



1,500 SF SUITE



11460 53RD STREET
TAMPA, FL 33617

MEDICAL/ PROFESSIONAL OFFICE

FOR LEASE

CLASS B COMMERCIAL OFFICE CONDO AVAILABLE IN THE HEART OF NORTH TAMPA

Brokerage Done Differently

401 EAST PALM AVENUE, TAMPA, FL 33602
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BROKER

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live
work
& play
IN THE HEART OF TAMPA BAY!

EXECUTIVE SUMMARY

11460 53RD STREET

TAMPA, FL 33617

LEASE PRICE **\$2,500.00/ base rent**

PRICE PSF **\$20.00/NNN**

PROPERTY FEATURES

CLASS A MEDICAL & PROFESSIONAL OFFICE CONDO IN NORTH TAMPA

Elevate your practice in this 1,500 SF Class B office condo designed to accommodate medical and professional users. Built in 2007 by Premium Waterford, this move-in ready suite features a functional layout including a welcoming reception area, eight private offices or exam rooms, a break room, and a large universal restroom. The space is fully wired for phone, cable, data, and T1, and is pre-plumbed for water, making conversion to medical use seamless and cost-efficient.

The interior offers a clean, neutral palette with tray ceilings, French doors, and abundant natural light overlooking mature oak views—creating a comfortable environment for both patients and staff. Ample onsite parking with 80+ spaces ensures ease of access, while exterior wall and monument signage provide strong visibility for your practice.

Located in Terrace Court Professional Park in Northeast Tampa, just off Fowler Avenue near 56th Street in Temple Terrace, the property offers quick access to I-75, I-275, Fletcher Avenue, and N. 30th Street. Surrounded by major healthcare institutions, residential communities, and expanding commercial development, the site serves a 3-mile population of 120,963 with an average household income of \$47,105—an excellent demographic base for medical, dental, therapy, wellness, or other healthcare-focused practices.



PROPERTY VIEW

LOCATION HIGHLIGHTS:

- **Terrace Court Professional Park Location** - Situated in a well-maintained, professionally landscaped office park in a high-growth North Tampa corridor.
- **Premium Waterford Construction** - Quality-built Class A structure completed in 2007, offering lasting value and professional appeal.
- **1,500 SF Move-In Ready Suite** - Fully built out with reception, eight offices, break room, and restroom—ready for immediate occupancy.
- **High-Visibility Signage Opportunities** - Excellent exterior wall and monument signage for strong brand exposure.
- **Ample Onsite Parking & Strong Demographics** - Over 80 parking spaces available, serving a 3-mile population of 155,900 with an average household income of \$48,900.

LISTING DETAILS

FINANCIAL TERMS

LEASE PRICE **\$2,500.00/ base rent**

PRICE PSF \$20.00/ NNN

LOCATION

STREET ADDRESS 11460 53RD STREET

CITY/MARKET TAMPA/ ST. PETERSBURG

COUNTY HILLSBOROUGH

SUB MARKET NORTHEAST TAMPA

UTILITIES

ELECTRICITY TECO

WATER/WASTE CITY OF TAMPA UTILITIES

COMMUNICATION FRONTIER/ VERIZON/ COMCAST

THE COMMUNITY

**NEIGHBORHOOD/
SUBDIVISION NAME** TEMPLE TERRACE AREA

FLOOD ZONE AREA X

FLOOD ZONE PANEL 12057C0217H

TAXES

TAX YEAR 2024

TAXES \$16,247.38

THE PROPERTY

FOLIO NUMBER 201178-1152

ZONING CO (COMMERCIAL OFFICE USE)

PROPERTY USE MEDICAL/ PROFESSIONAL OFFICE

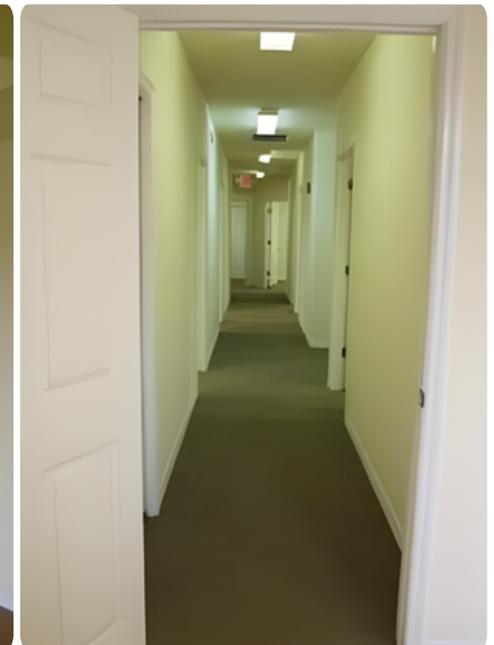
AVAILABLE SF 1,500 SF

LOT SIZE APPROX. 5,159 SF

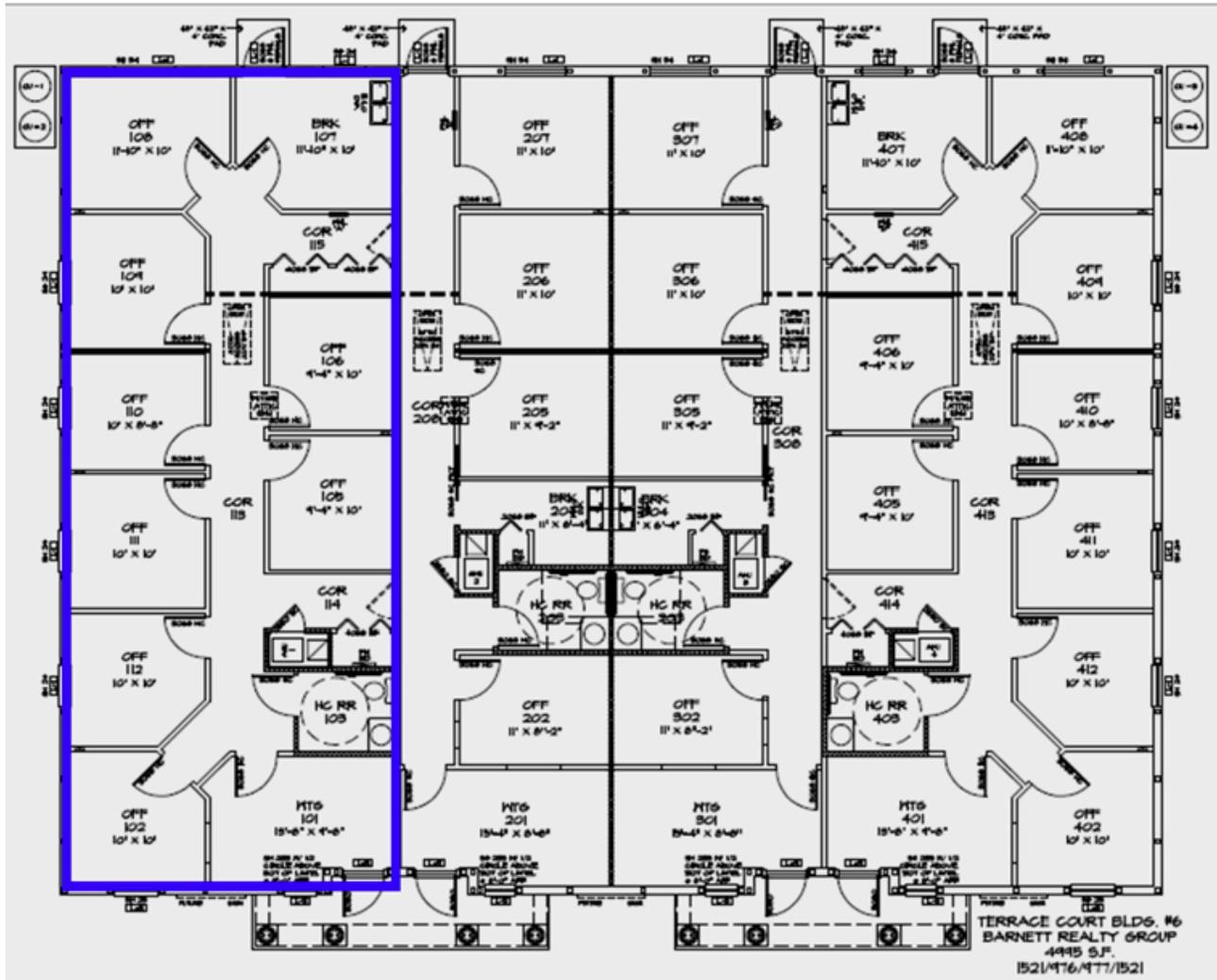
FRONT FOOTAGE 370' +/- (N. 53RD STREET)

PARKING ONSITE, PAVED

PARKING SPACES 80+ SPACES



BUILDING FLOORPLAN



LEASE HIGHLIGHTS

- Beautifully designed entrance
- Reception area, 8 large offices/exam rooms, kitchenette, ADA restrooms
- GREAT VALUE with competitive rates
- Zoned CO (Commercial Office)
- Excellent visibility
- Pre-plumbed for water, easily converted to medical office
- Start, relocate, or expand your business here

AREA HIGHLIGHTS

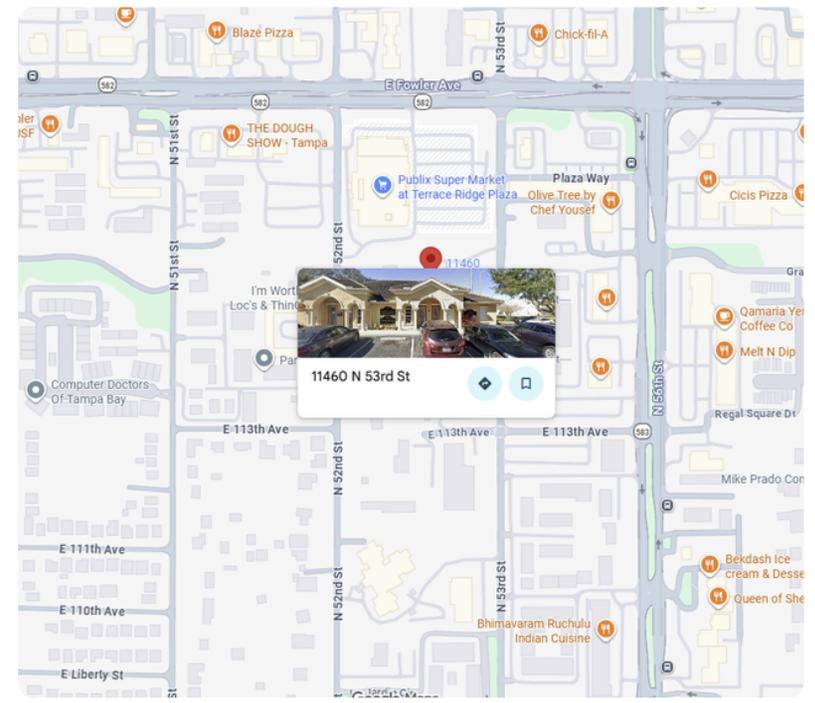
- Convenient to major travel arteries
- Heart of Temple Terrace professional office community
- Business park fronts N. 53rd Street
- Easy access to E. Fowler Avenue, N. 56th Street, and I-75
- 0.2 miles south of E. Fowler Avenue and 0.3 miles west of N. 56th Street
- High traffic counts: 73,000 VTD (E. Fowler Ave / N 52nd St)
- Flourishing new commercial growth and development

ZONING INFORMATION

The **CO (Commercial Office)** zoning supports professional and administrative uses, including medical offices, dental practices, law firms, accounting firms, and other service-oriented businesses. It allows flexible layouts for offices, exam rooms, and reception areas while maintaining low traffic and minimal impact on surrounding properties. This makes it ideal for medical, professional, and service-based practices in a business-friendly, high-visibility location.

DRIVING DIRECTIONS

From Interstate-75, take Exit 265 for Fowler Avenue/State Highway 582 and head west on Fowler Avenue for approximately 2.4 miles. Turn left onto N. 53rd Street and continue south until you reach Terrace Court Professional Park. Turn right into the business park and follow the road as it curves around to the building. The property is located at 11460 N. 53rd Street.



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