

UP TO 18,215 SF
OFFICE SPACE
FOR LEASE

University Business Center I

3011 UNIVERSITY CENTER DRIVE • TAMPA, FLORIDA • 33612

**1 YEAR
FREE RENT***

On new 10+ year leases

FREE RENT* also available for new
shorter term leases

*Restrictions apply. Must sign by 12/31/26.
Contact for details.

**+BROKER
BONUS!
Extra 1%
Commission***

*On qualified leases
signed by 12/31/26.
Contact for details.

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



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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



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SUITE 125 - UP TO 18,215 SQUARE FEET

DIVISIBLE TO 6,000 SF



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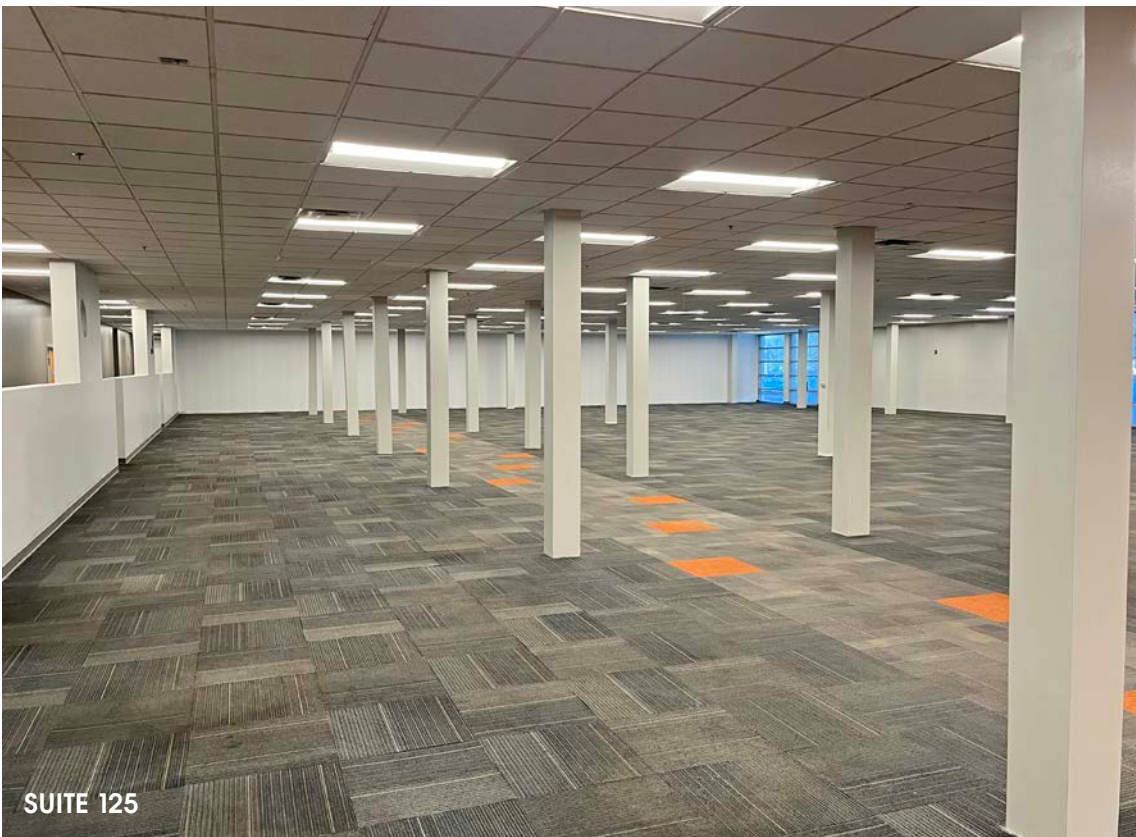
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SUITE 125



SUITE 125



SUITE 125



SUITE 125



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REAL ESTATE SERVICES