



12906 Tampa Oaks Blvd

Tampa, Florida 33637

Tampa Oaks II

- 3-story, 104,080 SF class A office building
- 5 per 1,000 SF parking ratio
- Canteen grab-and-go food market
- Designed to maximize natural light in the lobby and tenant spaces
- Awarded NAIOP Best of the Best Office Building of the Year for sustainability and efficiency
- Superior business continuity: Kohler Power System 1,000kW generator, flood zone X - non evacuation zone
- Tampa Oaks offers two class A multi-family apartment communities, four hotels totaling 536 rooms and nationally accredited day care and school, The Goddard School for Early Childhood Development

For lease

Ron Ruffner
+1 813 387 1325
ron.ruffner@jll.com

Clay Sovich
+1 813 387 1318
clay.sovich@jll.com



WITHIN TAMPA OAKS

270,000 SF of Class A office within the park. Major corporate tenants include:



Two apartment communities



536 hotel rooms



The Goddard School, nationally accredited early childhood education and daycare

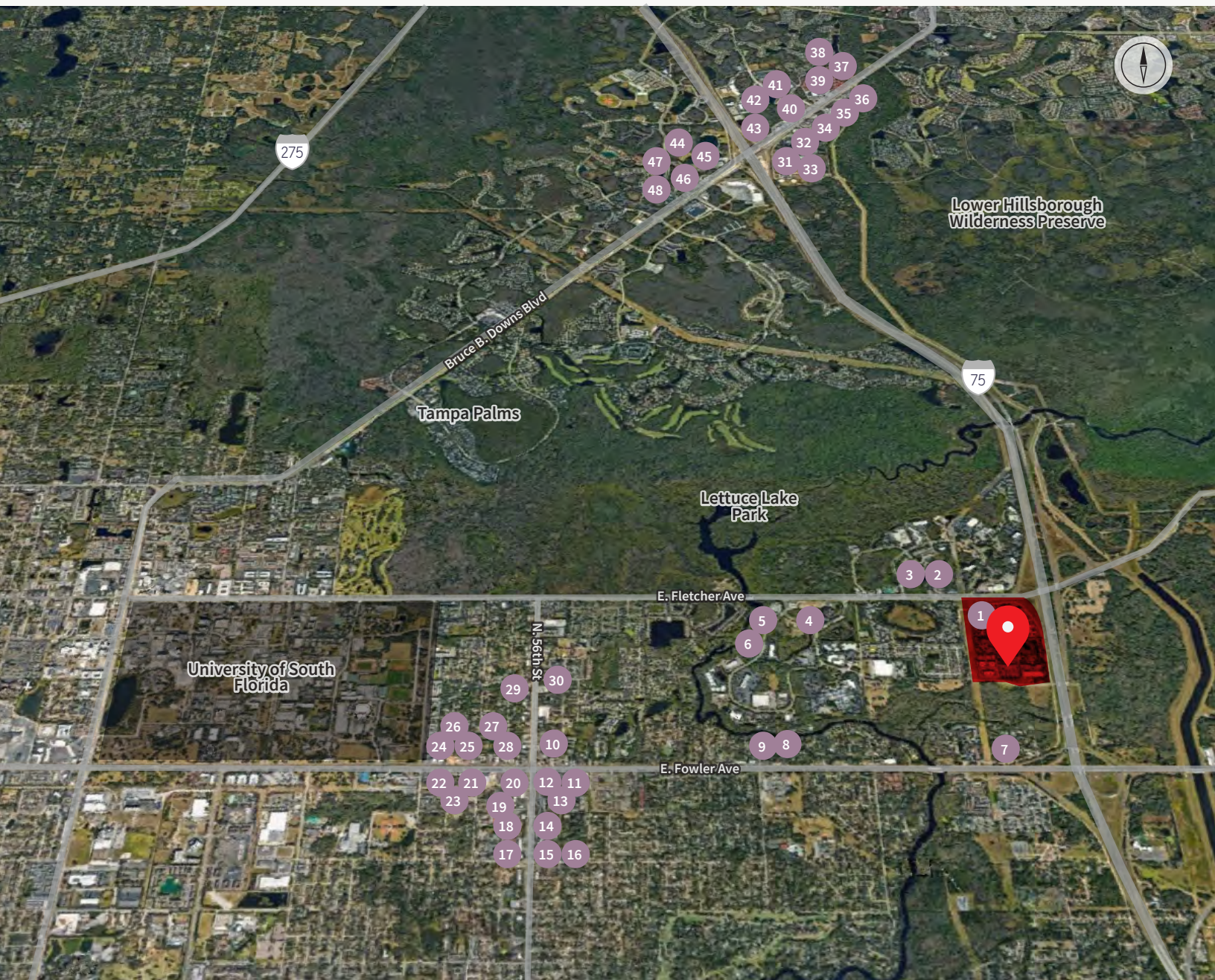


5 minutes from USF main campus. USF is the 10th largest public university in the U.S.

AREA FEATURES

DINING (10 min drive time)

- | | | | |
|----------------------------|----------------------------------|----------------------------------|-----------------------------------|
| 1. Bob Evans | 13. Fuzzy Taco's | 25. PDQ | 37. Michi Ramen |
| 2. Wendy's | 14. Saigon Bay | 26. Chipotle Mexican Grill | 38. Sushi Cafe |
| 3. Dunkin' | 15. Queen of Sheba | 27. Blaze Pizza | 39. TGI Friday's |
| 4. Starbucks | 16. Green Land | 28. Chick-fil-A | 40. Brunchery |
| 5. Desi Flavors Indian | 17. Sawatdee Thai Cuisine | 29. Abu Omar Hala | 41. Taste of New York Pizzeria |
| 6. Top China | 18. Outback Steakhouse | 30. Babushka's | 42. Oishi Express Sushi |
| 7. IHOP | 19. Half Moon Seafood Co. | 31. Taco Bell | 43. Glory Days |
| 8. Bangkok Jazz Thai | 20. Carrabba's Italian Grill | 32. Chick-fil-A | 44. Stonewood Grill & Tavern |
| 9. Hyderabad Biryani House | 21. Pita's Republic | 33. Laing's Bistro Asian Cuisine | 45. Red Lobster |
| 10. McDonald's | 22. U Poke Spot | 34. FRAMMI | 46. Olive Garden |
| 11. Applebee's Grill | 23. Tazza Turkish, Mediterranean | 35. The Hummingbird Jerk House | 47. Palm Thai |
| 12. Asian Wok | 24. Which Wich Sandwiches | 36. Chili's Grill & Bar | 48. Koizi Endless Hibachi & Sushi |



DEMOGRAPHICS



Reach 6,717 apartment units in just 10 minutes



Over 14,000 college degrees awarded in the 2021-2022 academic calendar year from USF



826,822 labor force and 1.5 population within 30 min.

DRIVE TIMES



10 min

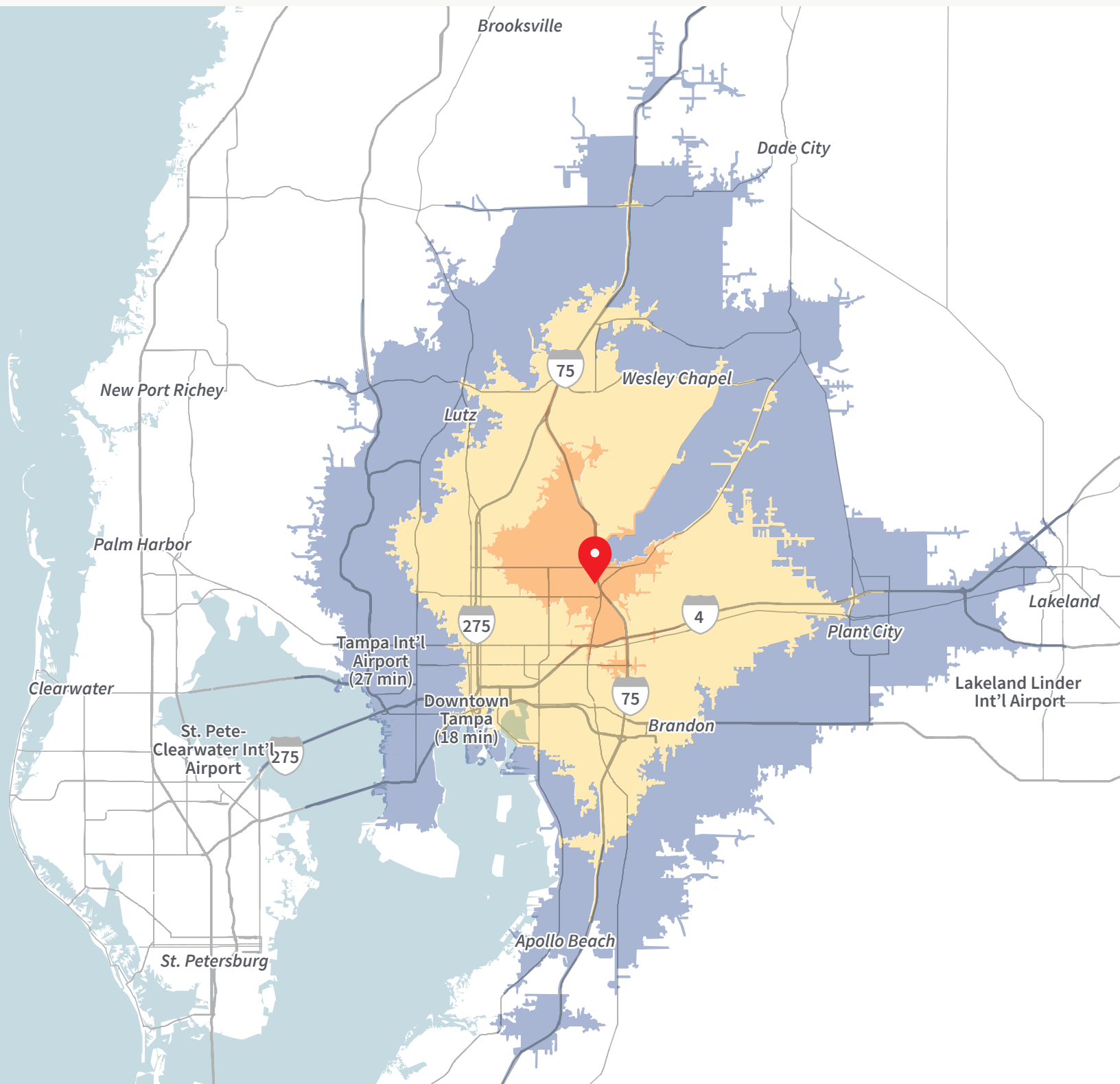


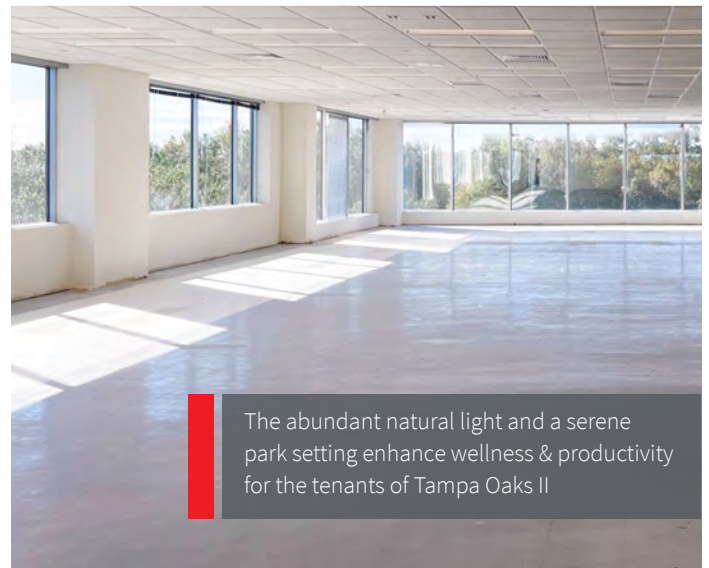
20 min



30 min

Population	103,864	652,797	1,503,046
Households	39,806	251,575	575,488
Median HH Income	\$48,291	\$58,487	\$67,011
Median Home Value	\$230,974	\$258,993	\$273,173
Median Age	29.5	35.0	37.7
Labor Force	57,833	360,940	826,822





The abundant natural light and a serene park setting enhance wellness & productivity for the tenants of Tampa Oaks II

Leasing Contacts

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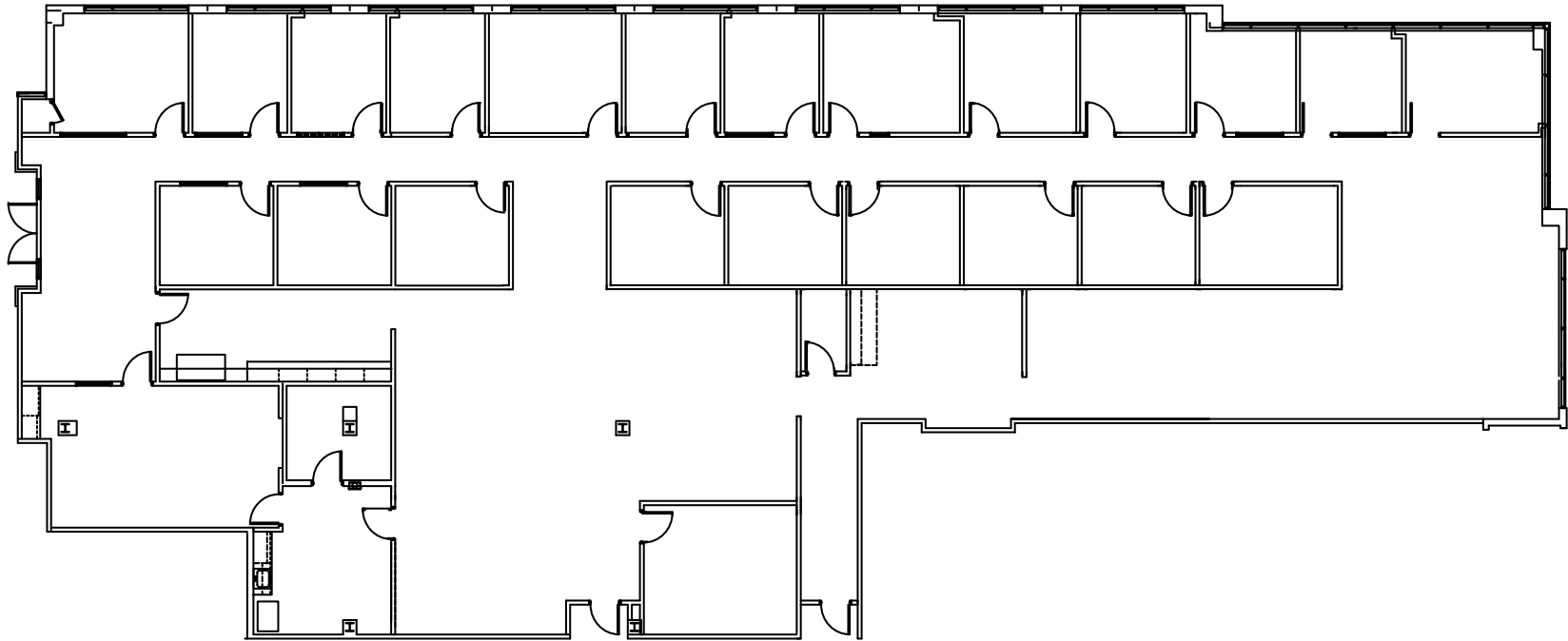
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Tampa Oaks II 12906 Tampa Oaks Blvd, Tampa FL 33637

9,299 SF

Suite 131



www.tampaoaks2.com

north ↑

For more information or to set up a tour, please contact:

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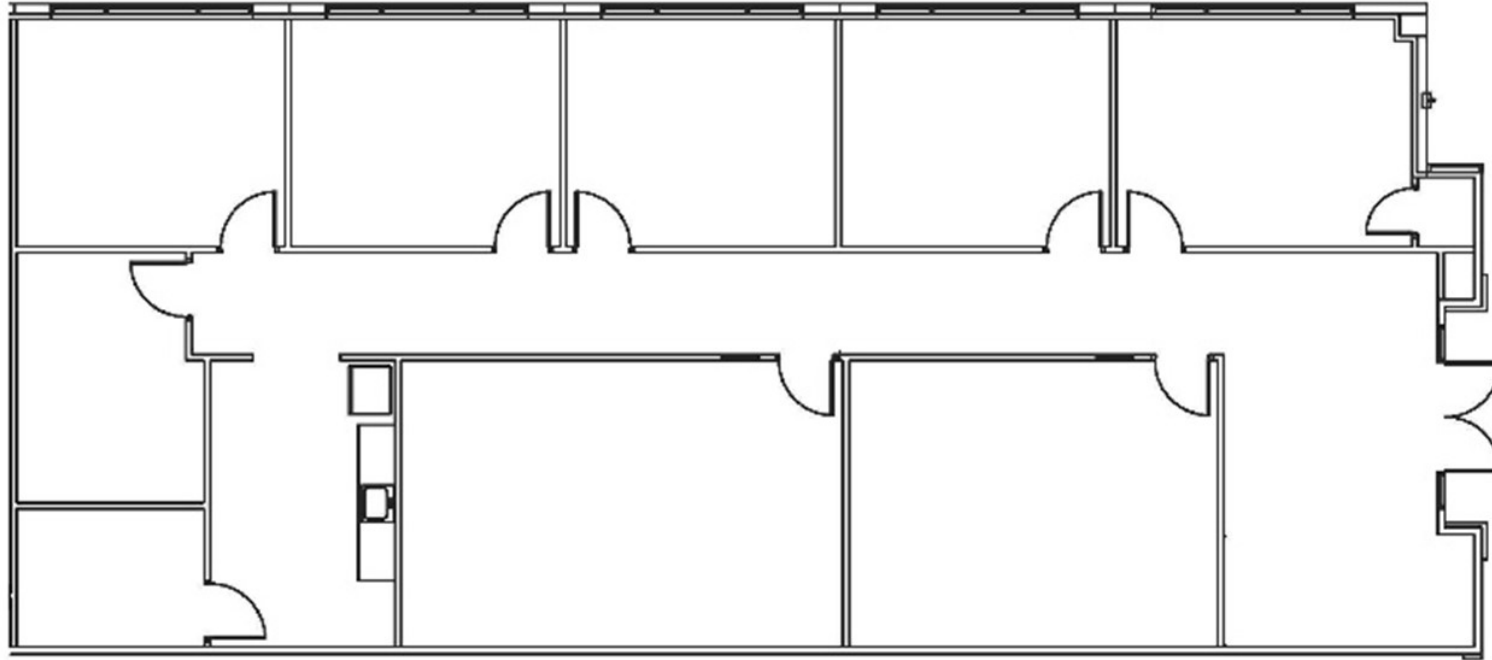
Clay Sovich
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3,073 SF

Suite 170



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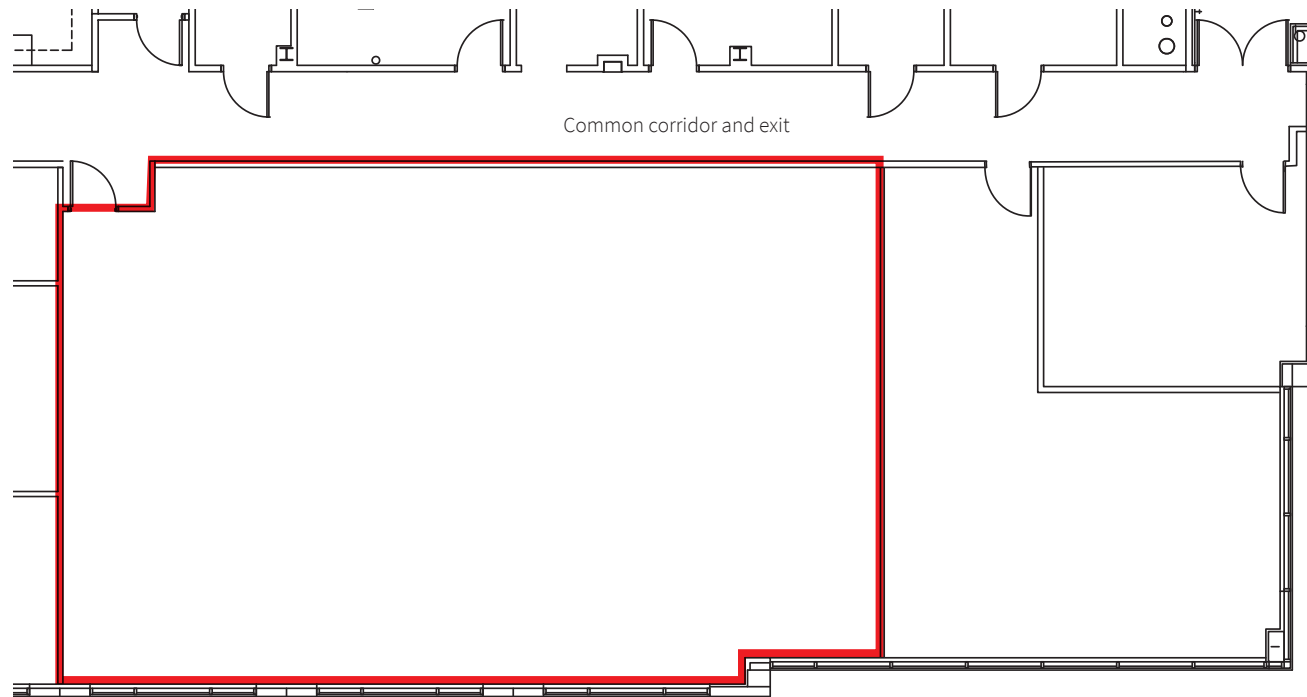
Clay Sovich
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2,164 SF

Suite 180



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north ↑

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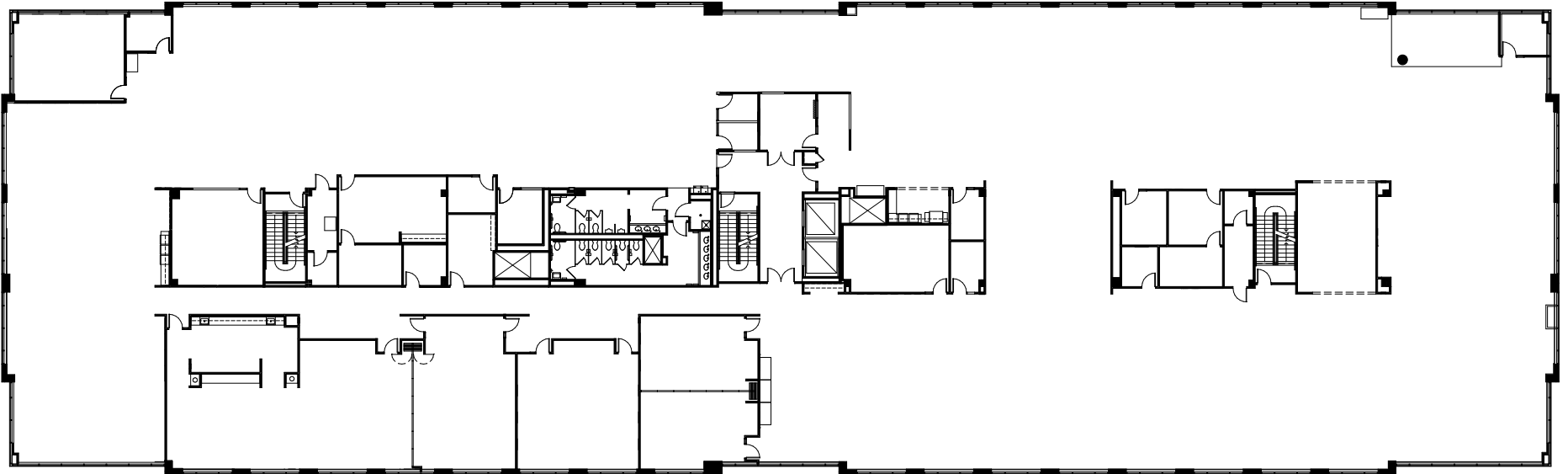
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Tampa Oaks II 12906 Tampa Oaks Blvd, Tampa FL 33637

36,220 SF (contiguous up to 51,556 SF)

Suite 200



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north ↑

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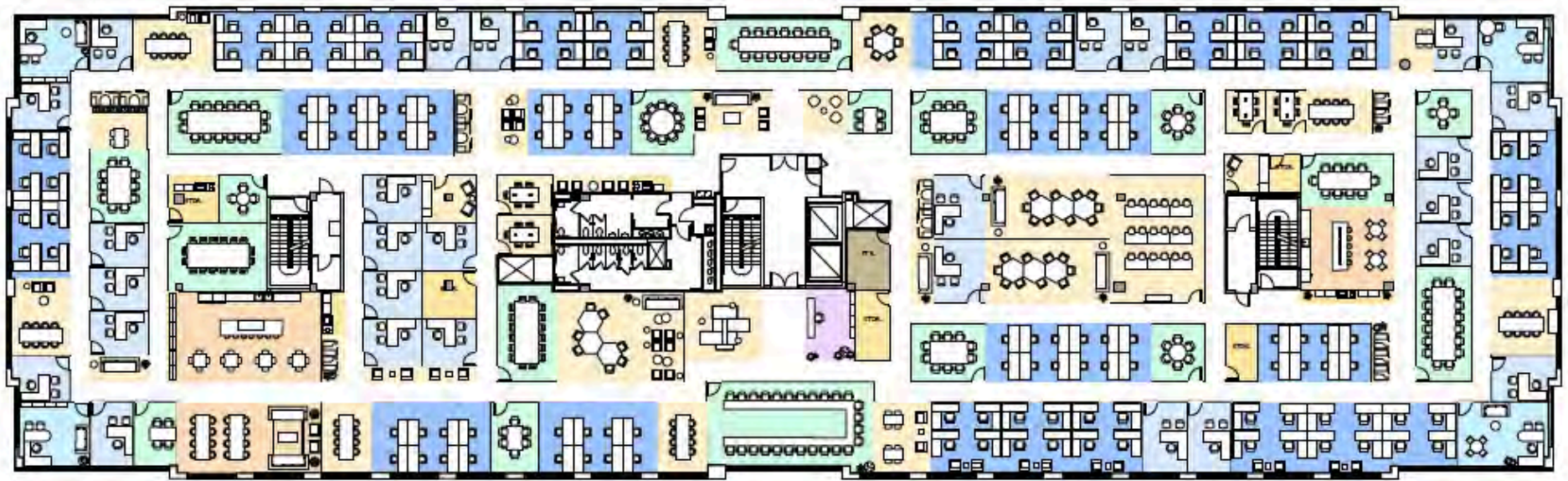


scan or click
for tour

36,220 SF (potential build option)

Suite 200

- Office
- Executive Office
- Open Space
- Reception
- Conf Room
- Amenities
- Pantry
- IT Room
- Comfort Zone



180 seats

148 open desk

31 office

18 conf room

201 SF/Person

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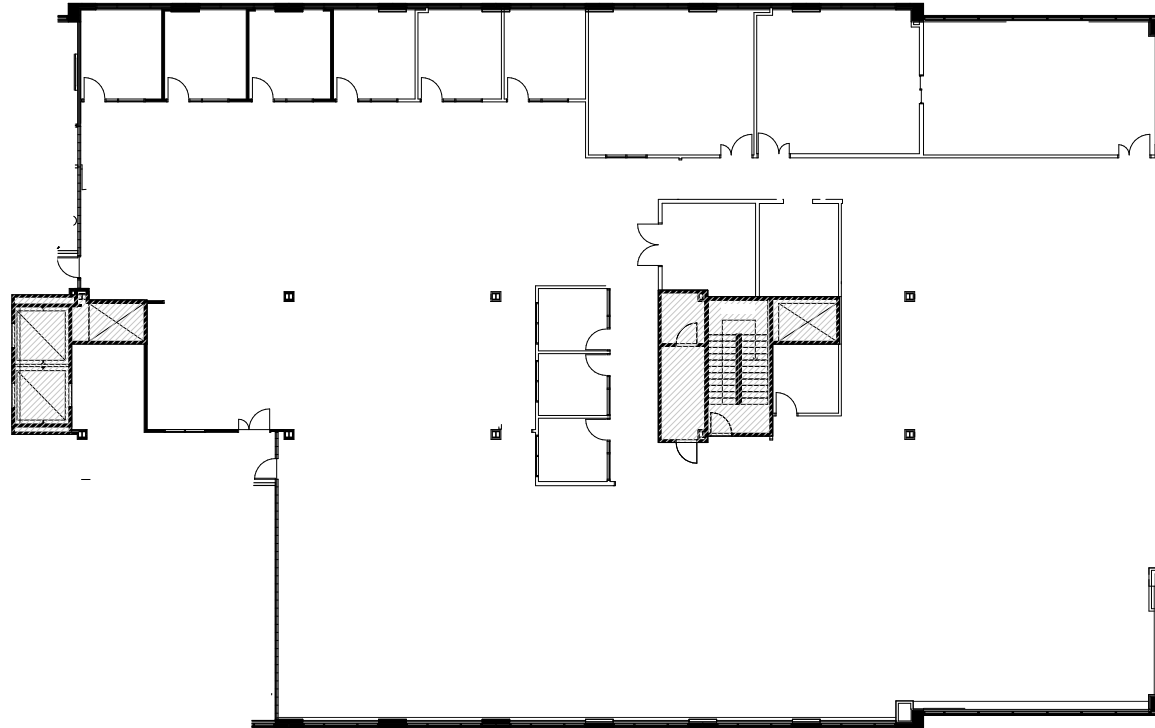
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Tampa Oaks II 12906 Tampa Oaks Blvd, Tampa FL 33637

15,336 SF (contiguous up to 51,556 SF)

Suite 350



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