



# **USF Area Bruce B. Downs Class "A" Medical Office**

**12206 Bruce B. Downs Blvd. Tampa, FL 33612**

**Lease rate: \$16 / sf NNN + \$4 CAM**

**Maximum Contiguous: 8,027 sf**

**Minimum Divisible: 1,637 sf**

**Lot size: 3.22 Acres**

**Existing Land Use: LC (Light Commercial)**

**Future Land Use: R-20 (.35 FAR)**

**Parking: 6+ / 1000**

**Availability: Build-out (90 to 120 days)**

**Michael Braccia, P.A.**  
Commercial Property Specialist



Offered by:

Michael Braccia, P.A.  
Builder's Services, Inc  
Direct: 813.625.2375  
mike.braccia@gmail.com  
www.mblastings.com

**This Bruce B. Downs Class "A" Medical Office has 8,027 sf of available space and is situated on a 3.22 acre shared lot. This highly-visible space has frontage and signage along Bruce B. Downs Blvd. and a view of Campus Lake. A unique opportunity to design and build your ideal professional or medical office space in the heart of the USF Medical Market. The space is divisible to 1637 sf for smaller qualified medical tenants or perfect for the single user to take the entire 2<sup>nd</sup> Floor, 8027 sf space for a flagship location. Located on the corner of Bruce B. Downs Blvd. and Campus Hill Drive, adjacent to the VA Medical Center and in close proximity to Moffitt Cancer Center, Florida Hospital, Shriners Hospital, and All Children's Hospital. Property is less than a ½ mile north of E. Fowler Avenue on the west side of Bruce B Downs Blvd.**

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# Photos

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12206 Bruce B. Downs Blvd. Tampa, FL 33612

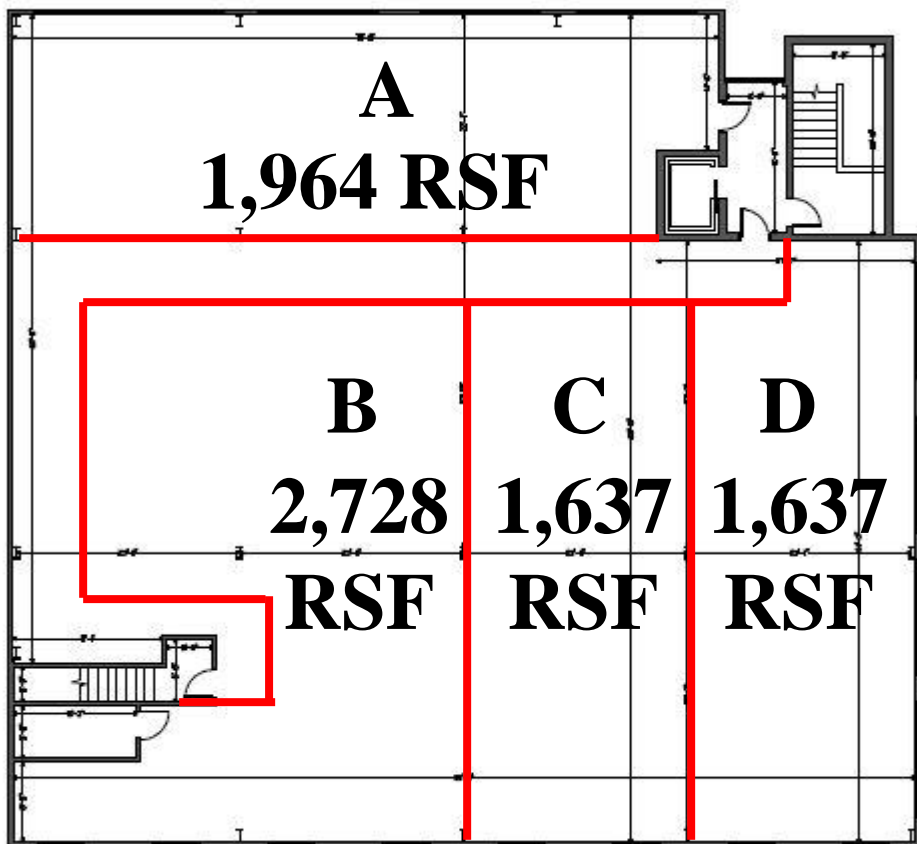


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# Space Plan

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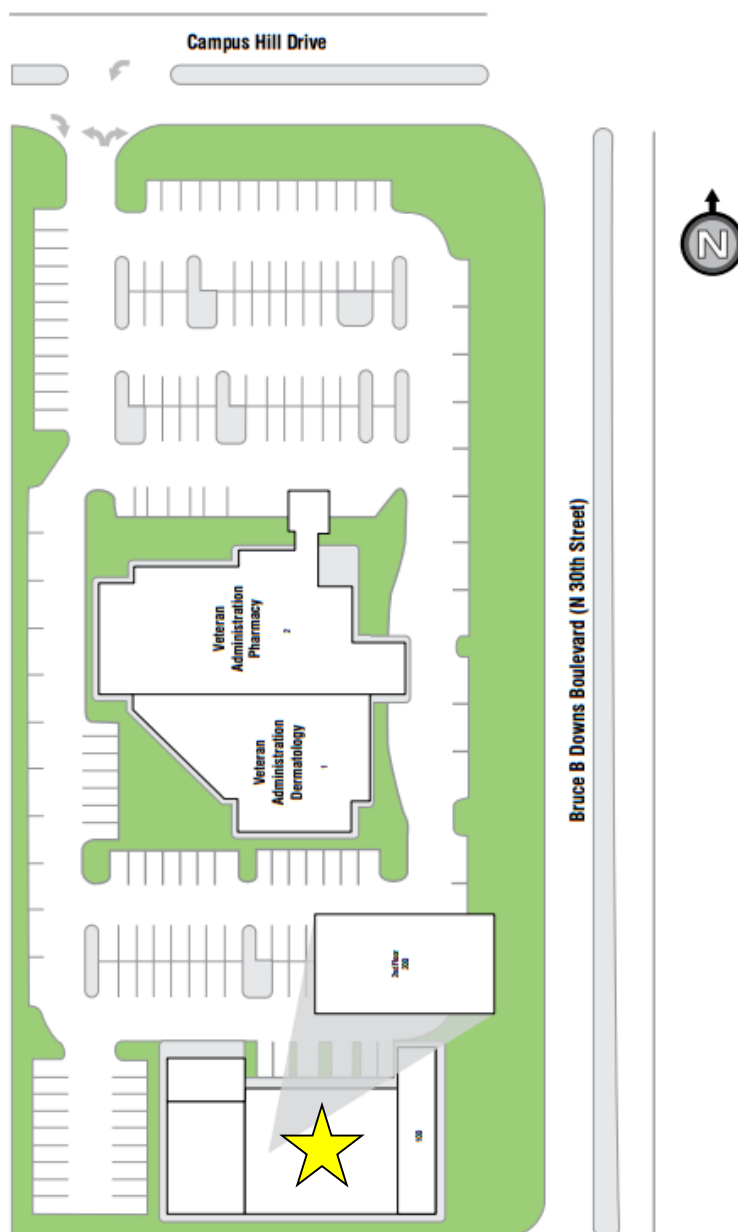
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# Site Plan

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# Aerial and Location

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