



3802 Coconut Palm Drive
Tampa, Florida 33619

PLUG N' PLAY AVAILABLE | 5.5/1,000 PARKING



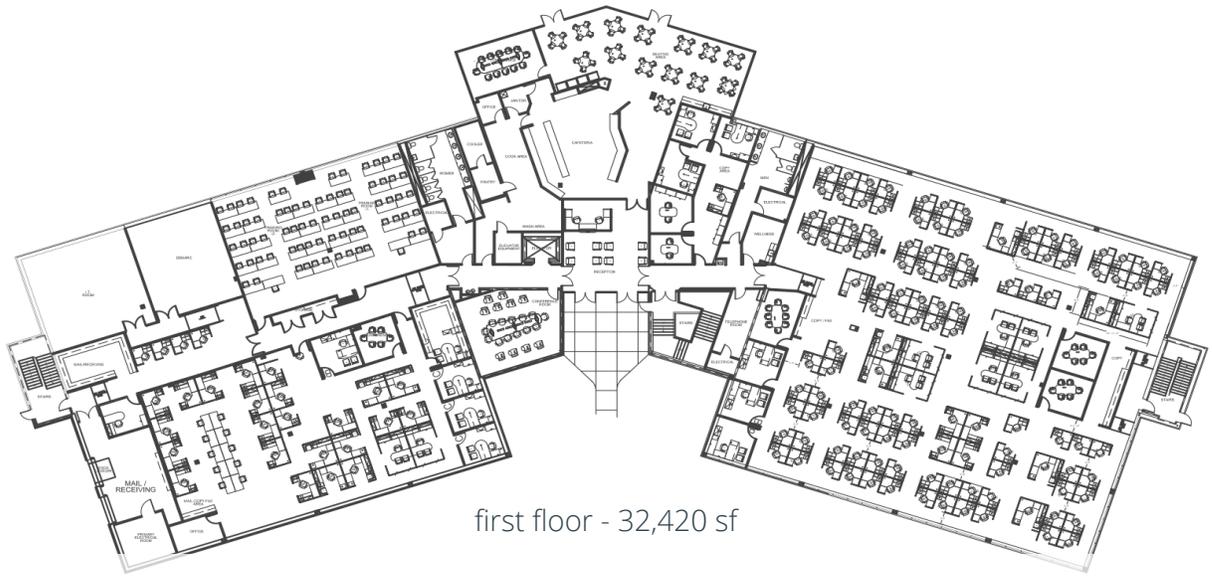
**AVISON
YOUNG**

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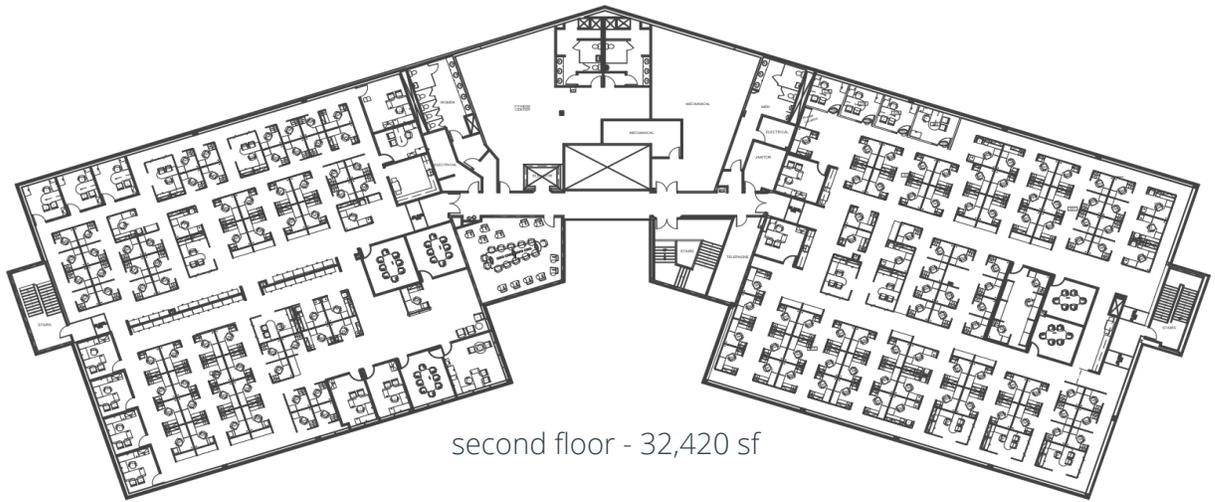
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first floor - 32,420 sf



second floor - 32,420 sf



Now Available FOR LEASE, a unique Corporate Campus setting in the heart of the East Tampa Office Market. Located at the end of a Cul-de-sac, this two story, 68,450 square foot building has a commanding presence. The ample six (5.5/1000) per 1000 parking ratio can handle anyone's employment base. The back of the building has an Old Florida Feel, with beautiful canopy coverage within a screened enclosure for employees to enjoy the outdoors and a relaxing view of the Canal. The symmetrical floor plates allow for efficient workflow. There are generous common areas including a Café, Tenant Lounge and Conference/ Training Area with a built-in partition wall system to create a flexible space. All the lobbies and bathrooms have been updated with higher-end finishes, which are difficult to find at competing properties. This building is designed for uninterrupted service, having a 1000KW full building generator connected in case of any unforeseen emergencies. Come tour the best office space in East Tampa and you will see how happy your employees will be here!



- 64,850 total square footage 2-story building
- 5.5/1,000 parking
- Beautifully renovated central café with additional seating outdoors
- Upgraded employee lounge
- Raised floors throughout that provide easy network cable and electrical access
- One bay loading dock and large mail room/ printshop
- 1000 kw Caterpillar emergency generator in enclosure
- New roof December 2024
- Corporate Campus feel with plush landscaping
- Convenient access to 1-75 and I-4

