



HIDDEN RIVER CORPORATE PARK

8610 HIDDEN RIVER PARKWAY
TAMPA, FL 33637

CLASS-B OFFICE

SALE-LEASEBACK INVESTMENT



44,046 SF



FOR SALE



\$10,526,000

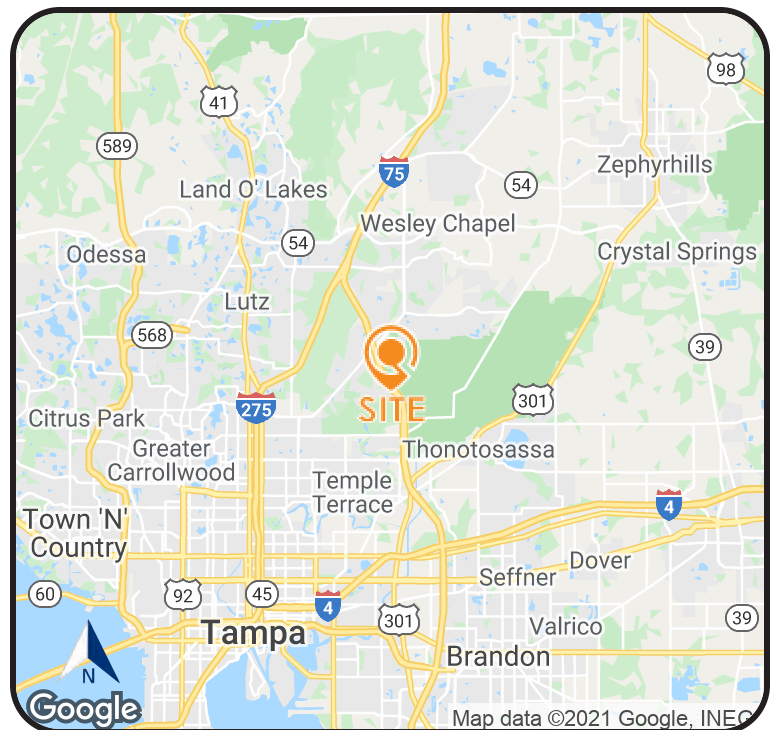
PROPERTY SUMMARY

Sale Price:	\$10,526,000
Rentable Building Area:	44,046 SF
Occupancy:	71.69%
Site Size:	10.52 AC
Year Built / Renovated:	1997 / 2019
AADT / CPD:	114,500 (I-75) / 37,500 (Fletcher)

The highly visible, 44,046-square-foot office building within Tampa's "Hidden River Corporate Park" is a rare sale-leaseback investment, whose sizable footprint includes abundant parking, café, meeting/training spaces and more.

Its anchor, BICSI World Headquarters (the global leader in ICT education, certification and standards), is a 44-year organization that occupies over 70% of the building, leaving 12,468 square feet of vacant upside.

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Total Population:	4,549	44,191	166,293
5-Year Population Increase:	1.6%	0.8%	0.7%
White Collar Workforce:	70.7%	66.8%	60.8%
Average Household Income:	\$84,746	\$80,678	\$68,671



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PROPERTIES.LQWEST.COM/HIDDEN-RIVER-INVESTMENT

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

TAMPA



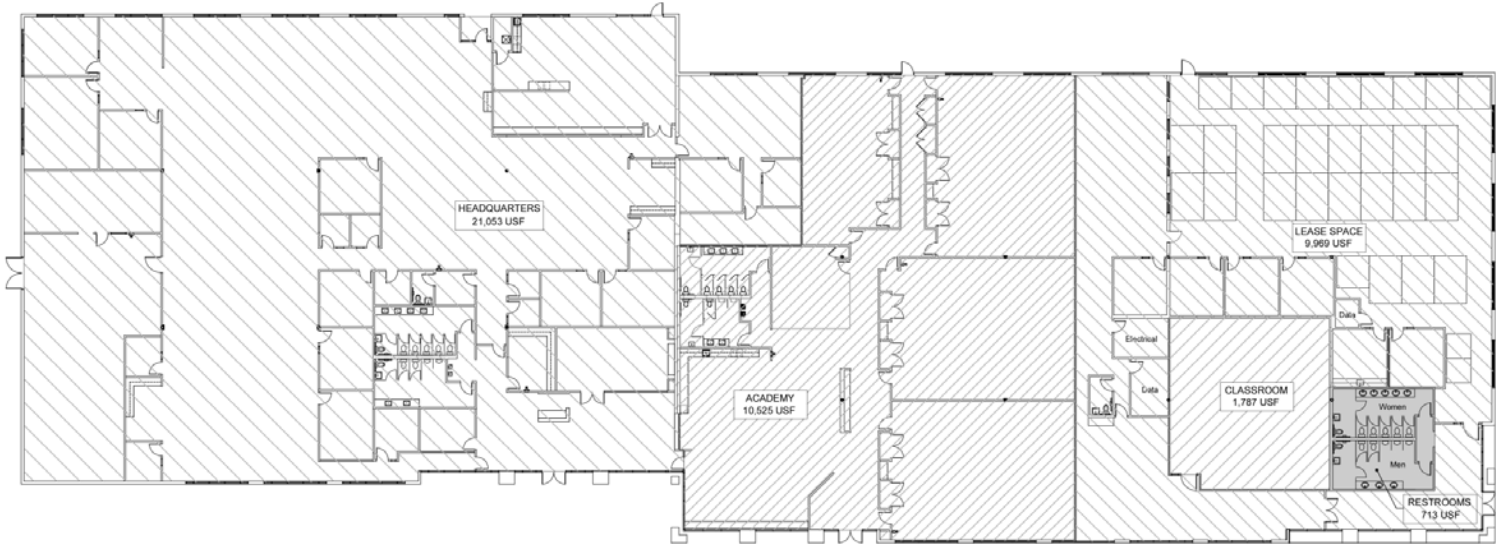
ORLANDO



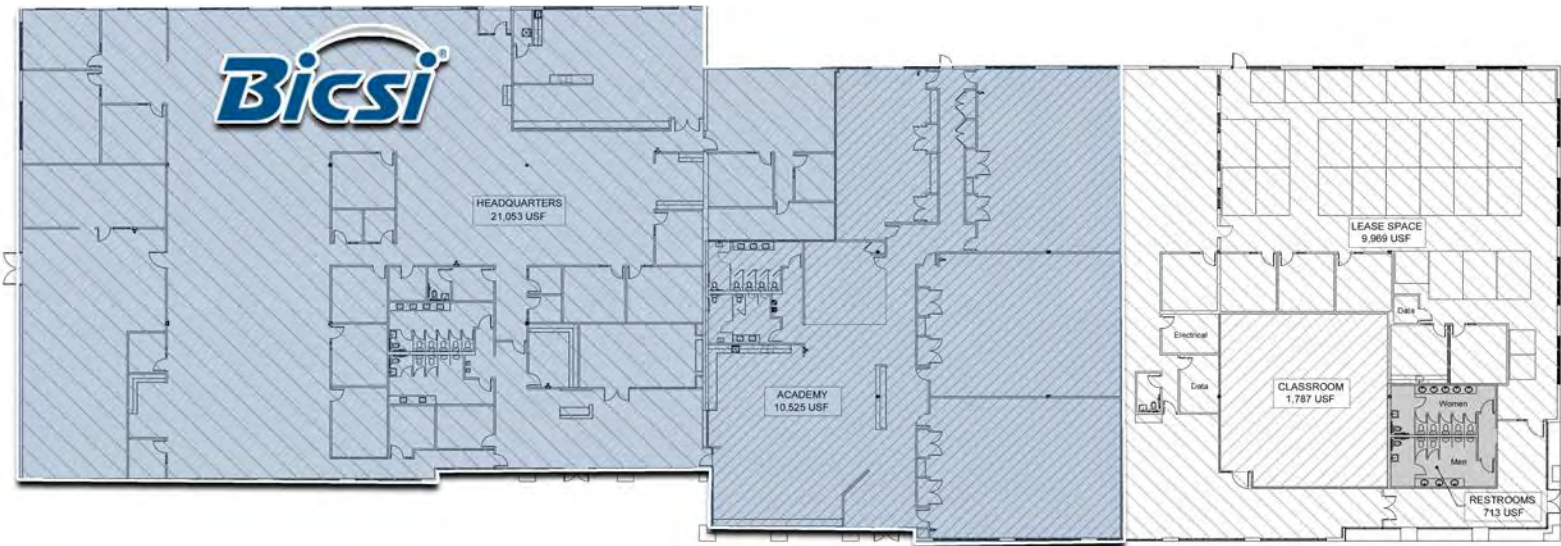
FORT MYERS



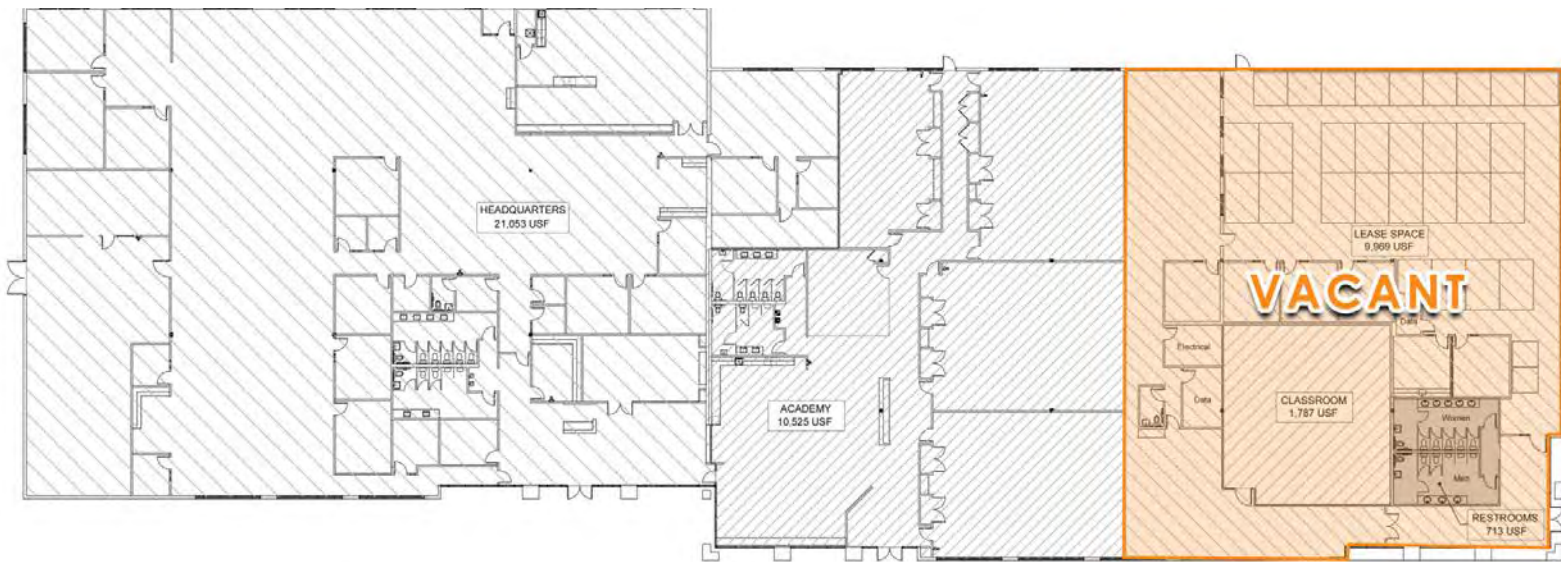
NAPLES



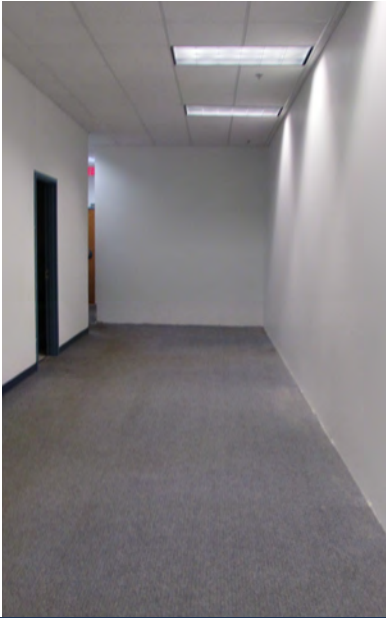
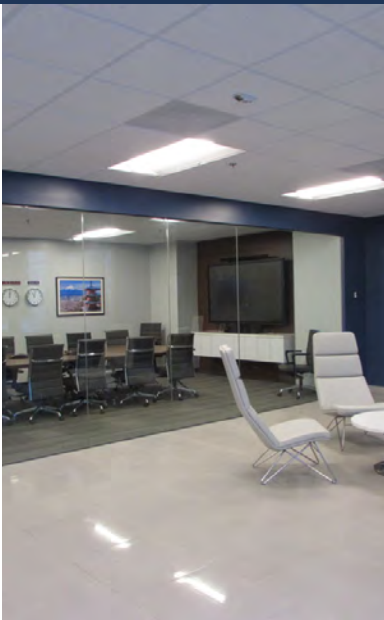
8610 Hidden River Parkway - Building Floor Plan



8610 Hidden River Parkway - Occupied Portion



8610 Hidden River Parkway - Remaining Vacancy





Hidden River Corporate Park is immediately located at the northwest corner of Interstate 75 and E. Fletcher Avenue.

The highly visible office hub boasts over 114,500 vehicles per day along Interstate-75 in Hillsborough County's "Northeast Tampa" submarket.

The site further benefits from optimal visibility and three access points along E. Fletcher Avenue.

