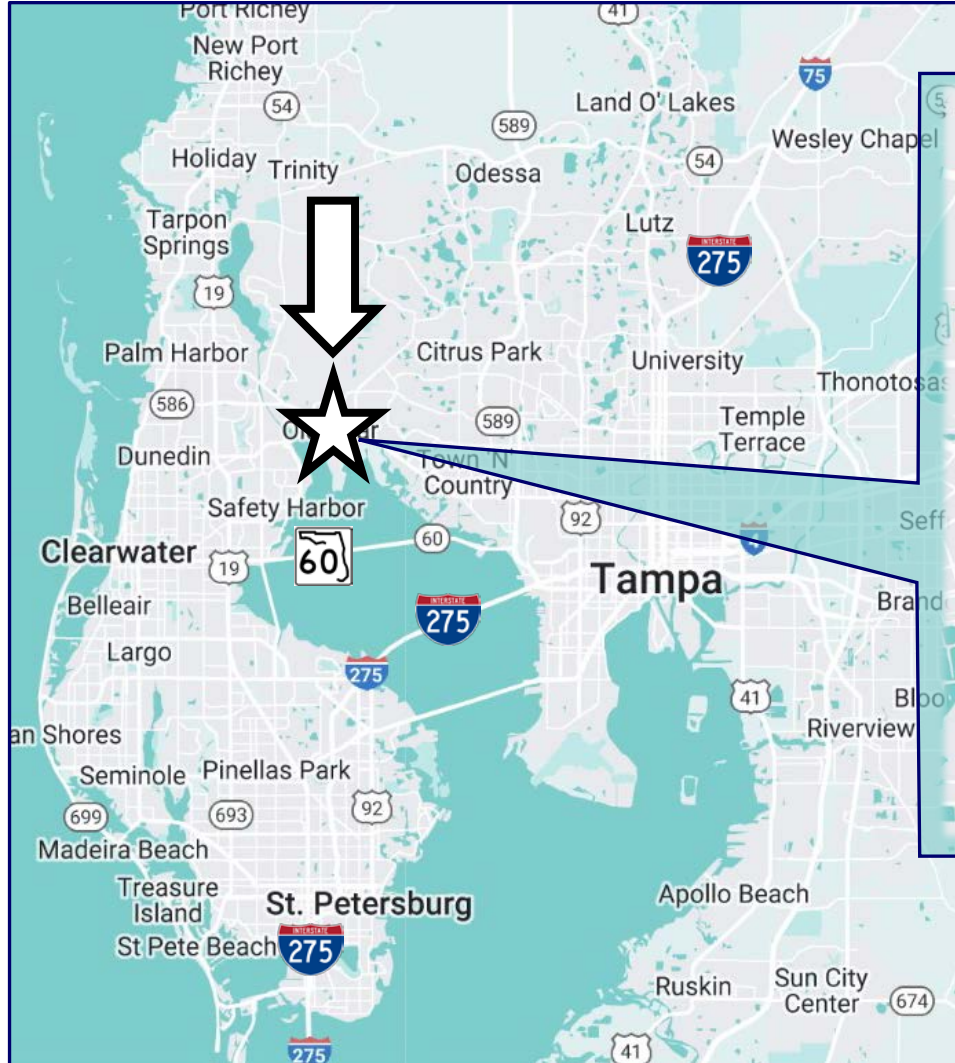
New construction medical office ready to lease in the Westchase area of Tampa! The office is in the Covington Professional Park off West Hillsborough Avenue, one half mile east of Race Track Road. This is an excellent location near the border of Pinellas and Hillsborough Counties. The building is split into two units of 1,244 SF each. The two office suites mirror each other, and each contains 4 wet exam rooms, waiting room, reception area, business office, laboratory with two sinks, nurse station, break room and 2 restrooms. The interior finishes are neutral and light providing a modern and bright aesthetic. Tenants will enjoy the thoughtful design of the office with numerous storage closets, low maintenance luxury vinyl tile floors and pocket doors on all rooms off the main corridors to maximize workspace and patient flow. Please note the link to the video tour of the office and included floor plan.



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- 0.5 Miles East of Race Track Road
- 11 Miles West of Tampa International Airport
- 54,000 Vehicles per day on W. Hillsborough Ave.

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## FLOOR PLAN

**2,488 Square Feet**  
**Two Units of 1,244 Square Feet**

Each Unit Contains  
4 Wet Exam Rooms  
Waiting Room  
Reception Area  
Business Office  
Laboratory with two sinks  
Nurse Station / Triage Area  
Break Room  
2 Restrooms



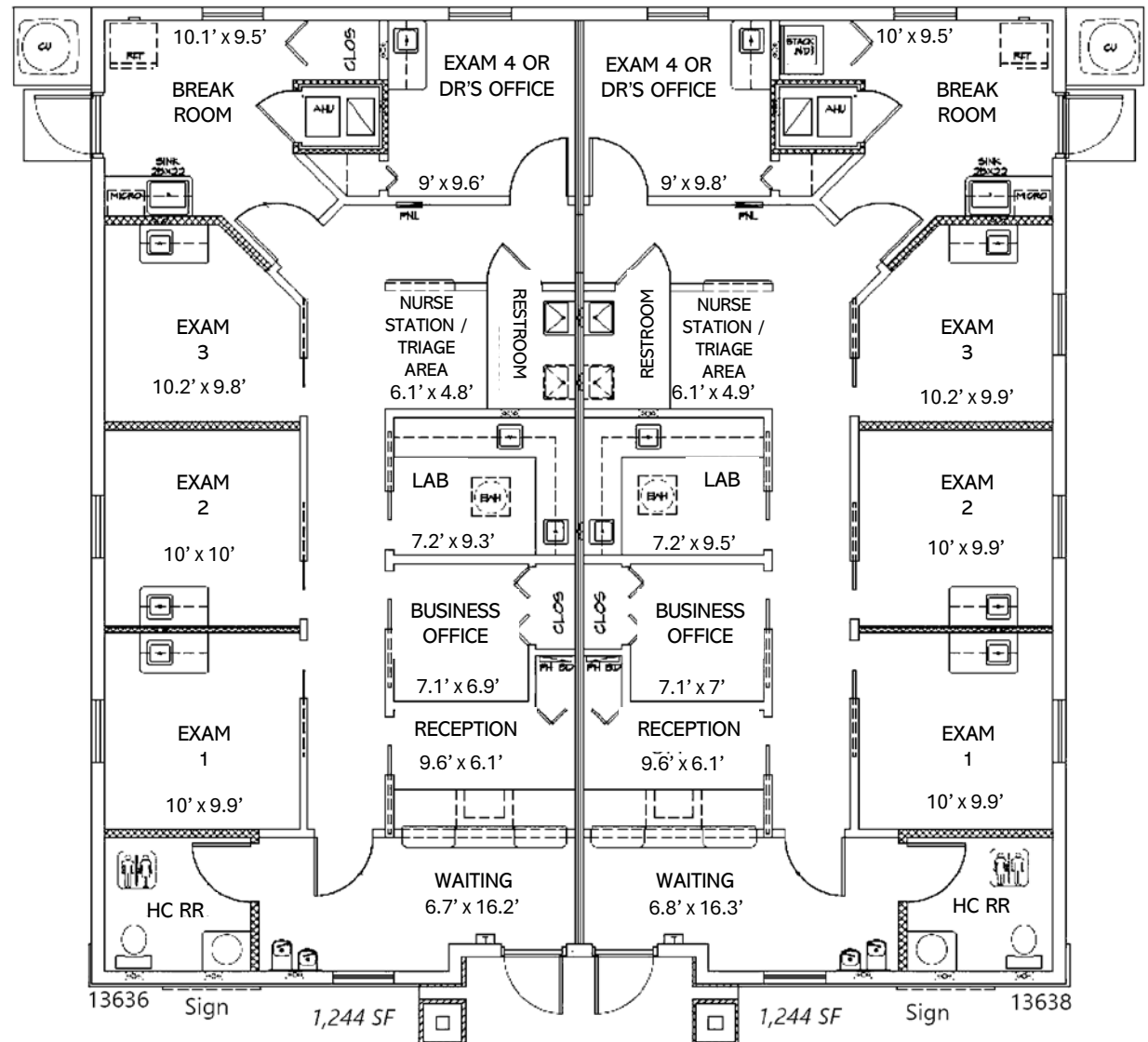
[Click or Scan for Video Tour](#)

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# Area Demographics

## 5 - 10 - 15 Minute Drive Time

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2022	5 Minutes	10 Minutes	15 Minutes
Total Population	6,949	69,746	213,891
Daytime Population	9,708	66,953	215,099
Average HH Income	105,966	106,832	108,287
Median Age	38.3	40	44.3
Average Home Value	346,803	330,483	330,880



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