

# FIRST PARK @BRANDON



2600 & 2700 S. FALKENBURG ROAD  
RIVERVIEW, FL 33578

**NEW AVAILABILITIES  
COMING SOON**



**GARDEN OFFICE PARK  
FOR LEASE**



# PROPERTY HIGHLIGHTS

## EXCELLENT LOCATION

Situated at the intersection of Falkenburg Road and Causeway Boulevard allowing unmatched access to key regional thoroughfares.



<1.0  
Mile Away



1.3 Miles  
Away



1.5 Miles  
Away



2.5 Miles  
Away



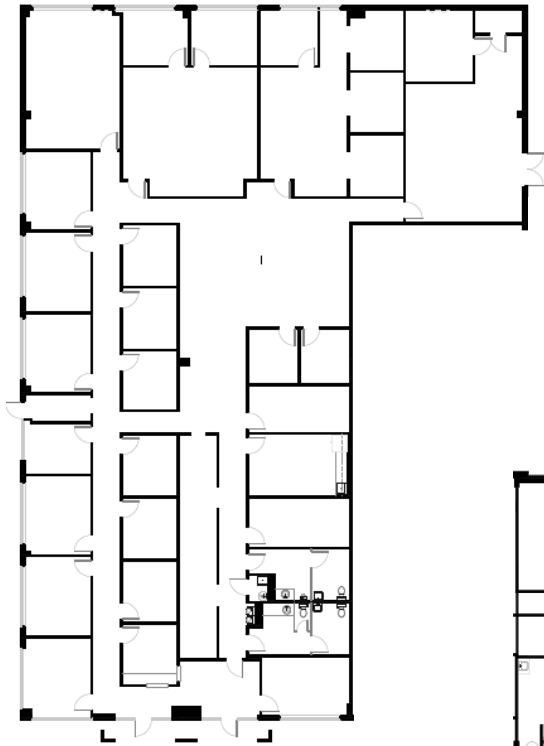
6.5 Miles  
Away

**14' CLEAR SPAN HEIGHTS**

**4.91 PER 1,000 SF (659 SURFACE SPACES) PARKING**

**RENTAL RATE: \$15.50 NNN**

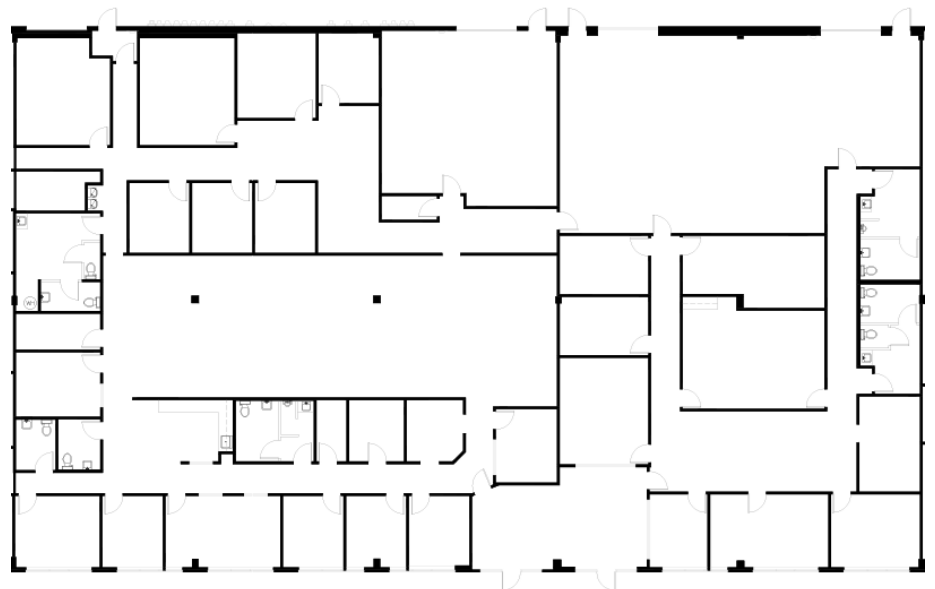




**SUITE 2760**



**SUITE 2610-2614**



**SUITE 2730**

# AVAILABILITIES

SUITE	TOTAL SF	MAX. CONT.	AVAILABLE
2610-2614	7,011 - 12,411	12,411	12/1/2025
2760	9,000		8/1/2025
2730	13,500		1/1/2026



# MARKET HIGHLIGHTS

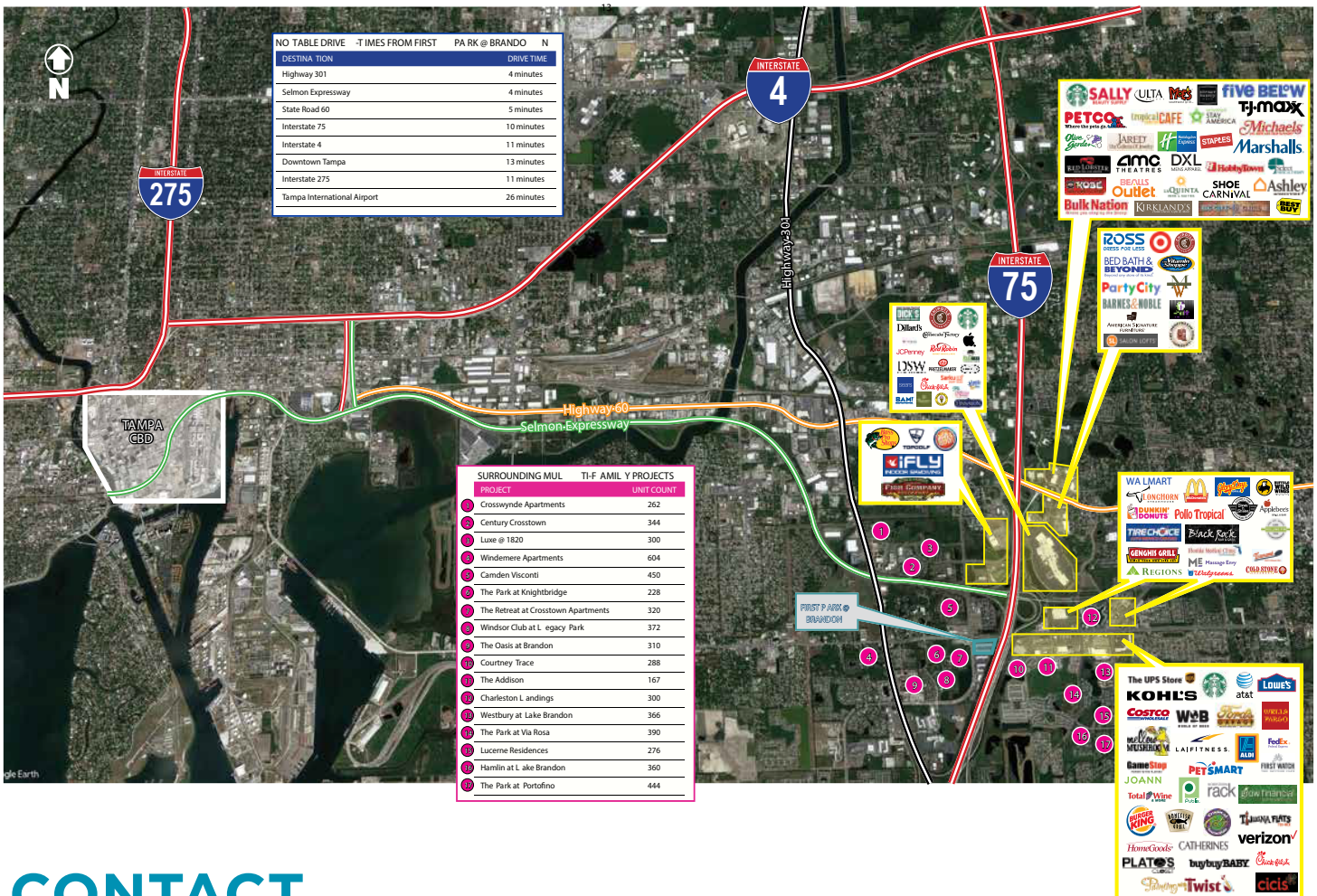


- Labor Force: 1.6 million
- Over 3.0 Million People
- Two International Airports
- 35 Miles of Beaches

## CLOSE PROXIMITY TO VAST AMENITY BASE

- Regency Square
- Plaza at Brandon Town Center
- Westfield Brandon Mall
- Lake Brandon Shoppes
- Lake Brandon Village
- Lake Brandon Plaza

Combined, these existing retail centers offer nearly 2 MSF of nearby amenities for tenants at the property.



## CONTACT

MERCEDES ANGELL  
Managing Director  
+1 813 204 5344  
[mercedes.angell@cushwake.com](mailto:mercedes.angell@cushwake.com)

ASHLEY N. JAMES  
Senior Associate  
+1 813 349 8376  
[ashley.n.james@cushwake.com](mailto:ashley.n.james@cushwake.com)

MARISSA ANGELL  
Associate  
+1 813 367 6437  
[marissa.angell@cushwake.com](mailto:marissa.angell@cushwake.com)