

OFFICE SPACE  
FOR LEASE

# University Business Center I

3011 UNIVERSITY CENTER DRIVE • TAMPA, FLORIDA • 33612



## OPEN FLOOR PLANS & HIGH PARKING RATIO

### PROPERTY OVERVIEW

|               |                  |
|---------------|------------------|
| Property Type | Office           |
| Property Size | 49,084 sf        |
| Class         | B                |
| Year Built    | 1996, Renov 1998 |
| Submarket     | Northeast Tampa  |
| Parking       | 10.13/1,000      |

### PROPERTY FEATURES

- + Part of the 35-acre office park, University Business Center
- + Ample parking for employees and visitors
- + Signage opportunities to boost visibility
- + Open floor plans with walk-in access



### LOCATION

- + 1 mile south of The University of South Florida
- + Located near Busch Gardens, MOSI, and numerous medical facilities, including Moffit Cancer Center, AdventHealth Tampa, and Shriners Hospitals for Children
- + Easy access to I-275, I-75, US 41, E Fowler Ave, Bruce B Downs Blvd, E Busch Blvd (SR-580)
- + Hotels, restaurants, shopping, banks, and retail nearby



**Thomas Hernandez, SIOR, CCIM**  
(813) 494-4090 mobile  
thernandez@ciminelli.com



OFFICE SPACE  
FOR LEASE

# University Business Center I

3011 UNIVERSITY CENTER DRIVE • TAMPA, FLORIDA • 33612



## DRIVE TIMES

|                             |         |         |
|-----------------------------|---------|---------|
| University of South Florida | 1.0 mi  | 3 mins  |
| Busch Gardens               | 1.1 mi  | 4 mins  |
| I-275                       | 1.4 mi  | 4 mins  |
| I-75                        | 5.3 mi  | 8 mins  |
| Downtown Tampa              | 9.0 mi  | 14 mins |
| Tampa International Airport | 14.2 mi | 18 mins |



**Thomas Hernandez, SIOR, CCIM**  
(813) 494-4090 mobile  
thernandez@ciminelli.com

